

National Data

HOUSING PRODUCTION



Permits^{*}

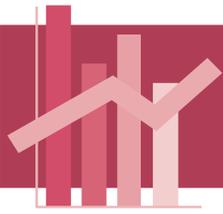
Permits for construction of new housing units were down 10 percent in the third quarter of 2007, at a SAAR of 1,324,000 units, and were down 23 percent from the third quarter of 2006. One-unit permits, at 940,000 units, were down 11 percent from the level of the previous quarter and down 26 percent from a year earlier. Multifamily permits (5 or more units in structure), at 331,000 units, were 6 percent below the second quarter of 2007 and 10 percent below the third quarter of 2006.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total	1,324	1,463	1,720	- 10	- 23
One Unit	940	1,052	1,273	- 11	- 26
Two to Four	53	58	78	- 8**	- 31
Five Plus	331	353	369	- 6	- 10

*Components may not add to totals because of rounding. Units in thousands.

**This change is not statistically significant.

Source: Census Bureau, Department of Commerce



Starts*

Construction starts of new housing units in the third quarter of 2007 totaled 1,296,000 units at a SAAR, 11 percent below the second quarter of 2007 and 24 percent below the third quarter of 2006. Single-family starts, at 1,000,000 units, were 14 percent lower than the previous quarter and 28 percent lower than the third quarter level of the previous year. Multifamily starts totaled 263,000 units, unchanged from the previous quarter but a statistically insignificant 1 percent above the same quarter in 2006.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total	1,296	1,464	1,704	- 11	- 24
One Unit	1,000	1,166	1,393	- 14	- 28
Five Plus	263	263	261	—	+ 1**

*Components may not add to totals because of rounding. Units in thousands.

**This change is not statistically significant.

Source: Census Bureau, Department of Commerce



Under Construction*

Housing units under construction at the end of the third quarter of 2007 were at a SAAR of 1,114,000 units, a statistically insignificant 4 percent below the previous quarter and 16 percent below the third quarter of 2006. Single-family units stood at 675,000, 7 percent below the previous quarter and 22 percent below the third quarter of 2006. Multifamily units were at 407,000, unchanged from the previous quarter but down a statistically insignificant 1 percent from the third quarter of 2006.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total	1,114	1,163	1,319	- 4**	- 16
One Unit	675	724	866	- 7	- 22
Five Plus	407	408	413	—	- 1**

*Components may not add to totals because of rounding. 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



Completions*

Housing units completed in the third quarter of 2007, at a SAAR of 1,476,000 units, were down a statistically insignificant 3 percent from the previous quarter and down 24 percent from the same quarter of 2006. Single-family completions, at 1,182,000 units, were down a statistically insignificant 7 percent from the previous quarter and down 29 percent from the rate of a year earlier. Multifamily completions, at 265,000 units, were a statistically insignificant 20 percent above the previous quarter and a statistically insignificant 1 percent above the same quarter of 2006.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total	1,476	1,524	1,948	- 3**	- 24
One Unit	1,182	1,265	1,656	- 7**	- 29
Five Plus	265	221	264	+ 20**	+ 1**

*Components may not add to totals because of rounding. 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



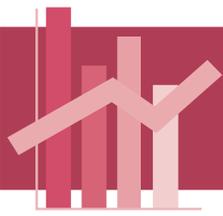
Manufactured (Mobile) Home Shipments*

Shipments of new manufactured (mobile) homes were at a SAAR of 96,000 units in the third quarter of 2007, which is 3 percent below the previous quarter and 11 percent below the rate of a year earlier.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Manufacturers' Shipments	96	99	107	- 3	- 11

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

Source: National Conference of States on Building Codes and Standards



HOUSING MARKETING



Home Sales*

Sales of new single-family homes totaled 768,000 units at a SAAR in the third quarter of 2007, down a statistically insignificant 10 percent from the previous quarter and down 23 percent from the third quarter of 2006. The number of new homes for sale at the end of the third quarter of 2007 was 523,000 units, a statistically insignificant 3 percent below the previous quarter and 7 percent lower than a year ago. At the end of September 2007, inventories represented an 8.3 months' supply at the current sales rate, the same as the previous quarter but 22 percent higher than the third quarter of last year.

Sales of existing homes for the third quarter of 2007 reported by the NATIONAL ASSOCIATION OF REALTORS® totaled 5,423,000 (SAAR), down 8 percent from the previous quarter and down 14 percent from the third quarter of 2006. The number of units for sale at the end of the third quarter of 2007 was 4,399,000, 1 percent higher than the previous quarter and 16 percent higher than the same quarter a year ago. At the end of September 2007, a 10.5 months' supply of units remained, which is 15 percent higher than the previous quarter and 44 percent higher than a year ago.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
New Homes					
New Homes Sold	768	855	994	- 10**	- 23
For Sale	523	541	560	- 3**	- 7
Months' Supply	8.3	8.3	6.8	—	+ 22
Existing Homes					
Existing Homes Sold	5,423	5,917	6,287	- 8	- 14
For Sale	4,399	4,368	3,783	+ 1	+ 16
Months' Supply	10.5	9.1	7.3	+ 15	+ 44

*Units in thousands.

**This change is not statistically significant.

Sources: New Homes—Census Bureau, Department of Commerce; and Office of Policy Development and Research, Department of Housing and Urban Development; Existing Homes—NATIONAL ASSOCIATION OF REALTORS®

Home Prices

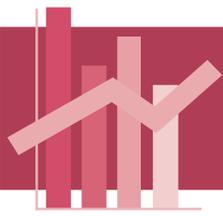
The median price of new homes sold during the third quarter of 2007 was \$241,700, just slightly lower than the previous quarter and a statistically insignificant 3 percent higher than the third quarter of 2006. The average price of new homes sold during the third quarter of 2007 was \$298,500, a statistically insignificant 4 percent lower than last quarter and a statistically insignificant 3 percent lower than the same quarter of 2006. The price adjusted to represent a constant-quality house was \$262,200, a statistically insignificant 2 percent lower than the previous quarter and a statistically insignificant 1 percent lower than the third quarter of 2006. The values for the set of physical characteristics used for the constant-quality house are based on 1996 sales.

The median price of existing homes sold in the third quarter of 2007 was \$221,600, down 1 percent from the previous quarter and down 2 percent from the third quarter of 2006, according to the NATIONAL ASSOCIATION OF REALTORS®. The average price of existing homes sold, \$267,700, was 1 percent lower than both the previous quarter and the third quarter of 2006.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
New Homes					
Median	\$241,700	\$242,200	\$235,600	0**	+ 3**
Average	\$298,500	\$310,100	\$308,100	- 4**	- 3**
Constant-Quality House¹	\$262,200	\$267,100	\$264,400	- 2**	- 1**
Existing Homes					
Median	\$221,600	\$223,900	\$225,000	- 1	- 2
Average	\$267,700	\$271,700	\$270,600	- 1	- 1

**This change is not statistically significant.

¹Effective with the release of the first quarter 2001 New Home Sales Price Index in April 2001, the Census Bureau began publishing the Fixed-Weighted Laspeyres Price Index on a 1996 base year. (The previous base year was 1992.) "Constant-quality house" data are no longer published as a series but are computed for this table from price indexes published by the Census Bureau.



Housing Affordability

Housing affordability is the ratio of median family income to the income needed to purchase the median-priced home based on current interest rates and underwriting standards, expressed as an index. The NATIONAL ASSOCIATION OF REALTORS® composite index of housing affordability for the third quarter of 2007 shows that families earning the median income have 108.2 percent of the income needed to purchase the median-priced existing single-family home. This figure is 1 percent lower than the previous quarter but 5 percent higher than the third quarter of 2006.

The decrease in the third quarter 2007 housing affordability index reflects current changes in the marketplace. The national average home mortgage interest rate of 6.75 percent is 28 basis points above the previous quarter. The median sales price of existing single-family homes decreased to \$220,800, 1 percent below the previous quarter and 2 percent below the third quarter of 2006. Median family income increased 0.7 percent from the previous quarter to \$59,427, a 2.7-percent gain over the third quarter of 2006.

The third quarter 2007 fixed-rate index of housing affordability decreased 1 percent from the previous quarter but rose 5 percent from the third quarter of 2006. The adjustable-rate index was also 1 percent below the previous quarter but 5 percent above the third quarter of 2006.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Composite Index	108.2	109.2	103.1	- 1	+ 5
Fixed-Rate Index	107.9	109.0	102.6	- 1	+ 5
Adjustable-Rate Index	110.3	111.4	104.9	- 1	+ 5

Source: NATIONAL ASSOCIATION OF REALTORS®



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
Apartment 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

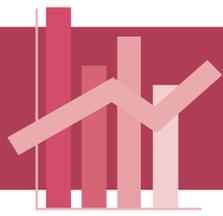
Manufactured homes placed on site ready for occupancy in the second quarter of 2007 totaled 99,000 units at a SAAR, a statistically insignificant 5 percent above the level of the previous quarter but 14 percent below the second quarter of 2006. The number of homes for sale on dealers' lots at the end 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



Builders' Views of Housing Market Activity

The National Association of Home Builders (NAHB)/Wells Fargo conducts a monthly survey focusing on builders' views of the level of sales activity and their expectations for the near future. NAHB uses these survey responses to construct indices of housing market activity. (The index values range from 0 to 100.) For the third quarter of 2007, the current market activity index for single-family detached houses stood at 22, down 9 points from the previous quarter and down 15 points from the third quarter of 2006. The index for future sales expectations, at 30, declined 11 points from both the second quarter of 2007 and the third quarter of 2006. Prospective buyer traffic had an index value of 17, which is down 7 points from both the previous quarter and the third quarter of 2006. NAHB combines these separate indices into a single housing market index that mirrors the three components quite closely. For the third quarter of 2007, this index stood at 22, which is 8 points lower than the second quarter of 2007 and 12 points lower than the third quarter of 2006.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Housing Market Index	22	30	34	- 26	- 35
Current Sales Activity—Single-Family Detached	22	31	37	- 29	- 40
Future Sales Expectations—Single-Family Detached	30	41	41	- 27	- 27
Prospective Buyer Traffic	17	24	24	- 30	- 30

Source: Builders Economic Council Survey, National Association of Home Builders

HOUSING FINANCE

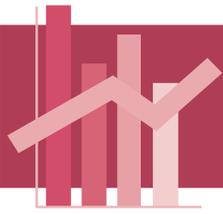


Mortgage Interest Rates

The contract mortgage interest rate for 30-year, fixed-rate, conventional mortgages reported by Freddie Mac decreased to 6.55 percent in the third quarter of 2007, 18 basis points higher than in the previous quarter but 1 basis point lower than in the third quarter of 2006. Adjustable-rate mortgages (ARMs) in the third quarter of 2007 were going for 5.68 percent, 13 basis points above the previous quarter and 2 basis points above the third quarter of 2006. Fixed-rate, 15-year mortgages, at 6.21 percent, were up 15 basis points from the second quarter of this year but down 1 basis point from the third quarter of 2006.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Conventional, Fixed-Rate, 30-Year	6.55	6.37	6.56	+ 3	—
Conventional ARMs	5.68	5.55	5.66	+ 2	+ 0
Conventional, Fixed-Rate, 15-Year	6.21	6.06	6.22	+ 2	—

Source: Federal Mac



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
Applications Received	240.5	213.7	154.9	+ 13	+ 55
Total Endorsements	153.3	138.0	129.5	+ 11	+ 18
Purchase Endorsements	81.4	71.5	82.4	+ 14	- 1
Refinancing Endorsements	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
Total PMI Certificates	528.7	558.3	372.3	- 5	+ 42
Total VA Guaranties	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

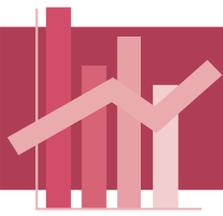


Delinquencies and Foreclosures

Total delinquencies for all loans past due were 5.12 percent at the end of the second quarter of 2007, up 6 percent from the first quarter of 2007 and up 17 percent from the second quarter of 2006. Delinquencies for subprime loans past due were at 14.82 percent, up 8 percent from the first quarter of 2007 and up 27 percent from the second quarter of 2006. Ninety-day delinquencies for all loans were at 1.11 percent, up 13 percent from the first quarter of 2007 and up 22 percent from the second quarter a year ago. Subprime loans that were 90 days past due stood at 3.85 percent at the end of the second quarter of 2007, up 15 percent from the first quarter of 2007 and up 45 percent from the second quarter of 2006. During the second quarter of 2007, 0.65 percent of all loans entered foreclosure, an increase of 12 percent from the first quarter of 2007 and an increase of 51 percent from the second quarter of 2006. In the subprime loan category, 2.72 percent began foreclosure in the second quarter of 2007, an increase of 12 percent over the first quarter of 2007 and a 52-percent increase from the second quarter of 2006.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total Past Due (%)					
All Loans	5.12	4.84	4.39	+ 6	+ 17
Subprime Loans	14.82	13.77	11.70	+ 8	+ 27
90 Days Past Due (%)					
All Loans	1.11	0.98	0.91	+ 13	+ 22
Subprime Loans	3.85	3.35	2.65	+ 15	+ 45
Foreclosures Started (%)					
All Loans	0.65	0.58	0.43	+ 12	+ 51
Subprime Loans	2.72	2.43	1.79	+ 12	+ 52

Source: National Delinquency Survey, Mortgage Bankers Association



HOUSING INVESTMENT



Residential Fixed Investment and Gross Domestic Product*

Residential Fixed Investment (RFI) for the third quarter of 2007 was at a SAAR of \$627.4 billion, 6 percent below the value from the second quarter of 2007 and 16 percent below the third quarter of 2006. As a percentage of the Gross Domestic Product (GDP), RFI for the third quarter of 2007 was 4.5 percent, 0.3 percentage point below the previous quarter and 1.1 percentage point below the same quarter a year ago.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
GDP	13,926.7	13,768.8	13,266.9	+ 1	+ 5
RFI	\$627.4	\$664.8	\$746.1	- 6	- 16
RFI/GDP (%)	4.5	4.8	5.6	- 6	- 20

*Billions of dollars.

Source: Bureau of Economic Analysis, Department of Commerce

HOUSING INVENTORY



Housing Stock*

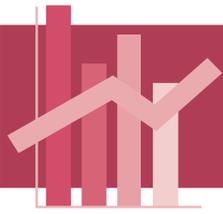
At the end of the third quarter of 2007, the estimate of the total housing stock, 128,189,000 units, was up a statistically insignificant 0.4 percent from the second quarter of 2007 and up a statistically insignificant 1.6 percent from the third quarter of 2006. The number of all occupied units was unchanged from the second quarter of 2007 but increased a statistically insignificant 0.6 percent from the third quarter of 2006. The number of owner-occupied units decreased a statistically insignificant 0.1 percent from the second quarter of 2007 and was down a statistically insignificant 0.6 percent from the third quarter of 2006. The number of renter-occupied units increased a statistically insignificant 0.2 percent from the previous quarter and increased 3.3 percent from the third quarter of 2006. The number of vacant units was up 2.9 percent from the previous quarter and increased 7.8 percent from the third quarter of 2006.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
All Housing Units	128,189	127,728	126,225	+ 0.4**	+ 1.6**
Occupied Units	110,299	110,341	109,630	—	+ 0.6**
Owner Occupied	75,181	75,283	75,646	- 0.1**	- 0.6**
Renter Occupied	35,118	35,058	33,984	+ 0.2**	+ 3.3
Vacant Units	17,892	17,387	16,595	+ 2.9	+ 7.8

*Components may not add to totals because of rounding. Units in thousands.

**This change is not statistically significant.

Source: Census Bureau, Department of Commerce



Vacancy Rates

The national homeowner vacancy rate for the third quarter of 2007, at 2.7 percent, was up a statistically insignificant 0.1 percentage point from the second quarter of 2007 and up 0.2 percentage point from the third quarter of 2006.

The 2007 third quarter national rental vacancy rate, at 9.8 percent, was up a statistically insignificant 0.3 percentage point from the previous quarter but was down a statistically insignificant 0.1 percentage point from the third quarter of the past year.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Homeowner Rate	2.7	2.6	2.5	+ 4**	+ 8
Rental Rate	9.8	9.5	9.9	+ 3**	- 1**

**This change is not statistically significant.

Source: Census Bureau, Department of Commerce



Homeownership Rates

The national homeownership rate for all households was 68.2 percent in the third quarter of 2007, unchanged from the previous quarter but down 0.8 percentage point from the third quarter of 2006. The homeownership rate for minority households, at 51.0 percent, increased a statistically insignificant 0.2 percentage point from the second quarter of 2007 but decreased 0.7 percentage point from the third quarter of 2006. The 64.1-percent homeownership rate for young married-couple households was up 1.6 percentage point from the second quarter of 2007 and was up a statistically insignificant 0.4 percentage point from the third quarter of 2006.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
All Households	68.2	68.2	69.0	—	- 1.2
Minority Households	51.0	50.8	51.7	+ 0.4**	- 1.4
Young Married-Couple Households	64.1	62.5	63.7	+ 2.6	+ 0.6**

**This change is not statistically significant.

Source: Census Bureau, Department of Commerce