





# Table of Contents

|   |    |
|---|----|
| <b>Summary</b> .....  | 1  |
| Housing Production .....  | 1  |
| Housing Marketing .....   | 3  |
| Affordability and Interest Rates .....                                  | 3  |
| Multifamily Housing .....   | 4  |
| <b>HUD's Home Purchase Goals for Fannie Mae and Freddie Mac</b> .....   | 5  |
| HUD's Government-Sponsored Enterprise Regulatory Responsibilities ..... | 5  |
| The Housing Goals.....  | 5  |
| GSE Home Purchase Subgoals.....   | 5  |
| Rationale for GSE Home Purchase Subgoals .....                          | 6  |
| Specifics of the Home Purchase Subgoals .....                           | 6  |
| Performance on the Home Purchase Subgoals in 2005 and 2006 .....        | 7  |
| Overall Goals: Levels and Performance in 2001 Through 2006 .....        | 8  |
| Conclusions About the Home Purchase Subgoals .....                      | 9  |
| Notes.....  | 9  |
| <b>National Data</b> .....  | 11 |
| <b>Housing Production</b> .....   | 11 |
| Permits .....   | 11 |
| Starts.....   | 12 |
| Under Construction.....   | 12 |
| Completions.....  | 13 |
| Manufactured (Mobile) Home Shipments .....                              | 13 |
| <b>Housing Marketing</b> .....  | 14 |
| Home Sales .....  | 14 |
| Home Prices.....  | 15 |
| Housing Affordability.....  | 16 |
| Apartment Absorptions .....   | 17 |
| Manufactured (Mobile) Home Placements .....                             | 17 |
| Builders' Views of Housing Market Activity .....                        | 18 |
| <b>Housing Finance</b> .....  | 19 |
| Mortgage Interest Rates.....  | 19 |
| FHA 1-4 Family Mortgage Insurance .....                                 | 20 |
| PMI and VA Activity .....   | 20 |
| Delinquencies and Foreclosures .....                                    | 21 |
| <b>Housing Investment</b> .....   | 22 |
| Residential Fixed Investment and Gross Domestic Product.....            | 22 |
| <b>Housing Inventory</b> .....  | 23 |
| Housing Stock.....  | 23 |
| Vacancy Rates.....  | 24 |
| Homeownership Rates .....   | 24 |
| <b>Regional Activity</b> .....  | 25 |
| <b>Regional Reports</b> .....   | 26 |
| New England.....  | 26 |
| New York/New Jersey .....   | 28 |
| Mid-Atlantic .....  | 29 |
| Southeast/Caribbean .....   | 31 |
| Midwest .....   | 33 |
| Southwest .....   | 35 |

|  |    |
|--|----|
| Great Plains.....  | 37 |
| Rocky Mountain.....  | 38 |
| Pacific.....   | 40 |
| Northwest.....   | 42 |
| <b>Housing Market Profiles</b> .....   | 44 |
| Casper, Wyoming .....  | 44 |
| Charleston, West Virginia .....  | 45 |
| Chicago, Illinois .....  | 46 |
| Lake Charles, Louisiana.....   | 47 |
| Laredo, Texas .....  | 48 |
| Los Angeles County, California .....   | 49 |
| Philadelphia, Pennsylvania .....   | 51 |
| Raleigh, North Carolina.....   | 53 |
| Salt Lake City-Ogden-Clearfield, Utah .....  | 54 |
| Tulsa, Oklahoma .....  | 56 |
| West Palm Beach-Boca Raton-Boynton Beach, Florida .....  | 57 |
| Wichita, Kansas .....  | 58 |
| Units Authorized by Building Permits, Year to Date: HUD Regions and States .....   | 60 |
| Units Authorized by Building Permits, Year to Date: 50 Most Active Core Based Statistical Areas (Listed by Total Building Permits) ..... | 61 |
| <b>Historical Data</b> .....   | 63 |
| Table 1<br>New Privately Owned Housing Units Authorized: 1967-Present.....   | 63 |
| Table 2<br>New Privately Owned Housing Units Started: 1967-Present .....   | 64 |
| Table 3<br>New Privately Owned Housing Units Under Construction: 1970-Present .....  | 65 |
| Table 4<br>New Privately Owned Housing Units Completed: 1970-Present .....   | 66 |
| Table 5<br>Manufactured (Mobile) Home Shipments, Residential Placements, Average Prices, and Units for Sale: 1977-Present .....          | 67 |
| Table 6<br>New Single-Family Home Sales: 1970-Present .....  | 68 |
| Table 7<br>Existing Home Sales: 1969-Present .....   | 69 |
| Table 8<br>New Single-Family Home Prices: 1964-Present .....   | 70 |
| Table 9<br>Existing Home Prices: 1969-Present .....  | 71 |
| Table 10<br>Repeat Sales House Price Index: 1975-Present .....   | 72 |
| Table 11<br>Housing Affordability Index: 1973-Present .....  | 73 |
| Table 12<br>Market Absorption of New Rental Units and Median Asking Rent: 1970-Present .....   | 74 |

|   |    |
|---|----|
| Table 13<br>Builders' Views of Housing Market Activity: 1979-Present .....  | 75 |
| Table 14<br>Mortgage Interest Rates, Average Commitment Rates, and Points: 1973-Present .....   | 76 |
| Table 15<br>Mortgage Interest Rates, Points, Effective Rates, and Average Term to Maturity on Conventional Loans Closed: 1982-Present ..... | 77 |
| Table 16<br>FHA, VA, and PMI 1-4 Family Mortgage Insurance Activity: 1971-Present .....   | 78 |
| Table 17<br>FHA Unassisted Multifamily Mortgage Insurance Activity: 1980-Present .....  | 79 |
| Table 18<br>Mortgage Delinquencies and Foreclosures Started: 1986-Present .....   | 80 |
| Table 19<br>Expenditures for Existing Residential Properties: 1977-Present.....   | 81 |
| Table 20<br>Value of New Construction Put in Place, Private Residential Buildings: 1974-Present .....                                       | 82 |
| Table 21<br>Gross Domestic Product and Residential Fixed Investment: 1960-Present .....   | 83 |
| Table 22<br>Net Change in Number of Households by Age of Householder: 1971-Present .....  | 84 |
| Table 23<br>Net Change in Number of Households by Type of Household: 1971-Present .....   | 85 |
| Table 24<br>Net Change in Number of Households by Race and Ethnicity of Householder: 1971-Present .....                                     | 86 |
| Table 25<br>Total U.S. Housing Stock: 1970-Present .....  | 87 |
| Table 26<br>Rental Vacancy Rates: 1979-Present .....  | 88 |
| Table 27<br>Homeownership Rates by Age of Householder: 1982-Present .....   | 89 |
| Table 28<br>Homeownership Rates by Region and Metropolitan Status: 1983-Present .....   | 90 |
| Table 29<br>Homeownership Rates by Race and Ethnicity: 1983-Present .....   | 91 |
| Table 30<br>Homeownership Rates by Household Type: 1983-Present .....   | 92 |




































## Apartment Absorptions

In the second quarter of 2007, 26,900 new, unsubsidized, unfurnished, multifamily (five or more units in structure) rental apartments were completed, down a statistically insignificant 6 percent from both the previous quarter and the second quarter of 2006. Of the apartments completed in the second quarter of 2007, 54 percent were rented within 3 months. This absorption rate is a statistically insignificant 2 percent lower than the previous quarter and 11 percent lower than the same quarter of 2006. The median asking rent for apartments completed in the second quarter of 2007 was \$1,013, 7 percent above the previous quarter and a statistically insignificant increase of 3 percent from the second quarter of 2006.

|  | Latest Quarter | Previous Quarter | Same Quarter Previous Year | % Change From Previous Quarter | % Change From Last Year |
|---|----------------|------------------|----------------------------|--------------------------------|-------------------------|
| Apartments Completed*   | 26.9           | 28.5             | 28.6                       | - 6**                          | - 6**                   |
| Percent Absorbed Next Quarter   | 54             | 55               | 61                         | - 2**                          | - 11                    |
| Median Asking Rent  | \$1,013        | \$950            | \$985                      | + 7                            | + 3**                   |

\*Units in thousands.


\*\*This change is not statistically significant.

Sources: Census Bureau, Department of Commerce; and Office of Policy Development and Research, Department of Housing and Urban Development



## Manufactured (Mobile) Home Placements

Manufactured homes placed on site ready for occupancy in the second quarter of 2007 totaled 99,000 units at a SAAR, a statistically insignificant 5 percent above the level of the previous quarter but 14 percent below the second quarter of 2006. The number of homes for sale on dealers' lots at the end of the second quarter totaled 38,000 units, a statistically insignificant 3 percent below the previous quarter and 7 percent below the same quarter of 2006. The average sales price of the units sold in the second quarter was \$63,500, a statistically insignificant 1 percent below the previous quarter but a statistically insignificant 2 percent above the price in the second quarter of 2006.

|  | Latest Quarter | Previous Quarter | Same Quarter Previous Year | % Change From Previous Quarter | % Change From Last Year |
|---|----------------|------------------|----------------------------|--------------------------------|-------------------------|
| Placements*   | 99.0           | 94.0             | 115.3                      | + 5**                          | - 14                    |
| On Dealers' Lots*   | 38.0           | 39.0             | 41.0                       | - 3**                          | - 7                     |
| Average Sales Price   | \$63,500       | \$64,400         | \$62,200                   | - 1**                          | + 2**                   |

\*Units in thousands. These placements are for HUD-code homes only and do not include manufactured housing units built to meet local building codes, which are included in housing completions figures.

\*\*This change is not statistically significant.

Note: Percentage changes are based on unrounded numbers.  
Sources: Census Bureau, Department of Commerce; and Office of Policy Development and Research, Department of Housing and Urban Development








## FHA 1-4 Family Mortgage Insurance\*

Applications for FHA mortgage insurance on 1-4 family homes were received for 240,500 (not seasonally adjusted) properties in the third quarter of 2007, up 13 percent from the previous quarter and up 55 percent from the third quarter of 2006. Total endorsements or insurance policies issued totaled 153,300, up 11 percent from the second quarter of 2007 and up 18 percent from the third quarter of 2006. Purchase endorsements, at 81,400, were up 14 percent from the previous quarter but down 1 percent from the third quarter 2006. Endorsements for refinancing increased to 71,900, an 8-percent increase from the second quarter of 2007 and a 53-percent increase from the third quarter of 2006.

|  | Latest Quarter | Previous Quarter | Same Quarter Previous Year | % Change From Previous Quarter | % Change From Last Year |
|---|----------------|------------------|----------------------------|--------------------------------|-------------------------|
| <b>Applications Received</b>  | 240.5          | 213.7            | 154.9                      | + 13                           | + 55                    |
| <b>Total Endorsements</b>   | 153.3          | 138.0            | 129.5                      | + 11                           | + 18                    |
| <b>Purchase Endorsements</b>  | 81.4           | 71.5             | 82.4                       | + 14                           | - 1                     |
| <b>Refinancing Endorsements</b>   | 71.9           | 66.5             | 47.1                       | + 8                            | + 53                    |


\*Units in thousands of properties.

Source: Office of Housing, Department of Housing and Urban Development



## PMI and VA Activity\*

Private mortgage insurers issued 528,700 policies or certificates of insurance on conventional mortgage loans during the third quarter of 2007, down 5 percent from the second quarter of 2007 but up 42 percent from the third quarter of 2006; these numbers are not seasonally adjusted. The Department of Veterans Affairs (VA) reported the issuance of mortgage loan guaranties on 36,500 single-family properties in the third quarter of 2007, up 7 percent from the previous quarter but down 6 percent from the third quarter of 2006.

|  | Latest Quarter | Previous Quarter | Same Quarter Previous Year | % Change From Previous Quarter | % Change From Last Year |
|---|----------------|------------------|----------------------------|--------------------------------|-------------------------|
| <b>Total PMI Certificates</b>   | 528.7          | 558.3            | 372.3                      | - 5                            | + 42                    |
| <b>Total VA Guaranties</b>  | 36.5           | 34.0             | 39.0                       | + 7                            | - 6                     |

\*Units in thousands of properties.

Sources: PMI—Mortgage Insurance Companies of America; and VA—Department of Veterans Affairs



























































































Units Authorized by Building Permits, Year to Date: 50 Most Active Core Based Statistical Areas\*\* (Listed by Total Building Permits)

| CBSA  | CBSA Name  | 2007 Through September |               |               |
|-------|--|------------------------|---------------|---------------|
|       |  | Total                  | Single Family | Multi-family* |
| 26420 | Houston-Sugar Land-Baytown, TX                     | 50,273                 | 34,887        | 15,386        |
| 35620 | New York-Northern New Jersey-Long Island, NY-NJ-PA | 41,828                 | 9,500         | 32,328        |
| 12060 | Atlanta-Sandy Springs-Marietta, GA                 | 38,171                 | 26,743        | 11,428        |
| 19100 | Dallas-Fort Worth-Arlington, TX                    | 32,961                 | 22,751        | 10,210        |
| 38060 | Phoenix-Mesa-Scottsdale, AZ                        | 31,959                 | 23,498        | 8,461         |
| 16980 | Chicago-Naperville-Joliet, IL-IN-WI                | 27,384                 | 14,843        | 12,541        |
| 31100 | Los Angeles-Long Beach-Santa Ana, CA               | 20,938                 | 7,711         | 13,227        |
| 42660 | Seattle-Tacoma-Bellevue, WA                        | 20,005                 | 10,294        | 9,711         |
| 47900 | Washington-Arlington-Alexandria, DC-VA-MD-WV       | 18,079                 | 12,603        | 5,476         |
| 40140 | Riverside-San Bernardino-Ontario, CA               | 17,576                 | 14,376        | 3,200         |
| 29820 | Las Vegas-Paradise, NV                             | 16,714                 | 11,155        | 5,559         |
| 16740 | Charlotte-Gastonia-Concord, NC-SC                  | 16,698                 | 12,742        | 3,956         |
| 12420 | Austin-Round Rock, TX                              | 15,821                 | 9,945         | 5,876         |
| 36740 | Orlando-Kissimmee, FL                              | 15,360                 | 10,174        | 5,186         |
| 39580 | Raleigh-Cary, NC                                   | 12,970                 | 10,267        | 2,703         |
| 33100 | Miami-Fort Lauderdale-Miami Beach, FL              | 12,311                 | 6,028         | 6,283         |
| 19740 | Denver-Aurora, CO                                  | 11,103                 | 6,786         | 4,317         |
| 34980 | Nashville-Davidson--Murfreesboro, TN               | 10,977                 | 9,044         | 1,933         |
| 37980 | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD        | 10,897                 | 7,676         | 3,221         |
| 38900 | Portland-Vancouver-Beaverton, OR-WA                | 10,829                 | 7,116         | 3,713         |
| 41700 | San Antonio, TX                                    | 10,334                 | 7,718         | 2,616         |
| 45300 | Tampa-St. Petersburg-Clearwater, FL                | 9,704                  | 6,651         | 3,053         |
| 27260 | Jacksonville, FL                                   | 9,296                  | 6,314         | 2,982         |
| 41180 | St. Louis, MO-IL                                   | 8,496                  | 6,710         | 1,786         |
| 14460 | Boston-Cambridge-Quincy, MA-NH                     | 8,154                  | 3,750         | 4,404         |
| 41860 | San Francisco-Oakland-Fremont, CA                  | 7,844                  | 3,914         | 3,930         |
| 33460 | Minneapolis-St. Paul-Bloomington, MN-WI            | 7,791                  | 6,174         | 1,617         |
| 40900 | Sacramento--Arden-Arcade--Roseville, CA            | 6,677                  | 5,848         | 829           |
| 26900 | Indianapolis, IN                                   | 6,628                  | 5,730         | 898           |
| 32820 | Memphis, TN-MS-AR                                  | 6,574                  | 4,854         | 1,720         |
| 28140 | Kansas City, MO-KS                                 | 6,257                  | 4,828         | 1,429         |
| 41740 | San Diego-Carlsbad-San Marcos, CA                  | 5,928                  | 2,880         | 3,048         |
| 17900 | Columbia, SC                                       | 5,680                  | 4,717         | 963           |
| 40060 | Richmond, VA                                       | 5,671                  | 4,861         | 810           |
| 35380 | New Orleans-Metairie-Kenner, LA                    | 5,597                  | 3,000         | 2,597         |
| 16700 | Charleston-North Charleston, SC                    | 5,550                  | 4,704         | 846           |
| 15980 | Cape Coral-Fort Myers, FL                          | 5,489                  | 4,058         | 1,431         |
| 17140 | Cincinnati-Middletown, OH-KY-IN                    | 5,454                  | 4,415         | 1,039         |
| 41620 | Salt Lake City, UT                                 | 5,436                  | 3,706         | 1,730         |
| 12580 | Baltimore-Towson, MD                               | 5,195                  | 4,244         | 951           |
| 47260 | Virginia Beach-Norfolk-Newport News, VA-NC         | 5,153                  | 3,772         | 1,381         |
| 32580 | McAllen-Edinburg-Mission, TX                       | 5,044                  | 4,103         | 941           |
| 18140 | Columbus, OH                                       | 4,993                  | 3,485         | 1,508         |
| 31140 | Louisville, KY-IN                                  | 4,988                  | 3,627         | 1,361         |
| 36420 | Oklahoma City, OK                                  | 4,919                  | 4,467         | 452           |
| 48900 | Wilmington, NC                                     | 4,769                  | 3,657         | 1,112         |
| 12940 | Baton Rouge, LA                                    | 4,767                  | 3,252         | 1,515         |
| 46060 | Tucson, AZ   | 4,506                  | 4,269         | 237           |
| 25060 | Gulfport-Biloxi, MS                                | 4,333                  | 1,992         | 2,341         |
| 46140 | Tulsa, OK  | 4,265                  | 3,543         | 722           |

\*Multifamily is two or more units in structure.

\*\* As per new OMB Metropolitan area definitions.

Source: Census Bureau, Department of Commerce





































































