4th Quarter 2007

U.S. Housing Market Conditions

February 2008

Summary

Housing market conditions in 2007 significantly worsened from conditions in 2006. Nearly all indicators declined throughout the year and, in the fourth quarter of 2007, most were at very low levels. The fourth quarter results show declines of between 30 and 50 percent in the numbers of building permits, starts, completions, and new and existing sales from the record highs recorded for these indicators in 2005. The housing market was a drag on the national economy in 2007; in the fourth quarter of 2007, it reduced Gross Domestic Product (GDP) growth by 1 percentage point.

2007 Annual Data

In 2007, the housing market was significantly below the record-setting pace of the recent past. Housing production indicators—permits, starts, and completions—were 25 to 30 percent below their 2006 levels, and permits and starts were down about 40 percent from the record levels set in 2005. New and existing home sales declined in 2007, and builders' attitudes about the housing market were at record lows. The mortgage interest rate averaged 6.34 percent in 2007, slightly lower than in 2006. Although the overall economy grew 2.2 percent in 2007, the housing market was a drag on the economy. The housing sector (residential fixed investment) decreased by 16.9 percent in 2007, reducing GDP growth by nearly 1 percentage point.

- Builders took out single-family and multifamily permits for 1,380,500 new housing units in 2007, a decrease of 24.9 percent from 2006. In 2007, single-family permits were issued for 973,300 new homes, down 29.4 percent from 2006. Single-family permits are down 42 percent from the record set in 2005.
- Housing starts totaled 1,353,700 units in 2007, down 24.8 percent from 2006. Single-family housing starts equaled 1,045,900 units in 2007, down 28.6 percent from 2006 and down 39 percent from the record set in 2005.
- In 2007, construction was completed on 1,500,200 new housing units, down 24.2 percent from 2006. A total of 1,216,500 single-family units were ready for occupancy in 2007, down 26.5 percent from the record set in 2006.
- Builders were considerably less optimistic in 2007 than they were in 2006. The National Association of Home Builders/Wells Fargo Housing Market Index averaged 27 points in 2007, down 15 index points from 2006. The 2007 value is the lowest annual value in the 23-year history of this attitude survey.
- Builders sold 774,000 new single-family homes in 2007, down 26.4 percent from 2006 and down 39.7 percent from the record set in 2005.
- REALTORS® sold 5,652,000 existing single-family homes in 2007, a 12.8-percent decrease from 2006 and a 20.1-percent decline from the record set in 2005.

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PD&R

U.S. Department of Housing and Urban Development
Office of Policy Development and Research

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- The average interest rate for 30-year, fixed-rate mortgages in 2007 was the fourth lowest annual level ever reported in the 35-year history of Freddie Mac's Primary Mortgage Market Survey. The 2007 average was 6.34 percent, 7 basis points below the 2006 average but 51 basis points above the record low set in 2003.

- Affordability improved in 2007 due to falling interest rates, lower home sales prices, and higher incomes. The family earning the median income had 111.8 percent of the income needed to purchase the median-priced existing home in 2007, up 5.7 percentage points from 2006 and about in the middle of the affordability indexes reported during the 35-year history of the NATIONAL ASSOCIATION OF REALTORS® affordability series.

- In 2007, the proportion of American households who owned their own homes was 68.1 percent, 0.7 percentage point below the 2006 homeownership rate. The overall minority homeownership rate of 50.9 percent was 0.4 percentage point below the 2006 rate. The homeownership rate for Hispanics was 49.7 percent, tying the annual record set in 2006.

- Manufactured housing shipments were at their second lowest level in 2007, with only 96,000 homes shipped, down 18 percent from 2006.

- Multifamily housing (five or more units) did not fare well in 2007. The numbers of permits, starts, and completions decreased; the absorption of new apartments declined; and the vacancy rate increased. The 2007 annual total for multifamily permits was 349,500, down 9.0 percent from 2006. Construction was started on 275,700 multifamily housing units in 2007, down 5.8 percent from 2006. Completions of multifamily housing units totaled 252,500 units, down 11.2 percent from 2006. The vacancy rate for rental units increased slightly in 2007 to 9.8 percent, up 0.1 percentage point from 2006 but down 0.4 percentage point from the record high of 10.2 percent in 2004. The absorption or lease-up rate for newly completed apartments declined through the third quarter of 2007, with about 54 percent of new apartments completed in the past year rented within 3 months of their completion, the lowest level in the 37-year history of the data series.

Fourth Quarter Data

The housing sector had a very poor fourth quarter in 2007, following nearly 2 years of decline. The numbers of single-family building permits, starts, and completions declined in the fourth quarter, as did the homeownership rate. New and existing home sales decreased in the fourth quarter. Excessive inventories of both new and existing homes remain, enough to last nearly 10 months. The multifamily sector is somewhat mixed: permits and completions decreased, but starts increased. On the rental side, the vacancy rate decreased slightly, as did the absorption rate; however, the absorption rate was at a record low. The overall economy posted a GDP growth rate of only 0.6 percent in the fourth quarter of 2007. The housing component of GDP decreased by 23.9 percent, leading to a reduction of GDP growth by 1.2 percentage points.

Housing Production

All housing production indicators declined in the fourth quarter of 2007 as they did in the past several quarters. During the past 2 years, housing production has experienced nearly continuous declines in new housing permits issued, units started, and units completed. Manufactured housing has posted nearly consecutive declines since the hurricane-induced orders of late 2005.

- During the fourth quarter of 2007, builders took out permits for new housing at a seasonally adjusted annual rate (SAAR) of 1,137,000, down 14.1 percent from the third quarter and down 27.6 percent from the fourth quarter of 2006. This drop is the ninth consecutive quarterly decline for total permits. Single-family permits were issued for 760,000 (SAAR) housing units, a decrease of 19.1 percent from the third quarter of 2007 and a decrease of 34.9 percent from the fourth quarter of 2006. This fall is the seventh consecutive quarterly decline for single-family permits.

- Builders started construction on 1,151,000 (SAAR) new housing units in the fourth quarter of 2007, down 11.5 percent from the third quarter and down 26.0 percent from the fourth quarter of 2006. Single-family housing starts totaled 830,000 (SAAR) housing units, down 16.1 percent from the third quarter and down 32.6 percent from the fourth quarter of 2006. This drop is the seventh consecutive quarterly decline for single-family starts.

- Builders completed 1,373,000 (SAAR) new housing units in the fourth quarter of 2007, down 6.6 percent from the third quarter and down 27.8 percent from the fourth quarter of 2006. This fall is the seventh consecutive quarterly decline. Single-family completions totaled 1,098,000 (SAAR) in the fourth quarter of 2007, down 7.4 percent from the third quarter and down 28.1 percent from the fourth quarter of 2006, reflecting the seventh consecutive quarterly decline for single-family completions.

- Manufactured housing shipments continue at very low levels. In the fourth quarter of 2007, manufacturers shipped 93,000 (SAAR) housing units, down 2.8 percent from the third quarter and down 4.1 percent from the fourth quarter of 2006.

Housing Marketing

Housing sales and marketing continued downward in the fourth quarter of 2007. Sales of new homes declined as they had in 10 of the past 11 quarters. Existing home sales fell for the third consecutive quarter. Median sales prices for new and existing homes declined in the fourth quarter as did average prices. The inventories of new and existing homes available for sale at the end of the fourth quarter were high enough to last for the next 10 months at the current sales rates. The nearly continuous drops in new home sales are the likely source of pessimism among builders as measured by the National Association of Home Builders/Wells Fargo Housing Market Index, which recorded the lowest value in the 22-year history of the index.

- In the fourth quarter of 2007, 654,000 (SAAR) new single-family homes were sold, down 10.4 percent from the 730,000 (SAAR) homes sold in the third quarter and down 33.6 percent from the fourth quarter of 2006. New home sales have decreased in 10 of the past 11 quarters.

- REALTORS® sold 4,957,000 (SAAR) existing single-family homes in the fourth quarter of 2007, down 8.5 percent from the third quarter and down 20.9 percent from the fourth quarter of 2006. This drop is the third consecutive quarterly decline in the number of existing single-family homes sold.

- The median price for new homes sold in the fourth quarter of 2007 was $232,200, down 4.0 percent from the third quarter and down 5.4 percent from the fourth quarter of 2006. The average price for new homes sold in the fourth quarter was $299,700, down 0.5 percent from the third quarter but unchanged from the fourth quarter of 2006. A constant-quality house would have sold for $301,200 in the fourth quarter, down 1.5 percent from the third quarter and down 3.3 percent from the fourth quarter of 2006.

- The NATIONAL ASSOCIATION OF REALTORS® reported that the median price for existing homes was $208,000 in the fourth quarter of 2007, down 5.9 percent from the third quarter and down 4.5 percent from the fourth quarter of 2006. The average price for existing homes in the fourth quarter was $255,300, down 5.2 percent from the third quarter and down 4.0 percent from the fourth quarter of 2006.

- At the end of the fourth quarter, 495,000 new homes were in the unsold inventory, down 6.1 percent from the end of the third quarter and down 7.5 percent from the end of the fourth quarter of 2006. This inventory will support 9.6 months of sales at the current sales pace, up 0.3 month from the end of the third quarter and up 3.4 months from the end of the fourth quarter of 2006. The inventory of existing homes available for sale at the end of the fourth quarter of 2007 consisted of 3,905,000 homes, down 10.6 percent from the end of the third quarter but up 13.2 percent from the end of the fourth quarter of 2006. This inventory would last for 9.6 months at the current sales rate, down 0.8 month from the end of the third quarter of 2007 but up 3.0 months from the end of the fourth quarter of 2006.

- Home builders were slightly less optimistic in the fourth quarter of 2007. The National Association of Home Builders/Wells Fargo composite Housing Market Index was 19 in the fourth quarter of 2007, down 3 index points from the third quarter and down 13 index points from the fourth quarter of 2006. This value is the lowest quarterly value in the 22-year history of the series. The index is based on three components—current sales expectations, future sales expectations, and prospective buyer traffic—all of which declined.

Affordability and Interest Rates

Housing affordability improved in the fourth quarter of 2007, according to the index published by the NATIONAL ASSOCIATION OF REALTORS®. The composite index indicates that the family earning the median income had 120.5 percent of the income needed to purchase the median-priced, existing single-family home using standard lending guidelines. This value is up 11.9 points from the third quarter of 2007 and up 11.1 points from the fourth quarter of 2006. The increase from the third quarter is attributable to the decline (6.4 percent) in the median price of an existing single-family home, the increase (0.7 percent) in median family income, and the 32-basis-point decrease in the mortgage interest rate. The fourth quarter homeownership rate was 67.8, 0.6 percentage point below the third quarter rate and 0.1 percentage point below the rate of the fourth quarter of 2006.

Multifamily Housing

The multifamily (five or more units) sector performed better than the single-family sector did in the fourth quarter of 2007. Production indicators were mixed; building permits and completions decreased, but starts increased. The absorption of new rental units dropped to its lowest level.

- In the fourth quarter of 2007, builders took out permits for 328,000 new multifamily units, down 0.9 percent from the third quarter and down 2.8 percent from the fourth quarter of 2006.
- Construction was started on 295,000 new multifamily units in the fourth quarter of 2007, up 7.0 percent from the third quarter and up 2.6 percent from the fourth quarter of 2006.
- Builders completed 251,000 units in the fourth quarter of 2007, down 2.0 percent from the third quarter and down 20.5 percent from the fourth quarter of 2006.
- The rental vacancy rate in the fourth quarter of 2007 was 9.6 percent, down 0.2 percentage point from the third quarter and down 0.2 percentage point from the fourth quarter of 2006.
- Market absorption of new rental apartments decreased, with only 53 percent of new apartments completed in the third quarter leased or absorbed in the first 3 months following completion. This absorption rate is down from the 59-percent rate of the previous quarter but up 1 percentage point from the third quarter of 2006. This absorption rate is among the lowest rates ever recorded.

New Low-Income Housing Tax Credit Project Data Available

The U.S. Department of Housing and Urban Development's (HUD's) Office of Policy Development and Research has just released an update of the Low-Income Housing Tax Credit (LIHTC) Database to include LIHTC-financed projects placed in service through 2005. The LIHTC Database is the only comprehensive source of information on the federal government's largest subsidy program for the construction and rehabilitation of low-income rental housing. This article provides a brief synopsis of the LIHTC Program, discusses some of the findings from the recently added data, and explains how the public can access the LIHTC Database.

Although HUD has almost no direct administrative responsibility for the LIHTC Program, the LIHTC's importance as a source of funding for low-income housing compels HUD to collect information on this program and provide it to the public. The LIHTC Database serves as a complete list of LIHTC projects and provides a set of basic data on each project within the universe of projects. The database can be used in its entirety or representative samples can be drawn for more indepth analysis. The database is available to the public and used not only by HUD but also by other federal, state, and local government agencies as well as academic and private-sector researchers.

Overview of the LIHTC

The low-income housing tax credit was created by the Tax Reform Act of 1986 as section 42 of the U.S. Internal Revenue Code. The act eliminated a variety of tax provisions that had favored rental housing and replaced them with a program of credits for the production of rental housing targeted to lower income households. Under the LIHTC Program, 58 state and local agencies are authorized, subject to an annual per capita limit, to issue federal tax credits for the acquisition, rehabilitation, or construction of affordable rental housing. The credits can be used by property owners to reduce federal income taxes and are generally taken by outside investors who contributed initial development funds for a project. To qualify for credits, a project must have a specific proportion of its units set aside for lower income households, and the rents on these units are limited to a maximum of 30 percent of qualifying income.[1] The amount of the credit that can be provided for a project is a function of the development cost (excluding land), the proportion of units that is set aside, and the credit rate (which varies based on the development method and whether other federal subsidies are used). Credits are provided for a period of 10 years.[2]

Congress initially authorized state agencies to allocate roughly $9 billion in credits over 3 years: 1987, 1988, and 1989.[3] Subsequent legislation modified the credit, both to make technical corrections to the original act and to make substantive changes in the program.[4] For example, the commitment period (during which qualifying units must be rented to low-income households) was extended from 15 years to 30 years.[5] States were also required to ensure that no more tax credit was allocated to a project than was necessary for financial viability. The LIHTC was made a permanent part of the federal tax code in 1993, and, in 2000, the per capita allocation of credit authority of the states was increased from the original $1.25 per capita to $1.50 in 2001, $1.75 in 2002, and indexed to inflation thereafter.

Since 1987—the first year of the credit program—the LIHTC has become the principal federal subsidy mechanism for supporting the production of new and rehabilitated rental housing for low-income households. The number of units actually developed under the program, however, is difficult to determine. Given the decentralized nature of the program, no single federal source of information on tax credit production exists. Although the Internal Revenue Service (IRS) administers the program, the data on LIHTC projects held by the IRS are oriented toward enforcing the tax code rather than measuring a housing production program. Thus, the IRS is not a potential source for compiling this information. Through competitive application processes in which LIHTC allocation decisions are made, state and local allocation agencies collect more information on the nature of the housing that would be produced by the LIHTC applicants. Therefore, HUD collects the data from these state and local agencies.

Most of the data about the early implementation of the program was compiled by the National Council of State Housing Agencies, an association of state housing finance agencies, the entities responsible for allocating tax credits in most states. HUD and its contractor Abt Associates Inc. have been collecting and publishing the LIHTC Database since 1996. The recent update of the database makes available data on projects placed in service through 2005.

Characteristics of Tax Credit Projects

HUD's LIHTC Database contains data on 27,410 projects and 1,530,279 units placed in service between 1987 and 2005. The best data coverage is available in the 1995-through-2005 period, when data were obtained from all 58 tax credit-allocating agencies and data reporting was most complete. The LIHTC Database contains the following information:

- Project location, including address, county, state, place,[6] census tract, and latitude and longitude geocodes.
- Contact information for project sponsors.
- Number of total units and credit-eligible units.
- Unit distribution by number of bedrooms.
- New construction or rehabilitation status.
- Credit type (30 or 70 percent of present value).
- For-profit or nonprofit sponsorship status.
- Tax-exempt bond or Rural Housing Service (RHS) Section 515 financing.
- Increased basis due to location in a Qualified Census Tract (QCT) or Difficult Development Area (DDA).
- Year placed in service and year credits were allocated.

Exhibit 1 shows the rates of missing data for the various variables in the database for projects placed in service between 1992 and 2005. The exhibit shows the percentage of projects and units missing the indicated data elements. For comparison purposes, the exhibit breaks the data into two periods: one representing the best data from an earlier collection effort and one representing the years included in more recent updates. Thanks to the cooperation of the state and local agencies, data coverage for the 1995-through-2005 period is vastly improved over that for the 1992-through-1994 period.

Exhibit 2 presents information on the basic characteristics of LIHTC properties by year placed in service for 1995 through 2005, the period with the most complete data coverage. Placed-in-service projects are those that have received a certificate of occupancy and for which the state has submitted the IRS Form 8609 indicating the property owner is eligible to claim low-income housing tax credits.[7]

On average, almost 1,400 projects and 100,000 units were placed into service during each year of the covered period. LIHTC projects placed in service during this period contained an average of 73 units, with the average size of the properties and, thus, the average number of units increasing over the period. Tax credit properties tend to be larger than the average apartment property. Fully 45 percent of LIHTC projects are larger than 50 units, compared with only 2.2 percent of all apartment properties nationally.[8]

Of the total units produced, most were qualifying units—that is, units reserved for low-income use, with restricted rents, and for which low-income tax credits could be claimed. Overall, more than 95 percent of the total units placed in service from 1995 through 2005 were qualifying units. The distribution of qualifying ratios shows that the vast majority of projects (83 percent) are composed almost entirely of low-income units. Only a very small proportion of the properties have lower qualifying ratios, reflecting the minimum elections set by the program (that is, a minimum of 40 percent of the units at 60 percent of median income or 20 percent of the units at 50 percent of median income).

Exhibit 2 also presents information on the size of the LIHTC units based on the number of bedrooms they contain. As shown in the exhibit, on average, the units had 1.92 bedrooms. More than 23 percent of LIHTC units in the study period had three or more bedrooms, compared with only 11 percent of all apartment units nationally and 17 percent of all apartments built between 1995 and 2005.[9] Over the 11-year period, the distribution of units by bedroom count fluctuated around the average distribution for the period with no clear trends.

Exhibit 3 presents additional information on the characteristics of the LIHTC projects and units, beginning with the type of construction: new, rehabilitation, or a combination of new and rehabilitation (for multibuilding projects). As shown in the exhibit, LIHTC projects placed in service from 1995 through 2005 were predominately new construction, accounting for close to two-thirds (64.0 percent) of the projects. Rehabilitation of an existing structure was used in 34.3 percent of the projects, while a combination of new construction and rehabilitation was used in only a small fraction of LIHTC projects.[10]

The tax credit program requires that 10 percent of each state's LIHTC dollar allocation be set aside for projects with nonprofit sponsors. As shown in Exhibit 3, overall, 28.9 percent of LIHTC projects placed in service from 1995 through 2005 had a nonprofit sponsor.

Exhibit 3 also presents information about two common sources of additional subsidy: (1) the use of tax-exempt bonds (which generally are issued by the same agency that allocates the LIHTC), and (2) RHS[11] Section 515 loans (which imply a different regulatory regime and different compliance monitoring rules). Overall, RHS Section 515 loans were used in slightly more than 11 percent of the projects placed in service during the study period, with the proportion of RHS projects dropping fairly steadily throughout the period related to the dramatic decrease in funding for the Section 515 program over the study period. At the same time, the proportion of projects with mortgages financed by tax-exempt bonds increased nearly every year, with 20 percent of projects receiving bond-financed mortgages over the 11-year period. Properties with bond-financed mortgages may be eligible for tax credits outside the annual per capita state allocation limits.

The final characteristic presented in Exhibit 3 is the credit type that was used by LIHTC projects. The 30-percent present value credit is used for acquisition and when other federal financing, such as tax-exempt bonds, is used for rehabilitation or new construction; the 70-percent present value credit is available for nonfederally financed rehabilitation or construction. A little under two-thirds (63 percent) of the LIHTC projects placed in service during the study period have 70-percent credits, nearly 29 percent have 30-percent credits, and a little more than 8 percent have both types of credit.

Exhibit 1. LIHTC Database: Percent Missing Data by Variable, 1992–2005

Variable	1992–1994		1995–2005	
	Projects With Missing Data (%)	Units With Missing Data (%)	Projects With Missing Data (%)	Units With Missing Data (%)
Project address[a]	0.6	1.0	0.3	0.1
Owner contact data	15.6	17.3	4.2	3.8
Total units	0.9	—	0.3	—
Low-income units	1.6	2.6	1.1	1.4
Number of bedrooms[b]	43.9	49.0	13.2	13.7
Allocation year	7.3	8.7	0.4	0.6
Construction type (new/rehabilitation)	20.2	22.2	3.2	3.9
Credit type	41.6	42.6	8.9	9.1
Nonprofit sponsorship	28.0	25.5	12.6	12.1
Increase in basis	42.6	39.5	15.6	12.6
Use of tax-exempt bonds	21.5	23.4	8.1	9.0
Use of RHS Section 515 loans	30.9	27.6	17.0	17.4

LIHTC = low-income housing tax credit.
RHS = Rural Housing Service.
[a] Indicates only that some location was provided. Address may not be a complete street address.
[b] For some properties, bedroom count was provided for most but not all units, in which case data are not considered missing. The percent of units with missing bedroom count data is based on properties where no data were provided on bedroom count.

Exhibit 2. Characteristics of LIHTC Projects, 1995–2005

Characteristics	Year Placed in Service											All Projects 1995–2005
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	
Number of projects	1,409	1,327	1,360	1,345	1,469	1,348	1,369	1,299	1,452	1,420	1,298	15,096
Number of units	81,154	82,976	88,744	93,977	107,786	98,786	100,577	102,514	121,045	118,864	103,707	1,100,130
Average project size (number of units)	57.6	62.6	65.3	69.9	73.8	73.4	73.8	80.5	83.4	83.8	80.0	73.1
Distribution (%)												
0–10 units	13.4	14.6	7.6	7.5	6.2	6.0	4.7	4.2	3.1	4.9	3.8	6.9
11–20 units	11.8	12.1	12.2	10.6	12.2	11.5	10.5	10.1	8.0	8.5	6.8	10.4
21–50 units	41.7	36.4	41.1	39.7	37.3	34.9	40.4	35.4	35.6	33.7	34.9	37.4
51–99 units	17.0	17.5	19.6	21.0	21.6	23.2	21.6	23.6	24.4	24.2	27.8	21.9
100 units or more	16.2	19.5	19.5	21.2	22.7	24.3	22.8	26.7	29.1	28.7	26.8	23.4
Average qualifying ratio (%)	97.4	96.7	96.0	95.6	94.9	94.4	94.4	92.3	93.8	93.8	95.6	95.1
Distribution (%)												
0–20%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
21–40%	0.6	1.5	1.3	1.6	1.1	1.1	1.2	1.8	0.9	1.5	0.8	1.2
41–60%	2.6	2.1	2.5	2.5	3.0	3.8	2.5	4.0	2.1	2.8	2.2	2.7
61–80%	1.8	2.6	5.0	5.6	7.5	7.5	9.8	12.7	12.8	9.0	7.1	7.3
81–90%	2.3	1.8	2.1	2.3	2.4	3.3	4.3	6.3	6.3	7.4	4.5	3.9
91–95%	1.8	1.8	1.5	1.6	2.6	2.7	2.8	2.2	1.7	2.7	2.3	2.2
96–100%	90.8	90.3	87.7	86.4	83.2	81.6	79.4	73.1	76.2	76.7	83.1	82.6
Average number of bedrooms	1.91	1.95	1.91	1.98	1.94	1.88	1.91	1.88	1.87	1.94	1.91	1.92
Distribution (%)												
0 bedrooms	3.4	3.8	4.1	2.9	4.2	3.6	2.9	2.8	5.8	4.5	4.9	3.9
1 bedroom	30.7	29.2	29.9	28.3	28.3	32.3	29.2	32.0	31.2	31.8	32.8	30.5
2 bedrooms	44.5	45.1	42.8	43.2	42.8	42.0	43.8	42.2	40.4	40.7	38.9	42.3
3 bedrooms	19.4	19.8	20.7	22.0	21.1	19.8	20.8	20.3	19.9	19.4	20.0	20.3
4 bedrooms or more	2.1	2.1	2.6	3.5	3.5	2.4	3.2	2.7	2.7	3.5	3.3	2.9

LIHTC = low-income housing tax credit.

Notes: The analysis data set includes 15,096 projects and 1,100,130 units placed in service between 1995 and 2005. The average number of units per property and the distribution of property size both are calculated based on the 15,048 properties with a known number of units and not on the full universe of 15,096 properties. The database contains missing data for number of units (0.3%), qualifying ratio (percentage of tax credit units) (2.1%), and bedroom count (13.1%). Totals may not sum to 100 percent because of rounding.

Exhibit 3. Additional Characteristics of LIHTC Projects, 1995–2005

Characteristics	Year Placed in Service											All Projects 1995–2005
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	
Construction type distribution (%)												
New	65.9	62.6	62.2	63.7	64.6	59.9	60.5	62.0	67.8	63.9	71.3	64.0
Rehabilitation	32.8	36.1	35.1	34.7	33.7	39.1	37.8	36.0	30.3	34.5	27.0	34.3
Both	1.3	1.3	2.8	1.6	1.6	1.1	1.6	1.9	2.0	1.6	1.8	1.7
Nonprofit sponsor (%)	17.9	24.8	35.0	37.3	35.2	31.1	31.8	27.4	25.0	26.3	26.4	28.9
RHS Section 515 loan (%)	25.9	16.7	13.7	12.0	11.4	9.7	10.5	7.0	5.5	8.7	4.6	11.3
Tax-exempt bonds (%)	3.5	5.7	8.0	12.1	18.0	25.1	23.5	30.6	30.9	31.2	29.1	19.8
Credit type distribution (%)												
30 percent	26.0	20.8	20.6	25.8	28.2	32.0	30.2	33.7	34.1	33.9	29.7	28.7
70 percent	64.5	70.7	71.3	65.4	64.2	61.7	60.9	57.9	55.5	59.1	63.5	63.1
Both	9.5	8.6	8.1	8.8	7.4	6.3	8.9	8.4	10.4	7.0	6.8	8.2

LIHTC = low-income housing tax credit.
RHS = Rural Housing Service.
Notes: The analysis data set includes 15,096 projects and 1,100,130 units placed in service between 1995 and 2005. The database contains missing data for construction type (3.2%), nonprofit sponsor (12.6%), RHS Section 515 loan (17.0%), bond financing (8.1%), and credit type (8.9%). Totals may not sum to 100 percent because of rounding.

LIHTC and Housing Markets

As part of the Omnibus Reconciliation Act of 1989, Congress added provisions to the LIHTC Program designed to increase the production of LIHTC units in hard-to-serve areas. Specifically, the act permits projects located in DDAs or QCTs to claim a higher eligible basis (130 percent of the standard basis) for the purposes of calculating the amount of tax credit that can be received. Designated by HUD, DDAs are defined by statute to be metropolitan areas or nonmetropolitan areas in which construction, land, and utility costs are high relative to incomes, and QCTs are tracts in which at least 50 percent of the households have incomes less than 60 percent of the area median in-come (AMI) or have a poverty rate of at least 25 percent. The data are based on DDA designations for the year placed in service. For LIHTC projects placed in service from 1995 through 2002, QCT designations are from 1999,[12] based on 1990 Census tract locations. For LIHTC projects placed in service in 2003 through 2005, QCT designations are based on 2000 Census tract locations.

Exhibit 4 presents the distribution of LIHTC projects across DDAs and QCTs. As shown in the exhibit, 20.9 percent of projects are located in DDAs and 28.8 percent are located in QCTs, with a total of 42.4 percent in designated areas.[13] When examining units, the DDA and QCT proportions are similar.

Note: Not all projects located in a DDA or QCT actually received a higher eligible basis. The data indicate almost one-third of properties located in a DDA and over 40 percent of those in a QCT did not receive a higher eligible basis.[14]

Exhibit 5 presents information on project characteristics for properties located inside and outside designated areas. As shown in the exhibit, projects tend to be slightly larger and qualifying ratios slightly higher in nondesignated areas compared with projects in DDAs or QCTs. The exhibit also shows minimal differences in average unit size across DDAs, QCTs, and nondesignated areas. Projects in QCTs and in DDAs are considerably more likely to be rehabilitated than projects in nondesignated areas, which are more likely to be newly constructed. Projects in QCTs, and, to a lesser extent, those in DDAs, are more likely to have nonprofit sponsors than projects in nondesignated areas. Only 2.2 percent of projects in QCTs have RHS Section 515 financing compared with 15.0 percent of projects in nondesignated areas. QCTs also have the smallest proportion of tax-exempt, bond-financed projects and projects

Exhibit 4. Distribution of LIHTC Projects and Units by Location in DDAs and QCTs, 1995–2005

Characteristics	Year Placed in Service											All Projects 1995–2005
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	
Number of projects	1,268	1,215	1,242	1,204	1,345	1,244	1,265	1,206	1,371	1,332	1,223	13,915
DDA (%)	14.5	12.6	20.4	22.8	22.8	24.2	23.9	23.6	21.2	23.7	19.5	20.9
QCT (%)	20.7	23.8	25.9	27.7	27.5	24.3	27.3	30.4	34.1	36.0	38.0	28.8
DDA or QCT (%)	30.5	32.3	39.6	43.2	42.9	41.3	42.9	47.6	46.2	49.6	49.6	42.4
Number of units	77,047	78,190	83,958	86,874	102,403	92,774	94,768	97,064	115,635	112,992	99,217	1,041,922
DDA (%)	15.4	11.8	17.9	21.8	21.5	23.3	20.0	20.5	16.9	20.8	21.4	19.4
QCT (%)	19.5	23.9	24.6	24.4	27.9	22.8	24.7	27.1	34.0	36.3	38.8	28.2
DDA or QCT (%)	30.8	32.0	37.6	41.8	44.1	40.4	39.1	43.2	43.2	49.8	51.7	41.9

DDA = Difficult Development Area.
LIHTC = low-income housing tax credit.
QCT = Qualified Census Tract.

Notes: The data set used in this analysis includes only geocoded projects. For LIHTC projects placed in service between 1995 and 2002, QCT designation is based on the 1990 Census tract location. For LIHTC projects placed in service from 2003 through 2005, QCT designation is based on the 2000 Census tract location. Totals may not sum to 100 percent because of rounding.

Exhibit 5. Characteristics of LIHTC Projects by Location in DDAs or QCTs, 1995–2005

Characteristic	In DDA	In QCT	Not in DDA or QCT	Total
Average project size (number of units)	69.7	73.8	75.7	75.1
Average qualifying ratio (%)	91.4	93.9	95.6	94.8
Average number of bedrooms	1.8	1.9	1.9	1.9
Distribution of units by size (%)				
0 bedrooms	7.5	7.8	2.0	4.1
1 bedroom	33.5	30.6	29.7	30.6
2 bedrooms	36.7	36.8	46.1	42.5
3 bedrooms	19.2	20.1	20.0	20.0
4 bedrooms or more	3.0	4.7	2.6	2.8
Construction type distribution (%)				
New construction	51.6	47.7	71.0	62.9
Rehabilitation	46.9	49.1	28.0	35.3
Both	1.5	3.2	1.0	1.7
Nonprofit sponsor (%)	32.6	37.0	24.4	29.1
RHS Section 515 loan (%)	5.7	2.2	15.0	10.4
Tax-exempt bond financing (%)	25.3	16.6	21.0	20.8
Credit type distribution (%)				
30 percent	29.2	20.9	31.7	28.9
70 percent	65.4	68.9	60.6	62.9
Both	5.4	10.2	7.7	8.2

DDA = Difficult Development Area.
LIHTC = low-income housing tax credit.
QCT = Qualified Census Tract.
RHS = Rural Housing Service.

Notes: The data set used in this analysis includes only geocoded projects. For LIHTC projects placed in service between 1995 and 2002, QCT designation is based on the 1990 Census tract location. For LIHTC projects placed in service in 2003 through 2005, QCT designation is based on the 2000 Census tract location. The data set contains missing data for bedroom count (13.3%), construction type (3.1%), nonprofit sponsor (12.7%), RHS Section 515 loan (16.1%), bond financing (7.8%), and credit type (8.7%). Metropolitan areas are defined according to the metropolitan statistical area and primary metropolitan statistical area definitions published June 30, 1999. Totals may not sum to 100 percent because of rounding. Some properties are located in both a DDA and a QCT.

with the 30-percent credit; the latter indicates the presence of subsidized financing. Tax-exempt bond financing is most common in DDAs, accounting for 25.3 percent of projects.

As noted previously, DDAs are defined as metropolitan areas or nonmetropolitan counties in which construction, land, and utility costs are high relative to incomes. Although developers have an incentive to place tax credit properties in DDAs because they can claim a higher eligible basis, it is assumed that, all other things being equal, developers would favor locations with low development costs relative to incomes. To test this hypothesis, it would be optimal to examine development costs relative to incomes. Local development costs are not available, but, assuming that development costs are correlated with local market rents, HUD-defined Fair Market Rents (FMRs) relative to local incomes can serve as a measure of development costs relative to incomes. The analysis uses the LIHTC maximum income limit (60 percent of AMI) as the measure of local income.[15] For the analysis, non-DDA metropolitan areas and nonmetropolitan counties in the United States were sorted based on the ratio of FMR to 30 percent of 60 percent of AMI (the maximum LIHTC rent), from lowest to highest. They were then classified into three categories, each with approximately one-third of all renter households not in DDAs; that is, low-cost areas, moderate-cost areas, and high-cost areas. The same sorting and classification procedures were done using multifamily building permits issued between 1994 and 2004.[16] Exhibit 6 presents the distribution of tax credit projects and units in these categories.

As shown in Exhibit 6, LIHTC projects are disproportionately located in favorable development cost areas; that is, metropolitan areas and nonmetropolitan counties where development costs are low relative to incomes. As shown in the first panel of Exhibit 6, 39.1 percent of tax credit projects are located in areas where development costs are low, compared with 24.8 percent of all U.S. renter households. Projects

Exhibit 6. Distribution of LIHTC Units and Projects by Development Cost Category, 1995–2005

Development Cost Category Based on Renter Units	Ratio of FMR to Maximum LIHTC Rent	All U.S. Rental Units (%)	LIHTC Projects (%)	LIHTC Units (%)	LIHTC Projects in QCTs (%)	LIHTC Units in QCTs (%)
Low	.387 to .696	24.8	39.1	27.0	26.4	18.2
Moderate	>.696 to .827	25.3	29.1	27.5	30.3	28.4
High (non-DDA)	>.827 to 1.011	25.3	16.8	27.8	23.4	32.2
In DDAs		24.6	15.1	17.6	20.0	21.2
Total		100.0	100.0	100.0	100.0	100.0
Development Cost Category Based on Units Issued Multifamily Building Permits	**Ratio of FMR to Maximum LIHTC Rent**	**Multifamily Building Permit Units 1994–2004 (%)**	**LIHTC Projects (%)**	**LIHTC Units (%)**	**LIHTC Projects in QCTs (%)**	**LIHTC Units in QCTs (%)**
Low	.387 to .725	27.7	48.5	33.4	35.5	24.9
Moderate	>.725 to .841	28.2	23.0	26.9	27.3	32.1
High (non-DDA)	>.841 to 1.011	27.5	13.4	22.0	17.2	21.8
In DDAs		16.6	15.1	17.6	20.0	21.2
Total		100.0	100.0	100.0	100.0	100.0

DDA = Difficult Development Area.
FMR = Fair Market Rent.
LIHTC = low-income housing tax credit.
QCT = Qualified Census Tract.

Notes: Maximum LIHTC rent equals one-twelfth of 30 percent of 60 percent of area median income (or one-twelfth of 30 percent of 120 percent of very-low-income limit). All U.S. rental units are from the 2000 Census. Annual building permit data for metropolitan areas and nonmetropolitan counties are from the Census Bureau. LIHTC units placed in service from 1995 through 2005 are compared with multifamily building permits issued between 1994 and 2004 because it generally takes 1 year from issuance of building permits for a multiunit residential building to be completed. The percentages for all U.S. rental units and building permit units are not exactly equal for each of the three non-DDA development cost categories because metropolitan statistical areas (or nonmetropolitan counties) lying on the cutoffs for one-third and two-thirds of units could not be split.

in these low-cost locations tend to be smaller than projects in high-cost areas, so that the proportion of tax credit units in low-cost areas—27.0 percent—is closer to the national total. Exhibit 6 also displays the distribution of tax credit projects and units located in QCTs by development cost category. As shown, 26.4 percent of LIHTC projects and 18.2 percent of LIHTC units in QCTs are located in the lowest development cost category, slightly lower than the distribution of all renter households.

The second panel of Exhibit 6 presents the same analysis using multifamily building permit data instead of all renter units. Using this analysis, tax credit projects and units are disproportionately located in areas where development costs are low. Nearly 50 percent (48.5 percent) of tax credit properties and 33.4 percent of tax credit units are in low-cost areas, compared with 27.7 percent of units issued multifamily building permits between 1994 and 2004.

Additional analysis of the data, including more comparisons with the earlier data and further location analysis, is available in *HUD National Low-Income Housing Tax Credit (LIHTC) Database: Projects Placed in Service Through 2005,* which is available for download at http://www.huduser.org/datasets/lihtc/tables9505.pdf.

Accessing the LIHTC Database

The complete LIHTC Database is available for download through an interactive web-based system at http://lihtc.huduser.org. The interactive system allows users to—

- Select only the variables of interest.
- Retrieve data on all projects in a particular state or group of states.
- Restrict the search to projects with a particular characteristic or set of characteristics.
- Select projects only in a particular city.
- Select projects within a user-selected radius of the center of a city.

Notes

[1] Owners may elect to set aside at least 20 percent of the units for households at or below 50 percent of area median income (AMI) or at least 40 percent of the units for households with incomes below 60 percent of AMI. Annual rents in low-income units are limited to a maximum of 30 percent of the elected 50 or 60 percent of AMI.

[2] The credit percentages are adjusted monthly but fall in the range of 4 to 9 percent of the qualifying basis (that is, the proportion of the property devoted to low-income tenants). In general, credits are intended to provide a stream of benefits with a present value equal to either 30 percent (for the 4-percent credit) or 70 percent (for the 9-percent credit) of the property's qualifying basis. The 30-percent credit is used for the acquisition of an existing building or for federally subsidized new construction or rehabilitation. The 70-percent credit is used for rehabilitation or construction of projects without additional federal subsidies.

[3] Assumes approximately $300 million in allocation authority in each year, with annual credits taken for 10 years.

[4] See the Technical and Miscellaneous Revenue Act of 1988, Omnibus Budget Reconciliation Act of 1989, Omnibus Reconciliation Act of 1990, and Community Renewal Tax Relief Act of 2000.

[5] The Omnibus Reconciliation Act of 1989 extended the commitment period from 15 to 30 years. Project owners are permitted, however, to sell or convert the project to conventional market housing if they apply to the state tax credit allocation agency and the agency is unable to find a buyer (presumably a nonprofit) willing to maintain the property as a low-income project for the balance of the 30-year period. If no such buyer is found, tenants are protected with rental assistance for up to 3 years.

[6] Place is defined by the Census Bureau as a concentration of population either legally bounded as an incorporated place or identified as a Census Designated Place (CDP). A CDP is a statistical entity, defined for each decennial census according to Census Bureau guidelines, comprising a densely settled concentration of population that is not within an incorporated place but is locally identified by a name.

[7] Internal Revenue Service reporting is on a building-by-building basis. In this study, however, the Department of Housing and Urban Development uses the low-income housing tax credit project as a unit of analysis. A project could include multiple buildings and/or multiple phases that were part of a single financing package.

[8] National Multi Housing Council, tabulation of unpublished data from the Census Bureau's 1995–1996 Property Owners and Managers Survey. Data do not include public housing projects.

[9] Census Bureau, American Housing Survey for the United States: 2005. Data refer to renter-occupied units in buildings with two or more units and that were built through 2005.

[10] The combination of new construction and rehabilitation is possible in multibuilding properties, where one building was rehabilitated and one building was newly constructed.

[11] The Rural Housing Service was formerly called the Farmers Home Administration.

[12] Because Qualified Census Tract (QCT) designations are based on decennial census data, the designations are fairly static between decennial censuses. The 1999 QCTs are nearly identical to those in force throughout the 1995-to-2001 period. For 2002, about 2,000 additional 1990 Census tracts with poverty levels of 25 percent or more were designated as QCTs in accordance with the Community Renewal Tax Relief Act of 2000. For the 2002 projects, the 2002 QCT list was used to determine QCT status.

[13] Some properties are located in both a Difficult Development Area and a Qualified Census Tract.

[14] In addition, according to the allocating agency, 1,679 projects received a higher basis but, according to our geocoding, are located in neither a Difficult Development Area (DDA) nor a Qualified Census Tract. About half of these projects were located in areas that were designated as DDAs at some point, often the year a project was allocated tax credits. These projects were probably allocated credit under the "10-percent rule," allowing them to get the DDA-level allocation even though they were a year or more from completion and placement in service.

[15] Specifically, the data used were the 2004 two-bedroom Fair Market Rents and 60 percent of 2004 area median income.

[16] Data on low-income housing tax credit units placed in service from 1995 through 2005 are compared to multifamily building permits issued between 1994 and 2004 because it generally takes 1 year from the issuance of a building permit for a multiunit residential building to be completed. According to Census Bureau data on the construction of new residential multiunit buildings between 1994 and 2004, the average length of time from permit issuance to the start of construction was 1.4 to 1.9 months, and the average length of time from the start of construction to completion was 8.9 to 11.1 months.

U.S. Housing Market Conditions is published quarterly by the U.S. Department of Housing and Urban Development, Office of Policy Development and Research.

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National Data

Housing Production

Permits*

Permits for the construction of new housing units were down 14 percent in the fourth quarter of 2007, at a SAAR of 1,137,000 units, and were down 28 percent from the fourth quarter of 2006. One-unit permits, at 760,000 units, were down 19 percent from the level of the previous quarter and down 35 percent from a year earlier. Multifamily permits (5 or more units in a structure), at 328,000 units, were a statistically insignificant 1 percent below the third quarter of 2007 and a statistically insignificant 3 percent below the fourth quarter of 2006.

In 2007, permits were issued for a total of 1,380,500 housing units, down 25 percent from 2006. Of these, 973,100 were for single-family units, 29 percent fewer than in the previous year. Permits were issued for 345,600 multifamily units in 2007, a decrease of 9 percent from 2006.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total	1,137	1,324	1,572	– 14	– 28
One Unit	760	940	1,168	– 19	– 35
Two to Four	49	53	67	– 8**	– 27
Five Plus	328	331	337	– 1**	– 3**

*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 fourth quarter of 2007 totaled 1,151,000 units at a SAAR, 11 percent below the third quarter of 2007 and 26 percent below the fourth quarter of 2006. Single-family starts, at 830,000 units, were 16 percent lower than the previous quarter and 33 percent lower than the fourth-quarter level of the previous year. Multifamily starts totaled 295,000 units, a statistically insignificant 7 percent above the previous quarter and a statistically insignificant 3 percent above the same quarter in 2006.

In 2007, builders started 1,353,700 housing units, 25 percent fewer than in 2006. Of the annual total, 1,045,900 were single-family starts, down 29 percent from the previous year, and 275,700 units were multifamily starts, a decrease of 6 percent from 2006.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total	1,151	1,300	1,555	– 11	– 26
One Unit	830	990	1,232	– 16	– 33
Five Plus	295	275	287	+ 7**	+ 3**

*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 fourth quarter of 2007 were at a SAAR of 1,070,000 units, a statistically insignificant 4 percent below the previous quarter and 14 percent below the fourth quarter of 2006. Single-family units stood at 619,000, 7 percent below the previous quarter and 23 percent below the fourth quarter of 2006. Multifamily units were at 421,000, up a statistically insignificant 2 percent from the previous quarter and up a statistically insignificant 3 percent from the fourth quarter of 2006.

At the end of 2007, 1,035,800 housing units were under construction, 14 percent fewer than at the end of 2006. Of the annual total, 587,200 single-family units were under construction, a decrease of 23 percent from the previous year, and 418,400 multifamily units were under construction, up 3 percent from 2006.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total	1,070	1,113	1,245	– 4**	– 14
One Unit	619	669	803	– 7	– 23
Five Plus	421	413	407	+ 2**	+ 3**

*Components may not add to totals because of rounding. Units in thousands.
**This change is not statistically significant.

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

Completions*

Housing units completed in the fourth quarter of 2007, at a SAAR of 1,373,000 units, were down a statistically insignificant 7 percent from the previous quarter and down 28 percent from the same quarter of 2006. Single-family completions, at 1,098,000 units, were down a statistically insignificant 7 percent from the previous quarter and down 28 percent from the rate of a year earlier. Multifamily completions, at 251,000 units, were a statistically insignificant 2 percent below the previous quarter and 20 percent below the same quarter of 2006.

In 2007, builders completed 1,500,200 housing units, 24 percent fewer than in 2006. Of the annual total, 1,216,500 were single-family units, a decrease of 27 percent from the previous year, and 252,500 were multifamily units, down 11 percent from 2006.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total	1,373	1,469	1,897	– 7**	– 28
One Unit	1,098	1,185	1,528	– 7**	– 28
Five Plus	251	256	316	– 2**	– 20

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

**This change is not statistically significant.

Sources: Census Bureau, Department of Commerce; 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 93,000 units in the fourth quarter of 2007, which is 3 percent below the rate of the previous quarter and 4 percent below the rate of a year earlier.

In 2007, manufacturers shipped 96,000 units, 18 percent fewer than in 2006.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Manufacturers' Shipments	93	96	97	– 3	– 4

*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 654,000 (SAAR) units in the fourth quarter of 2007, down a statistically insignificant 10 percent from the previous quarter and down 34 percent from the fourth quarter of 2006. The number of new homes for sale at the end of the fourth quarter of 2007 was 495,000 units, a statistically insignificant 6 percent below the previous quarter and 7 percent below a year ago. At the end of December 2007, inventories represented a 9.6 months' supply at the current sales rate, a statistically insignificant increase of 3 percent over the previous quarter and a 55-percent increase over the fourth quarter of last year. For all of 2007, 774,000 new single-family homes were sold, a 26.4-percent decline from the 2006 level of 1,051,000 new homes sold.

Sales of existing homes for the fourth quarter of 2007 reported by the NATIONAL ASSOCIATION OF REALTORS® totaled 4,957,000 (SAAR), down 9 percent from the previous quarter and down 21 percent from the fourth quarter of 2006. The number of units for sale at the end of the fourth quarter of 2007 was 3,905,000, 11 percent lower than the previous quarter but 13 percent higher than the same quarter last year. At the end of December 2007, a 9.6 months' supply of units remained, which is 8 percent lower than the previous quarter but 45 percent higher than a year ago. For all of 2007, sales of existing homes fell to 5,652,000, down 13 percent from the 2006 level of 6,478,000.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
New Homes					
New Homes Sold	654	730	986	– 10**	– 34
For Sale	495	527	535	– 6**	– 7
Months' Supply	9.6	9.3	6.2	+ 3**	+ 55
Existing Homes					
Existing Homes Sold	4,957	5,420	6,263	– 9	– 21
For Sale	3,905	4,370	3,450	– 11	+ 13
Months' Supply	9.6	10.4	6.6	– 8	+ 45

*Units in thousands.

**This change is not statistically significant.

Sources: New Homes—Census Bureau, Department of Commerce; 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 fourth quarter of 2007 was $232,200, a statistically insignificant 4 percent lower than the previous quarter and a statistically insignificant 5 percent lower than the fourth quarter of 2006. The average price of new homes sold during the fourth quarter of 2007 was $299,700, slightly lower than the previous quarter and nearly the same as the fourth quarter of last year. The estimated price of a constant-quality house was $301,200, a statistically insignificant 2 percent lower than the previous quarter and a statistically insignificant 3 percent lower than the fourth quarter of last year. The set of physical characteristics used to represent a constant-quality house are based on the kinds of houses sold in 2005.

For all of 2007, the median annual price of new single-family homes was $246,900, up slightly from the 2006 value of $246,500. The average annual price for 2007 was $311,600, a statistically insignificant 2 percent higher than the 2006 average price of $305,900. The estimated price of a constant-quality house in 2007 was $311,600, slightly higher than the 2006 price of $311,100.

The median price of existing homes sold in the fourth quarter of 2007 was $208,000, down 6 percent from the previous quarter and down 5 percent from the fourth quarter of 2006, according to the NATIONAL ASSOCIATION OF REALTORS®. The average price of existing homes sold, $255,300, was 5 percent below the previous quarter and 4 percent below the fourth quarter of last year. For all of 2007, the annual median price of existing homes declined 1 percent from 2006 to $218,900, while the average annual price also fell 1 percent from the previous year to $265,800.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
New Homes					
Median	$232,200	$241,800	$245,400	– 4**	– 5**
Average	$299,700	$301,200	$299,600	—	—
Constant-Quality House[1]	$301,200	$305,900	$311,600	– 2**	– 3**
Existing Homes					
Median	$208,000	$221,200	$219,300	– 6	– 5
Average	$255,300	$267,500	$265,900	– 5	– 4

**This change is not statistically significant.

[1] Effective with the December 2007 New Residential Sales release in January 2008, the Census Bureau began publishing the Constant-Quality (Laspeyres) Price Index with 2005 as the base year. (The previous base year was 1996.) "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 fourth quarter of 2007 shows that families earning the median income have 120.5 percent of the income needed to purchase the median-priced existing single-family home. This figure is 11 percent higher than the previous quarter and 10 percent higher than the fourth quarter of 2006.

The increase in the fourth quarter 2007 housing affordability index reflects current changes in the marketplace. The national average home mortgage interest rate of 6.43 is 32 basis points below the previous quarter. The median sales price of existing single-family homes decreased to $206,200 and is 6 percent lower than both the previous quarter and the fourth quarter of 2006. Median family income increased 0.7 percent from the previous quarter to $59,833, a 2.6-percent gain from last year's fourth quarter.

The fourth quarter 2007 fixed-rate index of housing affordability rose 11 percent over the previous quarter and 10 percent over the fourth quarter of 2006. The adjustable-rate index was 12 percent above the previous quarter and 11 percent above last year's fourth quarter.

For all of 2007, the composite housing affordability index averaged 111.8, a 5-percent increase from 2006. The national average home mortgage interest rate for 2007 was 6.52, 6 basis points below the 2006 rate. The median sales price of existing single-family homes for 2007 was $217,800, 2 percent lower than the previous year, and median family income was $59,224, 3 percent higher than 2006. The fixed-rate affordability index for 2007 increased 6 percent from the previous year to 111.7, and the adjustable-rate affordability index rose 5 percent from 2006 to 113.9.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Composite Index	120.5	108.6	109.4	+ 11	+ 10
Fixed-Rate Index	120.2	108.3	109.2	+ 11	+ 10
Adjustable-Rate Index	123.3	110.6	111.3	+ 12	+ 11

Source: NATIONAL ASSOCIATION OF REALTORS®

Apartment Absorptions

In the third quarter of 2007, 26,300 new multifamily (five or more units) rental apartments were completed, down a statistically insignificant 1 percent from the previous quarter and down 22 percent from the third quarter of 2006. Of the apartments completed in the third quarter of 2007, 53 percent were rented within 3 months. This absorption rate is 10 percent lower than the previous quarter but a statistically insignificant 2 percent higher than the same quarter last year. The median asking rent for apartments completed in the third quarter of 2007 was $1,071, a statistically insignificant increase of 6 percent from the previous quarter but a statistically insignificant decrease of 1 percent from the third quarter of 2006.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Apartments Completed*	26.3	26.5	33.8	– 1**	– 22
Percent Absorbed Next Quarter	53	59	52	– 10	+ 2**
Median Asking Rent	$1,071	$1,011	$1,077	+ 6**	– 1**

*Units in thousands.

**This change is not statistically significant.

Note: Data are from the Survey of Market Absorption, which samples nonsubsidized, privately financed, unfurnished apartments in rental buildings of five or more units.

Sources: Census Bureau, Department of Commerce; 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 third quarter of 2007 totaled 94,300 units at a SAAR, a statistically insignificant 1 percent below the level of the previous quarter and 14 percent below the third quarter of 2006. The number of homes for sale on dealers' lots at the end of the third quarter totaled 35,000 units, 8 percent below the previous quarter and 13 percent below the same quarter of 2006. The average sales price of the units sold in the third quarter was $66,400, a statistically insignificant 5 percent above the price in the previous quarter and a statistically insignificant 2 percent above the price in the third quarter of 2006.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Placements*	94.3	95.3	109.7	– 1**	– 14
On Dealers' Lots*	35.0	38.0	40.0	– 8	– 13
Average Sales Price	$66,400	$63,500	$65,100	+ 5**	+ 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; 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 fourth quarter of 2007, the current market activity index for single-family detached houses stood at 18, down 4 points from the previous quarter and down 15 points from the fourth quarter of 2006. The index for future sales expectations, at 25, declined 5 points from the third quarter of 2007 and fell 20 points below the fourth quarter of 2006. Prospective buyer traffic had an index value of 15, which is down 2 points from the previous quarter and down 9 points from the fourth quarter of last year. NAHB combines these separate indices into a single housing market index that mirrors the three components quite closely. For the fourth quarter of 2007, this index stood at 19, 3 points lower than for the third quarter of 2007 and 13 points below the fourth quarter of last year.

For all of 2007, the current sales index averaged 27, down 18 points from 2006. The average future sales expectations index was 37, 15 points lower than for the previous year. The prospective sales index averaged 21 for the year, down 10 points from 2006. The composite index for 2007 was 27, a decrease of 15 points from the previous year.

	Latest Quarter	**Previous Quarter**	**Same Quarter Previous Year**	**% Change From Previous Quarter**	**% Change From Last Year**
Housing Market Index	19	22	32	– 14	– 40
Current Sales Activity—Single-Family Detached	18	22	33	– 18	– 46
Future Sales Expectations—Single-Family Detached	25	30	45	– 16	– 44
Prospective Buyer Traffic	15	17	24	– 12	– 38

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 6.23 percent in the fourth quarter of 2007, 32 basis points lower than in the previous quarter and 2 basis points lower than in the fourth quarter of 2006. Adjustable-rate mortgages (ARMs) in the fourth quarter of 2007 were going for 5.55 percent, 13 basis points below the previous quarter but 5 basis points above the fourth quarter of 2006. Fixed-rate, 15-year mortgages, at 5.88 percent, were down 33 basis points from the third quarter of 2007 and down 8 basis points from the fourth quarter of 2006. The 2007 annual rate for 30-year, fixed-rate, conventional mortgages was 6.34 percent, down 7 basis points from the 2006 annual rate.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Conventional, Fixed-Rate, 30-Year	6.23	6.55	6.25	– 5	—
Conventional ARMs	5.55	5.68	5.50	– 2	+ 1
Conventional, Fixed-Rate, 15-Year	5.88	6.21	5.96	– 5	– 1

Source: Freddie Mac

FHA 1–4 Family Mortgage Insurance*

Applications for FHA mortgage insurance on 1–4 family homes were received for 297,300 (not seasonally adjusted) properties in the fourth quarter of 2007, up 24 percent from the previous quarter and up 95 percent from the fourth quarter of 2006. Total endorsements or insurance policies issued totaled 169,100, up 10 percent from the third quarter of 2007 and up 40 percent from the fourth quarter of 2006. Purchase endorsements, at 78,900, were down 3 percent from the previous quarter but were up 17 percent from the fourth quarter of 2006. Endorsements for refinancing increased to 90,200, a 25-percent increase from the third quarter of 2007 and a 70-percent increase from the fourth quarter a year ago.

The total number of FHA applications received in 2007 was 916,000, a 40-percent increase from 2006. Total endorsements were 581,100, an increase of 25 percent from last year. Purchase endorsements, at 289,900, increased 10 percent from 2006, and the 291,200 refinancings were 45 percent above that of the previous year.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Applications Received	297.3	240.5	152.4	+ 24	+ 95
Total Endorsements	169.1	153.3	120.4	+ 10	+ 40
Purchase Endorsements	78.9	81.4	67.5	– 3	+ 17
Refinancing Endorsements	90.2	71.9	53.0	+ 25	+ 70

*Units in thousands of properties.
Source: Office of Housing, Department of Housing and Urban Development

PMI and VA Activity*

Private mortgage insurers issued 480,900 policies or certificates of insurance on conventional mortgage loans during the fourth quarter of 2007, down 9 percent from the third quarter of 2007 but up 26 percent from the fourth quarter of 2006; these numbers are not seasonally adjusted. The Department of Veterans Affairs (VA) reported the issuance of mortgage loan guaranties on 31,900 single-family properties in the fourth quarter of 2007, down 13 percent from the previous quarter but unchanged from the fourth quarter of 2006.

In 2007, private insurers issued 1,974,100 certificates of insurance, an increase of 37 percent from 2006. Total VA mortgage loan guaranties decreased 3 percent to 133,200 from 2006 to 2007.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total PMI Certificates	480.9	528.7	382.1	– 9	+ 26
Total VA Guaranties	31.9	36.5	31.9	– 13	—

*Units in thousands of properties.
Sources: PMI—Mortgage Insurance Companies of America; VA—Department of Veterans Affairs

Delinquencies and Foreclosures

Total delinquencies for all loans past due were at 5.59 percent in the third quarter of 2007, up 9 percent from the second quarter of 2007 and up 20 percent from the third quarter of 2006. Delinquencies for past-due conventional subprime loans were at 16.31 percent, up 10 percent from the second quarter of 2007 and up 30 percent from the third quarter of the previous year. Conventional subprime adjustable-rate mortgage (ARM) loans that were past due stood at 18.81 percent in the third quarter of 2007, up 11 percent from the second quarter of 2007 and up 42 percent from the third quarter of 2006.

Ninety-day delinquencies for all loans were at 1.26 percent, up 14 percent from the second quarter of 2007 and up 34 percent from the third quarter a year ago. Conventional subprime loans that were 90 days past due stood at 4.62 percent in the third quarter of 2007, up 21 percent from the second quarter of 2007 and up 56 percent from the third quarter of 2006. Conventional subprime ARM loans that were 90 days past due were at 5.16 percent in the third quarter of 2007, up 16 percent from the second quarter of 2007 and up 76 percent from the third quarter of 2006.

During the third quarter of 2007, 0.78 percent of all loans entered foreclosure, up 20 percent from the second quarter of 2007 and up 70 percent from the third quarter of the previous year. In the conventional subprime category, 3.12 percent of loans entered foreclosure in the third quarter of 2007, an increase of 15 percent over the second quarter of 2007 and an increase of 71 percent from the third quarter of 2006. In the conventional subprime ARMs category, 4.72 percent of loans went into foreclosure in the third quarter of 2007, an increase of 23 percent over the second quarter of 2007 and an increase of 116 percent from the third quarter of 2006.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total Past Due (%)					
All Loans	5.59	5.12	4.67	+ 9	+ 20
Conventional Subprime Loans	16.31	14.82	12.56	+ 10	+ 30
Conventional Subprime ARMs	18.81	16.95	13.22	+ 11	+ 42
90 Days Past Due (%)					
All Loans	1.26	1.11	0.94	+ 14	+ 34
Conventional Subprime Loans	4.62	3.83	2.96	+ 21	+ 56
Conventional Subprime ARMs	5.16	4.44	2.93	+ 16	+ 76
Foreclosures Started (%)					
All Loans	0.78	0.65	0.46	+ 20	+ 70
Conventional Subprime Loans	3.12	2.72	1.82	+ 15	+ 71
Conventional Subprime ARMs	4.72	3.84	2.19	+ 23	+ 116

Source: National Delinquency Survey, Mortgage Bankers Association

Housing Investment

Residential Fixed Investment and Gross Domestic Product*

Residential Fixed Investment (RFI) for the fourth quarter of 2007 was at a SAAR of $586.2 billion, 7 percent below the value from the third quarter of 2007 and 18 percent below the fourth quarter of 2006. As a percentage of the Gross Domestic Product (GDP), RFI for the fourth quarter of 2007 was 4.2 percent, 0.3 percentage point below the previous quarter and 1.1 percentage points below the same quarter a year ago.

RFI in 2007 was $641.5 billion, 16 percent below the 2006 level. The 2007 RFI amount represented 4.6 percent of GDP, 1.2 percentage points lower than in the previous year.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
GDP	14,080.8	13,970.5	13,392.3	+ 1	+ 5
RFI	586.2	627.3	715.3	– 7	– 18
RFI/GDP (%)	4.2	4.5	5.3	– 7	– 21

*Billions of dollars.
Source: Bureau of Economic Analysis, Department of Commerce

HOUSING INVENTORY

Housing Stock*

At the end of the fourth quarter of 2007, the estimate of the total housing stock, 128,649,000 units, was up a statistically insignificant 0.4 percent from the third quarter of 2007 and increased a statistically insignificant 1.6 percent from the fourth quarter of 2006. The number of all occupied units increased a statistically insignificant 0.5 percent from the third quarter of 2007 and rose a statistically insignificant 0.9 percent from the fourth quarter of 2006. The number of owner-occupied units was unchanged from the third quarter of 2007 but was down a statistically insignificant 0.8 percent below the fourth quarter of 2006. The number of renter-occupied units increased a statistically insignificant 1.7 percent from the previous quarter and increased 4.5 percent from the fourth quarter of 2006. The number of vacant units was down a statistically insignificant 0.7 percent from the previous quarter but increased 6.3 percent from the fourth quarter of 2006.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
All Housing Units	128,649	128,189	126,651	+ 0.4**	+ 1.6**
Occupied Units	110,878	110,299	109,932	+ 0.5**	+ 0.9**
Owner Occupied	75,164	75,181	75,763	—	– 0.8**
Renter Occupied	35,714	35,118	34,169	+ 1.7**	+ 4.5
Vacant Units	17,771	17,892	16,719	– 0.7**	+ 6.3

*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 fourth quarter of 2007, at 2.8 percent, increased a statistically insignificant 0.1 percentage point from the third quarter of 2007 and increased a statistically insignificant 0.1 percentage point from the fourth quarter of 2006.

The national rental vacancy rate for the fourth quarter of 2007, at 9.6 percent, decreased a statistically insignificant 0.2 percentage point from the previous quarter and decreased a statistically insignificant 0.2 percentage point from the fourth quarter of 2006.

The homeowner vacancy rate for 2007 was 2.7 percent, 0.3 percentage point higher than in 2006. The annual rental vacancy rate for 2007 was 9.8 percent, a statistically insignificant 0.1 percentage point higher than in 2006.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Homeowner Rate	2.8	2.7	2.7	+ 4**	+ 4**
Rental Rate	9.6	9.8	9.8	– 2**	– 2**

**This change is not statistically significant.
Source: Census Bureau, Department of Commerce

Homeownership Rates

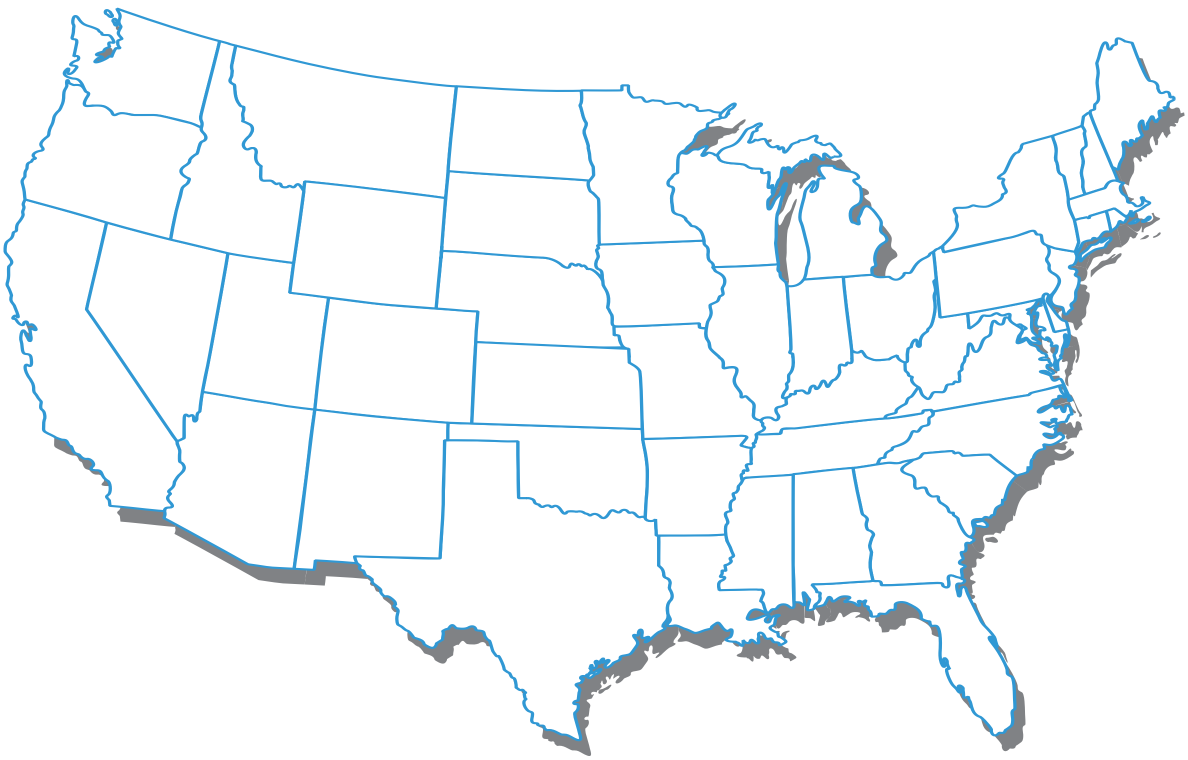
The national homeownership rate was 67.8 percent in the fourth quarter of 2007, down 0.4 percentage point from the previous quarter and down 1.1 percentage point from the fourth quarter of 2006. The homeownership rate for minority households, at 50.5 percent, decreased 0.5 percentage point from the third quarter of 2007 and decreased .09 percentage point from the fourth quarter of 2006. The 62.0-percent homeownership rate for young married-couple households in the fourth quarter of 2007 was down 2.1 percentage points from the third quarter of 2007 and was down 0.9 percentage point from the fourth quarter of 2006.

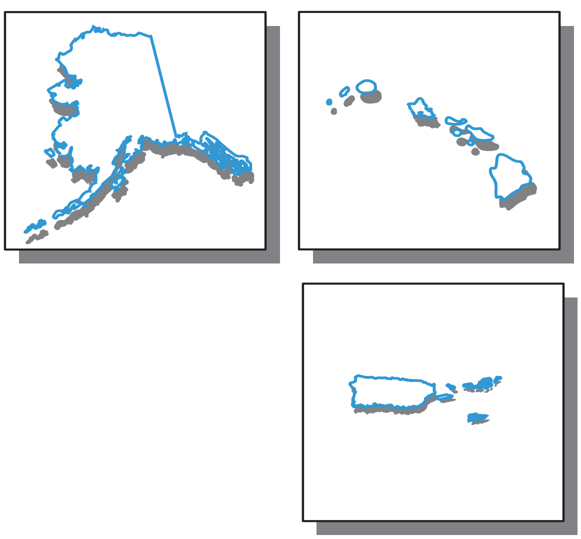
The annual national homeownership rate was 68.1 percent in 2007, down 0.7 percentage point from the previous year. The annual rate for minority households was 50.9 percent, down 0.4 percentage point from 2006. The annual homeownership rate for young married-couple households, at 62.6, was down a statistically insignificant 0.5 percentage point from 2006.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
All Households	67.8	68.2	68.9	– 0.6	– 1.6
Minority Households	50.5	51.0	51.4	– 1.0	– 1.8
Young Married-Couple Households	62.0	64.1	62.9	– 3.3	– 1.4

**This change is not statistically significant.
Source: Census Bureau, Department of Commerce

Regional Activity

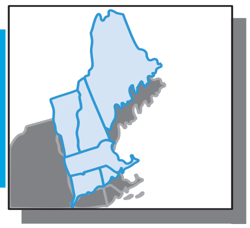




The following summaries of housing market conditions and activities have been prepared by economists in the U.S. Department of Housing and Urban Development's (HUD's) field offices. The reports provide overviews of economic and housing market trends within each region of HUD management. Also included are profiles of selected local housing market areas that provide a perspective of current economic conditions and their impact on the housing market. The reports and profiles are based on information obtained by HUD economists from state and local governments, from housing industry sources, and from their ongoing investigations of housing market conditions carried out in support of HUD's programs.

Regional Reports

New England



The economy of the New England region continued a 4-year period of moderately increasing job growth during 2007. Nonfarm employment averaged more than 7 million jobs in 2007, a net increase of 70,000 jobs, or 1 percent, compared with the increase of jobs in 2006. With the 210,000 jobs gained since 2003, the region has finally regained all of the 186,500 net jobs lost during the 2001–02 recession. Although employment in Massachusetts has not yet returned to the level of employment recorded in 2001 and the state has thus far regained only 63 percent of the total number of jobs lost during the recession, in 2007, Massachusetts gained 34,000 jobs, or 1.0 percent, accounting for approximately half of the net jobs gained in the region. During the year, employment grew by 1.2 percent to 7,800 jobs in New Hampshire and by 1.1 percent to 18,700 jobs in Connecticut.

Economic growth in the New England region resulted primarily from gains in employment in the service-providing sectors, which generated almost 80,000 new jobs, an increase of 1.3 percent compared with the number of new jobs generated in 2006, and provided more than 6 million jobs in 2007. About half of the total gain occurred in Massachusetts, which recorded an increase of 39,000 service-providing jobs, or 1.4 percent. More than 25,000 of these jobs were created in the education and health services sector and the professional and business services sector as a result of the passage of state healthcare legislation and the revival of the Massachusetts high-technology economy. In Connecticut, employment grew by 18,500 jobs, a 1.3-percent increase, which also was led by the education and health services and professional and business services sectors, and, in particular, expansion at Yale-New Haven Hospital. In New Hampshire, employment in the service-providing sectors increased by 10,000 jobs, or 2 percent, the largest percentage gain in the region, as a result of expansion at many healthcare facilities throughout the state that increased hiring in the education and health services sector.

During 2007, goods-producing sectors in the region lost only 8,900 jobs, the lowest annual loss of goods-producing jobs recorded during the decade. Connecticut was the only state in the region to record modest growth in goods-producing sector employment in 2007; the growth was due primarily to gains in commercial construction jobs. During 2007, the average unemployment rate in the region was 4.5 percent, relatively unchanged from the rate recorded in 2006. Unemployment declined from 5.0 to 4.7 percent in Massachusetts and from 5.1 to 4.9 percent in Rhode Island but increased from 3.6 to 4.0 percent in Vermont and from 3.4 to 3.7 percent in New Hampshire.

During 2007, residential construction activity in the New England region, as measured by the number of building permits issued, totaled 36,600 units, down 22 percent from the number of units permitted in 2006 and down by more than 30 percent from the relatively high levels of activity recorded during the previous 5 years, when an annual average of 53,000 units were permitted. Rising interest rates, increasing construction costs, decreasing affordability, and slowing home sales all contributed to the decline. In 2007, the number of single-family homes permitted in the region decreased by more than 7,600 to 25,900 units, a 23-percent decline compared with the number of units permitted in 2006. Single-family building permits were down by 20 to 25 percent in all states in the region except Rhode Island and Vermont, where permits were down by 9 and 30 percent, respectively. Although single-family permits were down 17 percent in Boston, 26 percent in Providence, and 40 percent in Hartford, the region's largest metropolitan areas, they declined by 50 percent or more in the central and western Massachusetts metropolitan areas of Worcester, Springfield, and Pittsfield and in the Bangor, Maine metropolitan area.

New England home sales markets in general were characterized by continued falling levels of sales but relatively stabilized sales pricing levels during 2007. The Massachusetts Association of REALTORS® (MAR) reported that sales of existing single-family homes declined by 4 percent to 45,500 units and the median sales price declined by a little more than 1 percent to $345,500 during the year. In 2007, the monthly inventory of unsold homes averaged about 34,000 units, down 15 percent from the monthly inventory recorded in 2006. During 2007, homes remained on the market for an average of 139 days, about 14 days longer than the average number of days in 2006. According to the Rhode Island Association of REALTORS® (RIAR), in 2007, single-family sales fell 9 percent to 7,600 units and the median price was $275,000, down 3 percent from $282,500 in 2006.

The Maine Real Estate Information System, Inc., reported that the total number of homes sold in 2007 was 12,000, a decrease of 10 percent compared with the number sold in 2006. The median price of a home in the state increased by 1 percent to a new record high of $194,000. In Cumberland County, which is part of the Portland-South Portland metropolitan area, the median price for a home in 2007 was $251,000, virtually unchanged from the median price recorded in 2006. In Aroostook County, which borders Canada, the median price increased by 6 percent to $85,000. For the 12-month period ending September 2007, the Connecticut Association of REALTORS® reported total home sales of 69,200, down 7 percent from the number of sales during the previous 12-month period. The median price was $325,000, up 4 percent compared with the median price during the same period in 2006. For the third quarter of 2007, median prices for homes in Connecticut ranged from $516,400 in Fairfield County (also known as the Bridgeport-Stamford-Norwalk metropolitan area) to $222,700 in nonmetropolitan Windham County in northeast Connecticut, up 4 and 18 percent, respectively, from the median price for the third quarter of 2006. For 2007, the Greater Hartford Association of REALTORS® reported 10,300 single-family home sales, down 13 percent from the number of sales for 2006; however, the median price for 2007 increased 2 percent to $259,900 compared with the median price for 2006.

According to the Office of Federal Housing Enterprise Oversight (OFHEO), home price appreciation in the region was down less than 1 percent in the third quarter of 2007 compared with price increases in the third quarter of 2006, ranking New England last of the nine Census regions in terms of price appreciation. Only two states, Vermont and Maine, had appreciation rates above the 2-percent national average, at 5 and 3 percent, respectively. Home prices declined in 9 of the 18 metropolitan areas/divisions in the New England region; the negative price appreciation ranged from 1 to 4 percent.

Condominium sales in the region slowed throughout 2007. In Massachusetts, MAR reported that 19,800 condominiums were sold in 2007, down 5 percent from the number sold in 2006, and the median price was $282,000, up 3 percent from the median price in 2006. The average number of condominium units on the market decreased to 15,900 in 2007, down 20 percent from the number of units on the market in 2006. The average number of days condominium units remained on the market increased from 116 in 2006 to 135 in 2007. In Rhode Island, RIAR reported that 1,800 condominiums were sold in 2007, a 4-percent decline compared with the number sold in 2006, and the median price was $221,000, down 2 percent from the median price in 2006.

Multifamily construction activity in the region, as measured by the number of units authorized by building permits, decreased in 2007 by 20 percent to 10,700 units, compared with 13,400 units permitted in 2006. In 2007, the number of multifamily units permitted declined by 21 to 28 percent in New Hampshire, Rhode Island, and Massachusetts and by 15 percent in Vermont. Maine and Connecticut posted small increases of 7 and 4 percent, respectively, in the number of multifamily units permitted as a result of a strong rental housing market in the Portland-South Portland metropolitan area and continued multifamily construction activity in the downtown Hartford market. Declining multifamily construction activity in the Boston metropolitan area caused the area's share of the regional multifamily activity to fall from 62 percent in 2006 to less than 50 percent in 2007.

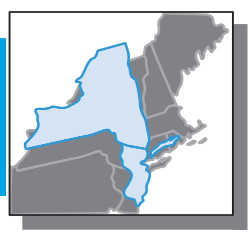
Rental housing markets in the New England region continue to remain balanced; except for the Boston metropolitan area, most markets have had only moderate increases in the rental inventory. Rental vacancy rates in general range from 3 to 6 percent and rent levels average $900 to $1,100 in most small- to medium-size metropolitan areas, but these market indicators are considerably higher in the Boston metropolitan area and Fairfield County. Recent annual rent increases range from nearly 2 percent in the Boston metropolitan area to more than 6 percent in Fairfield County.

Although the Boston metropolitan area rental housing market is balanced, significant increases to the rental inventory, amounting to 10,600 units in the past 2 years, have put upward pressure on vacancy rates and kept rent increases at moderate levels. According to Reis, Inc., during the fourth quarter of 2007, the rental vacancy rate was 6.1 percent, up from 5.5 percent during the same period a year ago, and the effective rent was $1,675. Future increases to the rental inventory are expected to be more moderate, averaging about 3,000 units annually for the next several years. With homeowner demand moderating due to stricter credit standards, the rental housing market should tighten, resulting in lower vacancy rates as long as the economy continues to support at least a 1-percent annual job growth rate. The Fairfield County rental housing market is tight, with a fourth quarter 2007 rental vacancy rate of 3.3 percent, down from 3.4 percent a year ago. According to Reis, Inc., 600 rental units entered the market in 2007, twice the average number of units that have been added to the inventory in each of the past 5 years but still a moderate amount given the size of the market area. Consequently, during the year, the asking rent in Fairfield County increased by 6 percent to $1,801, one of the highest rent levels in the nation.

The Hartford metropolitan area rental housing market is very stable and balanced. With fewer than 300 new rental units entering the market during 2007, the rental vacancy rate declined from 5 percent in the fourth quarter of 2006 to 4.4 percent in the fourth quarter of 2007. During the period, the asking rent increased by more than 3 percent to $949. The revitalization of downtown Hartford continues with the development of new housing opportunities that will effectively double the downtown rental unit inventory over the next 3 years, according to CB Richard Ellis.

As of the third quarter of 2007, the Providence metropolitan area had a rental vacancy rate of 7.2 percent, down from 7.5 percent in the third quarter of 2006, and the asking rent increased by more than 2 percent to $1,220. M/PF YieldStar reports that most of the more than 650 rental units under construction in the Providence market are in adaptive reuse projects consisting of former textile and manufacturing mills being converted to luxury rental housing.

New York/New Jersey



Total nonfarm employment in the New York/New Jersey region increased in 2007 by 109,400 jobs, or 0.9 percent, to 12.8 million jobs compared with the number of jobs in 2006. Employment growth in the region occurred primarily in the service-providing sectors, including education and health services, professional and business services, and leisure and hospitality. Nonfarm employment increased by 85,800 jobs, or 1 percent, to 8.7 million jobs in New York and by 23,600 jobs, or 0.6 percent, to 4.1 million jobs in New Jersey. In 2007, the rate of employment growth was less than 1 percent in most Upstate New York metropolitan areas but was somewhat higher in Downstate metropolitan areas. In the Kingston metropolitan area, employers added 1,200 jobs, up 1.9 percent from the number added a year earlier. In the large Nassau-Suffolk metropolitan area, employers added 8,700 new jobs, a 0.7-percent gain compared with the number added in 2006. Total nonfarm employment in New York City in 2007 was 3.7 million jobs, an increase of 54,500 jobs, or 1.5 percent, from last year, although the data indicate a moderating trend when compared with the 62,000 additional jobs and 1.7-percent growth rate in 2006. With the exception of the Atlantic City metropolitan area, where employment declined in the leisure and hospitality sector, employment increased in most of New Jersey, with gains typically ranging from 1 to 2 percent.

In 2007, the average annual unemployment rate in the region remained stable, at 4.5 percent, compared with the rate recorded in 2006. During this period, the average annual unemployment rate also remained stable in New York, at 4.5 percent, but decreased from 4.6 to 4.3 percent in New Jersey.

Despite employment gains, many sales housing markets in the region softened in 2007. Annual housing statistics from the New York State Association of REALTORS® indicate that the median sales price of an existing home in New York, excluding the New York City area, was $237,000 in 2007, a decline of more than 4 percent when compared with the median price in 2006. In 2007, 92,600 homes were sold in the state, a decrease of nearly 9 percent from the number sold in 2006. Year-end statistics for home sales and prices in New Jersey are currently unavailable; however, data from the New Jersey Association of REALTORS® indicate that, for the 12-month period ending September 2007, the median price of an existing single-family home in the state remained stable, at $371,000, compared with the median price recorded for the same period a year ago. The median price increased by approximately 3 percent in both Northern New Jersey and Southern New Jersey to $456,000 and $238,000, respectively, but declined by 3 percent to $360,000 in Central New Jersey. During the 12 months ending September 2007, the number of home sales in New Jersey declined by almost 17,000 units, or 11 percent, to 144,200 units. Fewer sales occurred in all three regions of the state, ranging from declines of 8 percent in Northern New Jersey to 14 percent in Central New Jersey. The number of mortgage foreclosures, as reported by RealtyTrac, Inc., increased by approximately 10 percent in New York and 34 percent in New Jersey in 2007 compared with the number of foreclosures in 2006.

Despite softening housing market conditions in other areas of the region, the sales housing market in New York City remains strong. According to Prudential Douglas Elliman, during the fourth quarter of 2007, the median price of a Manhattan co-op or condominium increased by more than 6 percent to $850,000 in contrast with the extensive price inflation that occurred during the last several years, when annual price increases averaged between 10 and 20 percent. In the fourth quarter of 2007, co-op and condominium sales activity increased by 3 percent to 2,500 units, and the listing inventory declined by approximately 14 percent to 5,100 units.

Despite rising inventories of unsold homes, prices have been increasing in many parts of the New York/New Jersey region. According to the Buffalo Niagara Association of REALTORS®, the median price of an existing single-family home or condominium in the area was $101,500 in 2007, an increase of 1 percent compared with the median price in 2006. During the year, 11,300 existing homes were sold in the area; this figure represents a 3-percent increase from the number sold during 2006.

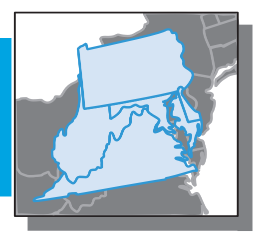
The median price of a single-family home in the Albany-Schenectady-Troy metropolitan area continued to increase during 2007, but at a slower rate than it did in 2006 and 2005. The Greater Capital Association of REALTORS® reported that, in 2007, the median price of an existing single-family home in the metropolitan area increased by 2 percent to $192,500; in comparison, the median price increased by 5 percent in 2006 and by 13 percent in 2005. In 2007, the median price of an existing single-family home in Albany, Rensselaer, and Schenectady Counties increased between 2 and 3 percent compared with the median price in 2006. During the year, the median price of an existing home in Saratoga County, the most expensive home sales market in the Albany-Schenectady-Troy metropolitan area, declined by 1 percent to $256,000. In 2007, total residential sales in the metropolitan area decreased by 8 percent to 9,700 units, and the number of residential listings increased by 2 percent to 17,300 units.

After several years of declining employment in the Rochester metropolitan area, the economy is beginning to stabilize and conditions in the sales housing market are improving. The Greater Rochester Association of REALTORS® reports that the median price of an existing home in 2007 increased by 2 percent to $117,000 compared with the median price in 2006. Between 2006 and 2007, sales of existing single-family homes in the Rochester area decreased by 1 percent to 11,300 units, with fewer sales recorded in Monroe, Ontario, and Orleans Counties than during the previous year.

Residential construction activity in the New York/New Jersey region, as measured by the number of building permits issued, decreased by approximately 7 percent to 81,600 units during 2007. In New York, where approximately 55,300 units were authorized, building permit activity remained relatively stable compared with that of 2006. In New Jersey, 25,800 units were permitted, representing a 20-percent decline from the number permitted in 2006. In 2007, single-family housing construction in the region declined by 19 percent to 30,400 units, but multifamily construction increased by 2 percent to 51,100 units. During the year, multifamily housing development increased by 10 percent to 38,300 units in New York but decreased by 17 percent to 12,900 units in New Jersey.

Preliminary statistics for the fourth quarter of 2007 from Reis, Inc., indicate that Downstate New York and New Jersey rental housing markets remain tight and rent increases are occurring. In 2007, the apartment vacancy rate in New York City was 2.1 percent, down from 2.2 percent in 2006; during the past year, the average monthly asking rent increased by almost 9 percent to $2,825. On Long Island, in the fourth quarter of 2007, the apartment vacancy rate remained stable, at 3.0 percent, and the average rent increased by 3 percent to $1,519 a month. During this period, the vacancy rate declined from 3.5 to 3.4 percent in Central New Jersey but increased from 2.8 to 3.2 percent in Northern New Jersey. In 2007, average apartment rents increased by more than 4 percent to $1,134 in Central New Jersey and by nearly 5 percent to $1,488 in Northern New Jersey. In Upstate New York, Reis, Inc., reported that apartment vacancy rates declined in three major market areas in 2007. Rates fell from 5.4 to 4.3 percent in Buffalo, from 5.0 to 4.0 percent in Rochester, and from 4.9 to 4.1 percent in Syracuse. Corresponding with these tightening rental market conditions, apartment rent appreciation ranged from a nearly 3-percent increase to $655 a month in the Syracuse area to a nearly 5-percent increase to $712 a month in the Buffalo area. In the Rochester area, the average apartment rent increased by 3.7 percent to $734 a month.

Mid-Atlantic



The economy of the Mid-Atlantic region continued to grow during 2007, albeit at a slower rate than that of the previous year. During 2007, nonfarm employment increased by 152,350 jobs, or slightly more than 1 percent, to an average of 14.1 million jobs, down from the 1.2-percent increase recorded during 2006. The professional and business services sector was the fastest growing employment sector in the region, adding 51,200 jobs and increasing by 2.6 percent. The education and health services sector grew by 2.3 percent and added

47,900 jobs. Job gains moderated in Pennsylvania and Virginia, the two most populous states in the region. Pennsylvania added 49,100 new jobs, which equaled 32 percent of the total regional growth but was nearly 2,000 fewer jobs than the total added in the state in 2006. Pennsylvania accounted for 61 percent of all new education and health services jobs in the region. Of the jobs added in the state, 60 percent, or 29,275, were in this sector; 10,300 of those jobs were located in the Philadelphia metropolitan area, where the leading private-sector employers are universities and hospital systems. Although Virginia accounted for 37 percent of all new jobs in the region, the 56,300 jobs added in the state during 2007 reflect a growth rate of 1.5 percent, down from the 1.7-percent gain recorded during the previous year. In the remainder of the region, the number of jobs grew at rates ranging from nearly 0.5 percent in West Virginia to 1.5 percent in the District of Columbia, where 60 percent of all new jobs were in the professional and business services sector. Employment in the federal government subsector was stable at 193,000 jobs in 2007, following a loss of 700 jobs in 2006.

The unemployment rate in the Mid-Atlantic region declined from 4.1 percent in 2006 to 3.9 percent in 2007. West Virginia and Pennsylvania each reported the largest decline of 0.4 percent and unemployment rates fell to 4.6 and 4.3 percent, respectively, in the states. Virginia reported the lowest unemployment rate of 3.1 percent, relatively unchanged from the rate recorded a year ago.

According to the Census Bureau, the population of the Mid-Atlantic region was estimated at slightly more than 29 million as of July 1, 2007, an increase of nearly 0.5 percent, or 136,330, since July 1, 2006. Net natural increase (resident births minus resident deaths) produced 80 percent of the regional population growth. Population gains in Virginia accounted for 53 percent of the regional growth; net natural increase produced two-thirds of the state's population growth. Maryland was the only state in the region with net out-migration in 2007. That loss offset half the state's population gain attributable to net natural increase.

Despite continued economic expansion in the Mid-Atlantic region during 2007, home sales declined. Reduced sales volume was attributed to stricter underwriting policies, higher interest rates during the first half of the year, and consumer caution driven by news of higher foreclosure rates and fears of potentially declining home values. The Maryland Association of REALTORS® reported that approximately 60,800 existing homes were sold in the state during 2007, a decrease of 23 percent compared with the 79,100 homes sold during 2006. The average monthly inventory of homes for sale increased by 26 percent, from 35,150 to 44,400 units, during the year. The average home sales price increased by 1.3 percent from $356,900 to $361,600, down from the nearly 6-percent home price increase reported during 2006 and a significant change from the 19-percent price increase reported during 2005. In the Baltimore metropolitan area, nearly 29,950 homes were sold in 2007, a decline of 17 percent from the 36,050 homes sold in 2006. The average home price of $317,131 increased by only 2 percent from the average price of homes sold in the area during 2006. In Charles, Montgomery, and Prince Georges Counties, the primary suburban Maryland counties of the Washington, D.C. metropolitan area, approximately 19,000 homes were sold during 2007, reflecting a 33-percent decrease in sales volume compared with the number sold during the previous year. The average home price rose to $446,500, nearly 5 percent higher than the average price recorded in 2006.

The Virginia Association of REALTORS® reported that, during 2007, nearly 95,300 homes were sold, 15 percent fewer than the 112,400 homes sold during 2006. The average price remained virtually unchanged, increasing by less than 1 percent to $280,850. Through December 2007, 22,700 homes were sold in Northern Virginia, a 13-percent decline from the 26,000 homes sold during 2006. Average home prices in Northern Virginia declined by 1 percent but continued to be the highest average prices in the state, at $524,970. Homes in that area remained on the market for an average of 90 days, or 21 days longer than during 2006. The volume of sales in the Richmond metropolitan area, at 13,950 homes, was approximately 12 percent less than the 15,850 homes reported sold during 2006, and the average price of a home rose by only 3 percent, to $276,350, a sharp decline from the 11-percent escalation in prices reported during the previous year. In the Norfolk-Virginia Beach-Newport News metropolitan area, during 2007, sales fell by 14 percent to 23,075 homes and the average price was $281,900, an increase of slightly more than 3 percent from the 2006 figure.

According to the NATIONAL ASSOCIATION OF REALTORS®, during the 12 months ending September 2007 (the most recent data available), sales of existing homes in Pennsylvania declined by only 3 percent, the lowest decline recorded in the region during that 12-month period. During the period, approximately 237,300 homes were sold in Pennsylvania, half of the total number of homes sold in the region. According to the NATIONAL ASSOCIATION OF REALTORS®, during 2007, approximately 14,800, 9,200, and 25,600 homes were sold in Delaware, the District of Columbia, and West Virginia, respectively; these figures represent declines of 14, 12, and 19 percent, respectively, from the number sold in 2006.

Overall homebuilding activity in the Mid-Atlantic region, as measured by the number of building permits issued, slowed during 2007. Demand from move-up buyers declined as a result of both longer closing periods and lower prices for existing homes. Cancelled contracts left builders with larger inventories of unsold homes and prompted them to postpone plans for new development. Single-family building activity in the region fell by 21 percent to slightly fewer than 80,500 homes permitted in 2007 compared with 101,725 homes permitted during the previous year. The smallest decline in the region was reported in Pennsylvania, where, during 2007, permits were issued for 28,500 new homes, approximately 15 percent fewer than the number issued during 2006. In Virginia, 29,500 homes were permitted during the year, almost 24 percent fewer than the 38,500 homes permitted during 2006. In Maryland, production fell by nearly 5,300 homes, or 27 percent, to a total of 14,200 new homes permitted during 2007. Production declined in all the major metropolitan areas in the region. The Richmond, Virginia metropolitan area reported the steepest percentage decline, with permits issued for approximately 5,750 new homes, 24 percent fewer than during 2006. The number of building permits issued for single-family homes in the Washington, D.C. metropolitan area declined by 20 percent, or 3,600, to 14,700 homes. In the Philadelphia metropolitan area, single-family homebuilding activity fell by 18 percent to approximately 9,500 homes permitted during the year.

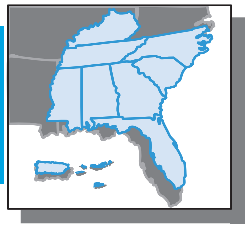
During 2007, multifamily building activity declined in all states in the Mid-Atlantic region except West Virginia. Approximately 21,100 units were permitted in the region, a decline of 18 percent, or 4,700 units, from the number permitted a year ago. In West Virginia, the modest production of slightly less than 700 units was up from the 200 units produced during the previous year. Multifamily building activity declined in all the major metropolitan areas in the region. In the Washington, D.C. metropolitan area, 8,400 units were permitted, nearly 800 units, or 9 percent, fewer than the number permitted in 2006. Production increased in the midsize metropolitan area of Richmond, Virginia, where the number of units permitted rose by 565 units to a total of 1,060 units for the year.

During 2007, conditions fluctuated within the three largest rental housing markets in the Mid-Atlantic region. In the Philadelphia metropolitan area, the market tightened slightly in the Pennsylvania suburbs. According to Delta Associates, vacancy rates for Class A apartments fell from 9 percent in December 2006 to 8.5 percent in December 2007 because 650 new apartment units were absorbed during the year. With only one project currently in lease-up and no new projects entering the market in the near future, vacancy rates in the suburban markets are expected to continue to decline. The market softened in Center City Philadelphia as vacancy rates rose from slightly more than 3 percent in December 2006 to 11 percent in December 2007. A total of 850 new rental units were added to the market in 2007; 350 units were absorbed during the year but an additional 500 continue leasing. Concessions increased to slightly more than 2 percent of rents, up from 1 percent a year ago. Rents average $1,930 in Center City Philadelphia and $1,390 in the Pennsylvania suburbs.

In the Baltimore metropolitan area, the vacancy rate for Class A rental units rose from 6 percent in December 2006 to 9 percent in December 2007, according to Delta Associates. Despite the absorption of nearly 450 units during 2007, rental housing conditions remained soft in the city of Baltimore, with a 16-percent vacancy rate that increased from the rate of just under 10 percent recorded a year ago. Concessions valued at 5 percent of rents, up from 2 percent a year ago, are being offered in the city, where another 460 units are leasing at average rents of $1,600 a month.

Delta Associates reported that the rental market for Class A garden apartments in the Washington, D.C. metropolitan area softened slightly to 7.5 percent in December 2007 compared with 6.2 percent a year ago. Apartment vacancy rates for Class A highrise units in the District of Columbia decreased to 10 percent in December 2007 from 12 percent at the end of 2006. Vacancy rates for Class A highrise units increased substantially in both suburban Maryland and Northern Virginia, from 2 and 8 percent, respectively, in December 2006 to 20.5 and 17 percent, respectively, in December 2007. Approximately 3,250 new garden apartment units and 4,200 highrise units are being marketed currently; concessions range from an average of 3 percent of rent for garden units in suburban Maryland, where rents are $1,405, to 10 percent of rent for highrise units in close-in Northern Virginia, where monthly rents are $1,900. Rents for highrise apartments in the District of Columbia average $2,450 a month.

SOUTHEAST/ CARIBBEAN



The pace of the 5-year economic expansion in the Southeast/Caribbean region slowed during 2007 as the region recorded its smallest annual job gain since 2003. Total nonfarm employment increased by 360,800 jobs, or 1.3 percent, to almost 27.2 million jobs in 2007 compared with an increase of 537,400 jobs, or 2 percent, in 2006. The education and health services, leisure and hospitality, and professional and business services sectors led the employment increase with gains of 100,100, 77,500, and 65,500 jobs, respectively. The unemployment rate for the region averaged 4.8 percent in 2007, the same rate recorded in 2006.

During 2007, nonfarm employment growth in the region slowed in all eight states, except Mississippi. In Mississippi, 19,700 nonfarm jobs were added in 2007 compared with 12,200 jobs added in 2006. Much of the job growth in Mississippi occurred in the coastal counties that continue to recover from the devastation inflicted by Hurricane Katrina in 2005. Nonfarm employment increased by 8,100 jobs, or 8.1 percent, in the Gulfport-Biloxi metropolitan area. Leading the growth in employment was the leisure and hospitality sector, which increased by 4,400 jobs, or 25 percent, as the recovering casino gambling industry provided jobs to make up for those lost after the hurricane. Although Florida led the regional employment growth with 119,000 new nonfarm jobs in 2007, the increase was considerably less than the 207,000 jobs added in the state in 2006. Tourism in Florida remained strong in 2007, as evidenced by an increase of 38,600 jobs in the leisure and hospitality sector, but construction slowed considerably as a result of a weak housing market. Construction sector employment in the state decreased by 18,700 jobs in 2007, after an increase of 46,900 jobs in 2006. North Carolina recorded the fastest rate of job growth in the region, with a 2-percentage-point increase in 2007. The Charlotte and Raleigh metropolitan areas accounted for 21,400 and 12,600, respectively, of the 80,000 new nonfarm jobs added in the state during the year.

The slowing regional economy contributed to a moderation in population growth. According to the Census Bureau, the population of the region was approximately 63.2 million as of July 1, 2007, an increase of 857,200, or 1.4 percent, since July 1, 2006, but down from the increase of slightly more than 1 million, or 1.6 percent, recorded during the previous year. In Florida, the population increased by 193,700, significantly less than the increase of 321,500 recorded in 2006 and the smallest annual increase reported for the state during the 2000s. The slowdown resulted from fewer people moving to the state. Net in-migration to Florida slowed from 261,300 people during the period from July 1, 2005, to July 1, 2006, to 123,400 people during the period from July 1, 2006, to July 1, 2007. For the first time in the decade, Georgia recorded the largest gain in population in the region, increasing by approximately 202,700, or 2.2 percent, during the year ending July 1, 2007. Population growth in North Carolina and South Carolina continued at the same rates recorded in the previous year, 2.2 and 1.8 percent, respectively; both of these growth rates are well above those recorded for the states earlier in the decade. In Mississippi, where the population fell slightly for the year ending July 1, 2006, a gain of 19,650, or 0.7 percent, was recorded for the year ending July 1, 2007, as residents displaced by Hurricane Katrina returned to the state.

Home sales in most areas of the region were down in 2007 compared with 2006 as the economy slowed and as lenders implemented tighter lending standards in response to rising foreclosures. The Florida Association of REALTORS® reported that 130,200 existing single-family homes were sold in the state during 2007, a decrease of almost 29 percent from the number sold during 2006. Sales volume decreases were reported for all metropolitan areas of the state, ranging from a low of 10 percent in Panama City to a high of 39 percent in Miami. The median sales price for an existing single-family home in Florida in 2007 was $233,600, a decrease of 5 percent from the price of $247,100 in 2006. Except for nominal gains of 1 percent reported in both Miami and Tallahassee, median prices decreased in every metropolitan area in Florida. Sales of existing condominiums statewide declined from 56,900 units in 2006 to 41,500 units in 2007, and the median price decreased by $6,400 to $205,100.

South Carolina REALTORS® reported that approximately 61,700 homes were sold in the state in 2007, a decline of 7,225, or 10 percent, from the number sold in 2006. The median home price for the state was virtually unchanged in 2007, at $159,000. The largest decline in the number of homes sold occurred in the Myrtle Beach and Charleston areas, where sales decreased by 3,225 and 2,700 homes, respectively. According to data from the North Carolina Association of REALTORS®, Inc., during 2007 approximately 125,200 existing homes were sold in 20 reporting areas, a decline of 13,850 homes, or 10 percent, from the number sold during 2006. The average price increased by almost 2 percent to $221,900 during the same period.

In Alabama, during 2007, approximately 57,100 homes were sold statewide, a decrease of 2,900 homes, or almost 5 percent, compared with the 60,000 homes sold in 2006, according to the Alabama Real Estate Center. The inventory of unsold homes in the state increased by 25 percent, averaging about 41,600 homes for the year compared with 33,300 in 2006. Despite declining sales and the rising inventory of unsold homes, the average price of homes sold in 2007 remained at $158,100, relatively unchanged from the price in 2006.

In the Knoxville, Memphis, and Nashville metropolitan areas, during 2007, home sales declined by 11, 16, and 16 percent, respectively, compared with home sales during 2006, according to reports from local boards of REALTORS®. Declining home sales in the areas resulted in 22- to 29-percent increases in average inventories of unsold homes during the year compared with inventories in 2006. Despite declining sales and rising inventories, sales prices were relatively stable in each area. In 2007, the average price of a home sold in Knoxville increased by 4 percent to $195,300; in Memphis, the price decreased by 2 percent to $173,100; and, in Nashville, the price decreased by 2 percent from $191,700 in December 2006 to $187,900 in December 2007.

Reduced demand for new homes in the region in 2007, resulting from moderating employment and population growth and rising inventories of unsold homes, led to sharp cutbacks in single-family homebuilding, as measured by the number of building permits issued. Building permits were issued for 291,100 homes in the region during 2007, a decrease of 150,700 units, or 34 percent, compared with the 441,800 homes permitted during 2006. The number of single-family building permits decreased by 18 percent or more in all states in the region during the year. The largest decline occurred in Florida, where the 73,200 single-family building permits issued in 2007 were less than half the number issued in 2006.

Despite a slower growing economy and population in most areas of the region, in 12 of the 20 Southeast markets surveyed by Reis, Inc., apartment vacancy rates decreased in the fourth quarter of 2007 compared with rates in the fourth quarter of 2006. Expanding economies in the Charlotte, Greensboro-Winston Salem and Raleigh-Durham, North Carolina metropolitan areas led to vacancy rate declines in these areas of 1 to 2 percent and average rent increases of 3 to 4 percent in the fourth quarter of 2007 compared with rates and rents in the fourth quarter of 2006. Charlotte recorded the lowest vacancy rate—5.8 percent—of the three areas. Greensboro-Winston Salem and Raleigh-Durham recorded vacancy rates of 7.3 and 7.2 percent, respectively. In Kentucky, vacancy rates decreased from just above 8 percent to approximately 7 percent in both Lexington and Louisville. In Tennessee, apartment markets were generally balanced in Chattanooga, Knoxville, and Nashville, where vacancy rates of 6.5, 5.3, and 5.1 percent, respectively, were recorded, while soft market conditions continued in Memphis, where the vacancy rate, at 10.4 percent, was relatively unchanged. Vacancy rates increased in all six Florida markets that were surveyed as rental markets continued to be affected by the increased conversion of condominium units to apartments. Vacancy rates in Florida ranged from a low of 4 percent in Miami to a high of 8 percent in Palm Beach.

Primarily in reaction to rising vacancy rates and increasing rental inventories in Florida, multifamily construction, as measured by the number of units permitted, declined significantly in the region during 2007. During 2007, 93,250 multifamily units were permitted, a decrease of 24,800 units, or 21 percent, compared with the number of units permitted in 2006. In Florida, the number of multifamily units permitted decreased by 23,000, or 41 percent, to 29,700 units as apartment and condominium developers scaled back construction plans. Conversely, in Mississippi, developers increased multifamily construction activity. Approximately 5,700 units were permitted in the state in 2007, up from 1,850 units permitted in 2006. Most of that increase occurred in the Gulfport-Biloxi metropolitan area, where the number of multifamily unit permits increased from 560 in 2006 to 2,700 in 2007 as post-Hurricane Katrina rebuilding accelerated.

MIDWEST

Employment levels remained stable in the Midwest region during 2007. Nonfarm employment increased by only 18,000 jobs, or 0.1 percent, to an average of 24.3 million jobs in 2007 compared with a gain of 75,000 jobs, or 0.3 percent, in 2006. Increases in the education and health services, professional and business services, and leisure and hospitality sectors of 62,000, 35,000, and 20,000 jobs, respectively, offset declines in the manufacturing and construction sectors of 67,000 and 23,000 jobs, respectively. Almost all the manufacturing job losses were in durable goods production. Economic performance varied in the individual states of the region during 2007. Illinois registered a 0.8-percent increase, or a gain of 50,000 jobs, but Michigan registered a 1.4-percent decrease, or a loss of 60,000 jobs, with more than half the losses occurring in the Detroit metropolitan area. Indiana, Minnesota, and Wisconsin recorded employment gains ranging from 9,000 to 18,000 jobs, offsetting Ohio's loss of 8,500 jobs. The regional average unemployment rate was 5.5 percent for the year, up from 5.2 percent in 2006. Unemployment rates ranged from a low of 4.5 percent in both Illinois and Minnesota to a high of 7.1 percent in Michigan.

The sales market for existing homes in the region softened during 2007 because of slower economic growth and tighter lending standards. In the third quarter of 2007, the annual rate of sales of existing homes was down 12 percent to 965,000 from the third quarter of 2006, according to the NATIONAL ASSOCIATION OF REALTORS®. All six states in the region recorded a decline in sales of existing homes. Contributing to the relatively softer home sales market in the Midwest has been the higher rate of home foreclosures compared with other regions in the country. During the third quarter of 2007, the 2.9-percent foreclosure rate recorded in the region ranked first in the country and was above the 1.7-percent national rate, according to the Mortgage Bankers Association.

Sales of existing homes continued to slow in most areas of the region in the fourth quarter of 2007. The Illinois Association of REALTORS® reported that sales declined in the fourth quarter despite the strengthening economy in the state and lower mortgage interest rates. In 2007, 138,500 existing homes were sold in the state, down 17 percent from the number sold in 2006. During 2007, the median sales price of existing homes in Illinois was $204,000, relatively unchanged from the median price recorded a year ago. Approximately two-thirds of the existing homes sold in Illinois in 2007 were sold in the Chicago metropolitan area, where 93,100 homes were sold at a median price of $254,000, reflecting a 19-percent decrease in the number of sales but a 2-percent increase in the price compared with the sales volume and median price recorded in 2006.

In Michigan, tighter lending practices and continued job losses in 2007 resulted in declines in existing home sales and average prices throughout the state. The number of homes sold declined 6 percent to 101,000 from the number sold in 2006, and the average price declined 6 percent to $142,400. Of Michigan's 25 local boards of REALTORS,® 20 reported declines in existing home sales and average prices in 2007. The largest decreases occurred in the Detroit metropolitan area, where 2,300 fewer units were sold and the average price declined by 7 percent to $153,000.

According to the Ohio Association of REALTORS®, the number of existing homes sold in the state totaled 131,000 homes in 2007, 8 percent below the 143,000 homes sold a year earlier, and the average price of existing homes decreased by 2 percent to $149,600. In the Columbus, Cleveland, and Cincinnati metropolitan areas, existing home sales were down 7, 9, and 11 percent, respectively, and the average price decreased 2 to 4 percent to $172,900, $163,300, and $173,900, respectively.

In Wisconsin, existing home sales also slowed during 2007 in major market areas. According to multiple listing services in Madison and Milwaukee, sales of existing homes in the metropolitan areas fell by 8 and 11 percent, respectively. In Minnesota, the Minneapolis-St. Paul metropolitan area recorded a 16-percent decline in sales of existing homes for the year and a 6-percent decline in the median price to $215,000. In the Indianapolis metropolitan area, sales of existing homes were down 8 percent and the median price was unchanged, at approximately $119,000.

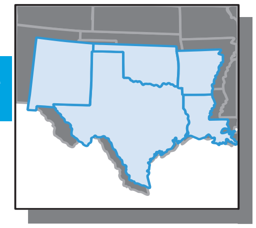
In response to slower economic growth in the Midwest region and declining demand for new homes in major metropolitan areas, single-family construction in the region, as measured by the number of building permits issued, continued to decrease during 2007. The number of single-family building permits issued in 2007 was 30 percent below the number issued in 2006, at 116,400 units, and was 42 percent below the 202,500 units averaged annually in the past 3 years. All states in the Midwest showed declines in single-family construction activity, with Illinois, Michigan, and Ohio accounting for approximately two-thirds of the decrease in single-family permits. In Indiana and Wisconsin, the number of single-family permits issued decreased by 20 percent to 19,200 and 16,300 units, respectively. In Minnesota, approximately 14,000 single-family permits were issued in 2007, down 36 percent from the number issued in 2006.

The volume of multifamily building activity also was down in 2007 despite tighter rental housing markets in most areas of the Midwest region. During the year, building permits were issued for 40,000 multifamily units, 18 percent below the 49,000 units permitted in 2006 and 33 percent below the 60,300 units averaged annually since 2000. Activity was down in all states and metropolitan areas in the region. Michigan recorded a 46-percent decline in multifamily construction because building permit activity in the Detroit metropolitan area declined by 66 percent to only 500 multifamily units. In Minneapolis-St. Paul, the overbuilt condominium market contributed to a 32-percent decline in multifamily construction activity in Minnesota. In the Chicago metropolitan area, the number of new multifamily units permitted in 2007 totaled 15,200, down 11 percent from the record 17,200 units permitted in 2006 but up 8 percent from the annual average of 14,000 units permitted during the past 5 years. Approximately 51 percent, or 7,100 units, of the multifamily building permit activity in the metropolitan area was for condominium development in the city of Chicago, where construction remains strong. A record 6,300 new condominiums and townhomes are expected to enter the market in downtown Chicago during 2008.

Most major apartment markets in the Midwest region tightened in 2007 because of increased demand for rental housing. According to GVA Marquette Advisors, in the Minneapolis-St. Paul metropolitan area, the apartment vacancy rate was 4.2 percent in the fourth quarter of 2007, compared with 4.7 percent in the fourth quarter of 2006. The Indianapolis apartment market also continued to show modest improvement in the fourth quarter of 2007. The apartment vacancy rate in the metropolitan area was 8.5 percent, down from 9.5 percent in the fourth quarter of 2006. Major rental housing markets in Wisconsin are balanced. In both the Madison and Milwaukee metropolitan areas, the apartment vacancy rate was 6 percent for 2007, down from 7 and 8 percent, respectively, for 2006.

Rental housing market conditions continued to improve in most areas of Illinois in 2007. In the Rockford area, the apartment vacancy rate was approximately 8 percent in the fourth quarter of 2007, down from 9.5 percent a year earlier. In the Chicago area, the apartment market remained balanced to tight in the fourth quarter of 2007. The vacancy rate in downtown Chicago was 5 percent, unchanged from the rate in the fourth quarter of 2006; the apartment vacancy rate also held steady in suburban Chicago, at 6 percent. During 2007, rents in the Chicago area increased by 6 percent in the city and by 5 percent in suburban areas. In Ohio, rental housing markets in Columbus, Cleveland, and Cincinnati tightened due to the low level of apartment construction. All three areas recorded declines in apartment vacancy rates during the past 12 months. In Columbus, the apartment vacancy rate was 6.6 percent in the fourth quarter of 2007, compared with 8 percent a year earlier. In Cleveland and Cincinnati, vacancy rates were 5.6 and 7 percent, respectively, down from 6.5 and 8.7 percent, respectively, in the fourth quarter of 2006. In 2007, rents increased by approximately 4 percent in Columbus and Cleveland and by 3 percent in Cincinnati.

SOUTHWEST



Economic expansion in the Southwest region continued during 2007 at more than 2 percent for the third year in a row. Average nonfarm employment increased by 332,000 jobs, or 2.1 percent, to 15.8 million jobs. The employment sector with the highest growth rate in 2007 was natural resources and mining, which increased by nearly 9 percent, or 27,000 jobs. Hiring in the sector spread throughout the region because of increased drilling activity during the past year as former oil fields were being reopened and new areas were being explored. Growth rates in the natural resources and mining sector during 2007 ranged from 6 percent in New Mexico to 16 percent in Arkansas, where the 1,200 jobs added were more than double the number added during the previous year. During the past year, the construction sector also gained 27,000 jobs, or 3 percent, building on the 7-percent employment increase that occurred in the sector during 2006. Job growth in the construction sector during 2007 resulted primarily from industrial and commercial expansion. The professional and business services sector, which grew by 73,000 jobs, led all employment sectors in the region in terms of the number of jobs added. The leisure and hospitality and the education and health services sectors each gained more than 45,000 jobs in 2007.

Texas employers added 230,000 jobs, an increase of 2.3 percent, during the year and accounted for about 70 percent of the growth in nonfarm employment in the region; employment sector increases in the state followed regional trends. In 2007, the Houston area gained 74,000 jobs and the Dallas-Fort Worth area added 82,000 jobs. Employment grew by 29,000 jobs in Austin and by 18,000 jobs in San Antonio. During 2007, Louisiana gained 58,000 jobs, a 3.9-percent increase, including 15,000 jobs in New Orleans and 7,600 jobs in Baton Rouge. In New Orleans, continued economic recovery led to gains of about 3,000 jobs each in the professional and business services, leisure and hospitality, and education and health services sectors. In Oklahoma, nonfarm employment increased by approximately 22,000 jobs, or 1.4 percent, overall. Job growth in Oklahoma City and Tulsa amounted to 16,000 and 6,700 new positions, respectively, and helped offset job losses elsewhere in the state. In New Mexico, employers added 13,000 jobs, a 1.6-percent increase; approximately

60 percent of the gain occurred in the metropolitan areas of Albuquerque, Las Cruces, and Santa Fe. In Arkansas, the net number of jobs added was 8,000, or just 0.7 percent, reflecting statewide job losses in the manufacturing sector that more than tripled during the year to 7,900 compared with the 2,200 jobs lost in the sector during 2006. Job losses in Arkansas were distributed throughout all manufacturing subsectors but were highest in electrical equipment and food manufacturing.

Because of the expanding economy, the unemployment rate in the Southwest region continued to decrease during 2007, declining to 4.3 percent from 4.7 percent in 2006. In Texas, the unemployment rate of 4.3 percent was at its lowest level in 6 years, down from 4.9 percent in 2006. New Mexico had the lowest rate in the region, at 3.7 percent, a decrease from 4.3 percent in 2006. In Arkansas and Louisiana, unemployment rates remained relatively unchanged, at 5.3 and 4 percent, respectively, compared with rates in 2006. In Oklahoma, the unemployment rate increased to 4.3 percent from 4 percent a year ago.

The strong economy and moderate home price appreciation in Texas sustained balanced sales housing markets during 2007 in most areas of the state. According to data from the Real Estate Center at Texas A&M University, in 2007, approximately 271,500 homes were sold in Texas, down 6 percent from the record-level sales volume recorded in 2006. The average home sales price for the state increased by 5 percent to $193,100. Home sales in the larger metropolitan areas were down by less than 10 percent and average home prices increased moderately. During 2007, the average home price increased by 5 percent to $219,500 in Dallas, 7 percent to $180,600 in San Antonio, 4 percent to $203,400 in Houston, and 3 percent to $156,300 in El Paso. The highest average home price in Texas was $246,600 in Austin, up 7 percent compared with the average price in 2006. The lowest average home price for a major metropolitan area in Texas was $142,900 in Fort Worth, up 4 percent over the average price in 2006.

Home sales in other states in the region were also down in 2007 from record highs recorded in 2006. In Albuquerque, the number of single-family homes sold decreased by 17 percent to 9,900, but the average home price increased by 7 percent to $243,400, according to the Albuquerque Metropolitan Board of REALTORS®. In Baton Rouge, home sales were down 14 percent to 9,500, but the average price increased by 6 percent to $196,400, according to the Greater Baton Rouge Association of REALTORS®. In New Orleans, data from Latter & Blum, Inc., REALTORS® indicate that home sales decreased by 26 percent to 32,200 and the average price fell by 2 percent to $192,800.

According to the Oklahoma Association of REALTORS®, in 2007, the number of existing homes sold in the state totaled 52,400, a 3-percent decline compared with the record number of homes sold in 2006, and the average home price was $122,400. In the Oklahoma City area, sales were down 2 percent to 19,100 homes. In Tulsa, the 15,100 homes sold during 2007 represent a decrease of about 7 percent. The average home price increased by 2 percent to approximately $151,100 in Oklahoma City and by 5 percent to $154,900 in Tulsa.

In Arkansas, slower economic growth and increased job losses in the manufacturing sector during 2007 affected home sales and single-family construction levels. According to the Arkansas REALTORS® Association, home sales in the state decreased by 8 percent to 29,300 during the 12 months ending November 2007, following a 5-percent decrease during the previous 12 months. In Little Rock, the number of homes sold decreased by 6 percent to 10,000, but the average price increased by 3 percent to $170,600. In the Fayetteville area, home sales declined by 11 percent to 6,400, and the average home price decreased by 4 percent to $194,100 as lower priced homes made up a greater share of the homes sold.

In the Southwest region in 2007, an overall slowdown in home sales and tighter lending standards resulted in decreased single-family construction activity, as measured by the number of building permits issued. The total number of single-family homes permitted in the region in 2007 was 160,000 units, a decline of 56,200, or 26 percent, compared with the number permitted in 2006. Texas accounted for 76 percent of the decrease in single-family homebuilding activity in the region; during the past year, the number of single-family homes permitted in the state declined by 42,700 homes, or 27 percent, to 116,800 homes. The number of units permitted also decreased by 27 percent in Arkansas and New Mexico to 7,200 and 8,200 units, respectively. In Oklahoma, the number of building permits issued fell by 15 percent to 11,700 units. In Louisiana, the number of permits issued declined by 26 percent to 16,100 units; most of the decrease occurred in the last quarter of 2007.

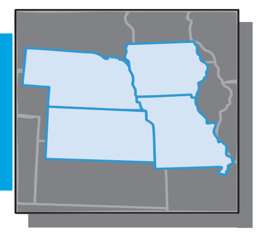
Multifamily construction activity in the Southwest region, as measured by the number of units permitted, totaled a record 67,900 units in 2007, up 6,100 units, or 10 percent, compared with the number permitted in 2006. The number of units permitted in Louisiana increased by 2,100 to 5,500 units. The 2,200-unit increase in New Orleans offset small decreases in building activity elsewhere in the state. Multifamily construction in Baton Rouge, at 1,700 units, maintained the high level of units permitted in 2006, with an estimated 40 percent targeted for the sales housing market. The number of multifamily units permitted in Texas in 2007 increased by 3,300 to 51,100 units. The 4,000-unit gain in Houston, the largest increase recorded in all metropolitan areas in the region, resulted from builders anticipating continued strong employment growth. In El Paso, multifamily building permits increased by 1,600 units partly due to continuing expansion at Fort Bliss Army Base. Multifamily building permits were down by 900 units, or 10 percent, in Austin and down by 1,500 units, or 25 percent, in San Antonio from the record-high levels of building permits issued in both areas in 2006.

The number of multifamily units permitted in Oklahoma in 2007 increased by 800 units to 2,700. Construction activity increased by 200 units in Oklahoma City and by 400 units in Tulsa. Slower employment growth and soft rental housing markets in Arkansas resulted in multifamily construction activity remaining stable, at 3,200 units permitted, compared with the level recorded in 2006.

Austin continues to be the only balanced rental housing market among the large Texas metropolitan areas. According to ALN Systems, Inc., in 2007, the average apartment vacancy rate in Austin was 6.5 percent, down from 6.9 percent in 2006, and the average rent increased by 7 percent to $808. Although continued high levels of multifamily construction in Dallas caused the apartment rental vacancy rate to remain flat, at 9.5 percent, the completion of new higher rent units prompted the average rent to increase by 5 percent to $782. The average vacancy rate in Houston increased to 10.6 percent for 2007, up from 9.2 percent recorded for 2006. More than 5,000 new apartments entered the market during 2007, causing the increase in the vacancy rate. The soft market is expected to continue through 2008 because 20,000 units are under construction and anticipated to be completed during the next 2 years. In 2007, the average rent in Houston was $726, up 3 percent from the average rent a year earlier. The rental housing market in Fort Worth was still very soft during the past year; the average apartment vacancy rate of 11 percent was unchanged from the average rate in 2006. In San Antonio, the apartment vacancy rate increased from 9.1 to 9.4 percent, and the average rent was up 3 percent to $695.

Rental housing market conditions improved in 2007 in other large metropolitan areas throughout the Southwest region. According to Reis, Inc., conditions tightened in Albuquerque, with an estimated apartment vacancy rate of 4.4 percent for 2007, down from 5.7 percent a year earlier, and an average rent increase of 4 percent to $681. In Little Rock, the vacancy rate was 7.1 percent, down from 8.3 percent a year ago, and the average rent increased by 3 percent to $618. In Oklahoma City, the apartment vacancy rate improved slightly to 8.3 percent; in the Tulsa area, however, the rate improved significantly, from 10.1 percent in 2006 to 8.7 percent in 2007. Average fourth quarter rents were up 4 percent to $519 in Oklahoma City and up 4 percent to $554 in Tulsa. In Baton Rouge, the vacancy rate increased from 3.2 percent in 2006 to 3.4 percent in 2007, and the average rent rose by 5 percent to $688. In New Orleans, the apartment rental market was still tight even though vacancy rates increased from 2.3 percent in 2006 to 3.5 percent in 2007. The average rent increased by 4 percent to $857. The New Orleans rental housing market is expected to become more balanced in response to the increased levels of construction, including approximately 8,000 low-income housing tax credit units in the final planning stages that are expected to be completed by 2010.

Great Plains



The economy of the Great Plains region continued its 4-year expansion through the fourth quarter of 2007. Nonfarm employment increased in 2007 by 1.4 percent to nearly 6.7 million jobs after increasing in 2006 and 2005 by 1.4 and 1.3 percent, respectively. Kansas and Missouri led the region in nonfarm employment growth with increases of 29,600 and 24,600 jobs, respectively, and Iowa and Nebraska followed with increases of 19,400 and 15,500 jobs, respectively. In 2007, regional job gains were strongest in the education and health services sector and the professional and business services sector, which increased by 20,600 and 18,000 jobs, respectively. During 2007, employment increased in all sectors except manufacturing; the number of manufacturing jobs declined by 5,000. The 8,200 manufacturing jobs lost in Missouri were partially offset by manufacturing job gains in Iowa and Kansas. The manufacturing job loss in Missouri occurred primarily in the transportation equipment and motor vehicle manufacturing industries, which declined by a total of 6,400 jobs.

In 2007, the average unemployment rate for the Great Plains region remained relatively unchanged, at 4.3 percent, compared with the rate recorded in 2006. Nebraska and Iowa reported the lowest unemployment rates in the region, at 3 and 3.7 percent, respectively; both rates were unchanged from those recorded in 2006. In Kansas, the unemployment rate fell from 4.5 percent in 2006 to 4.3 percent in 2007. Only Missouri's unemployment rate rose, from 4.8 to 5 percent, representing an increase of approximately 6,650 additional unemployed people.

Given the growing economy, the population of the Great Plains region increased during the past year. As of July 1, 2007, the Census Bureau estimated the population of the region at 13.4 million, up 87,300, or 0.7 percent, from the estimated population as of July 1, 2006. More than 80 percent of the population increase was attributed to net natural increase (resident births minus resident deaths); the balance resulted from net in-migration. Missouri led the region in population gain, growing by approximately 40,800, or 0.7 percent; 70 percent of that increase resulted from net natural increase. For the 12 months ending July 1, 2007, the populations of Kansas, Iowa, and Nebraska grew by 20,200, 15,500, and 10,800, respectively.

Continuing a trend that began in 2006, existing home sales in the Great Plains region declined in 2007, according to data from the NATIONAL ASSOCIATION OF REALTORS®. During the third quarter of 2007, sales of existing homes totaled 286,800, down 9 percent from the number of sales recorded during the same period a year ago. All four states in the region recorded a decline in sales of existing homes, ranging from 3 percent in Nebraska to 11 percent in Missouri. Median sales prices increased by nearly 6 percent in both Des Moines and Wichita to $153,900 and $118,800, respectively, but declined in St. Louis and Kansas City by nearly 3 and 1 percent to $150,500 and $157,000, respectively. In Lincoln, the median price remained stable at $138,800.

The home sales markets in most metropolitan areas of the region have continued to soften since the third quarter of 2006. According to data from local REALTORS® associations, although home sales declined in four out of five metropolitan areas in the region in 2007, average sales prices rose in three out of five areas. In St. Louis, home sales declined by more than 9 percent to 18,250 in 2007 compared with the number of sales in 2006, but the average price rose 2 percent to $205,500. In Kansas City, from 2006 to 2007, total sales fell by more than 10 percent to 31,050, and the average price declined by nearly 2 percent to $180,200. During the past 12 months, the inventory of unsold new and existing homes increased by more than 5 percent to 20,250 units.

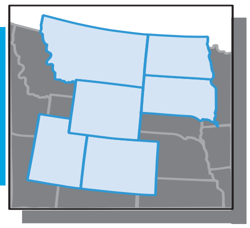
In Des Moines, between 2006 and 2007, the number of home sales declined by nearly 7 percent, from 10,650 to 9,950. During the period, the average price remained relatively unchanged, at $169,850, as did active listings, at 6,650 units; the latter figure represents an 8.5-month supply of homes on the market. In Wichita, home sales were down 3 percent to 11,900, but the average price was up 5 percent to $132,100. The inventory of unsold homes in Wichita declined by 3 percent to 4,200 units. In Lincoln, although the number of home sales was relatively unchanged, at 4,000 units, the average price decreased by 4 percent to $154,000 and the number of listings increased by 5 percent to 2,200 units.

Responding to slower sales, home builders in the Great Plains region continued a 3-year trend of reduced construction activity, as measured by the number of building permits issued. In 2007, single-family building activity declined by nearly 20 percent to 31,250 units compared with the number of units permitted in 2006. All four states in the region recorded declines in the number of permits issued in 2007 compared with the number permitted in 2006. The largest declines of approximately 24 percent occurred in Missouri and Kansas, where 12,400 and 6,500 units, respectively, were permitted. In Iowa and Nebraska, the number of single-family permits issued declined by nearly 16 and 8 percent to 7,200 and 5,150 units, respectively.

In 2007, the construction of multifamily housing in the region, as measured by the number of units permitted, declined by more than 29 percent to 11,300 units, compared with the number of units permitted in 2006. Much of the decline can be attributed to a decline in multifamily condominium development; apartment development has remained fairly steady. Multifamily construction activity declined in all states in the region, led by Missouri, where the number of units permitted decreased by 39 percent to 5,375 during the year. Declines in the other three states amounted to 24 percent to 2,075 units in Iowa, nearly 18 percent to 2,350 units in Kansas, and 7 percent to 1,475 units in Nebraska.

Corresponding to national trends, rental housing markets in the larger metropolitan areas of the region are continuing to tighten. Increases in apartment occupancy are primarily due to increased demand for rental units as a result of tighter mortgage lending standards. According to Reis, Inc., when comparing 2006 rates with 2007 rates, apartment vacancy rates declined from 8 to 6.7 percent in St. Louis, from 6.9 to 6.7 percent in Kansas City, from 6.5 to 5.6 percent in Omaha, and from 9.4 to 8.4 percent in Wichita. In Kansas City, the vacancy rate has declined each year since 2004. During 2007, the average monthly rent increased by 2 percent to $717 in St. Louis, by 4 percent to $688 in Kansas City, by 4 percent to $670 in Omaha, and by 4 percent to $494 in Wichita. The 2006-to-2007 increase in average rent recorded in each metropolitan area was the largest rent increase recorded since 2002 in St. Louis, since 2000 in both Kansas City and Omaha, and before 1999 in Wichita, reflecting the generally strengthening economies and increasing demand for rental housing units in the areas.

Rocky Mountain



The economy of the Rocky Mountain region maintained strong growth through the fourth quarter of 2007. Nonfarm employment in 2007 increased by 136,400 jobs, or 2.8 percent, from the employment level in 2006. The most significant employment growth occurred in Utah and Colorado, which added 53,200 and 45,500 jobs, respectively. In Utah, employment growth across all industries contributed to a 4.4-percent increase, the fastest growth rate of all states in the nation. In Colorado, job gains in the trade sector and the professional and business services sector contributed to a 2-percent growth rate. In Wyoming and Montana, employment increased by 3.6 and 2.8 percent, respectively; gains were stimulated by growth in the construction sector and the natural resources and mining sector. In North Dakota and South Dakota, employment growth was moderate, at 1.9 and 2.2 percent, respectively. Because of strong employment growth in 2007, the average unemployment rate in the region decreased to 3.3 percent from the 3.7-percent average in 2006. Unemployment rates ranged from 2.6 percent in Utah to 3.8 percent in Colorado.

The population of the Rocky Mountain region also grew significantly in 2007. According to the Census Bureau, as of July 1, 2007, the population was estimated at 10.4 million, a 1.9-percent increase from the estimate as of July 1, 2006. The 2.6-percent growth rate in Utah led the region, and the state ranked as the third fastest growing in the nation; the 2-percent growth rate in both Colorado and Wyoming positioned the states in eighth and ninth place nationally. Montana and South Dakota recorded population gains of approximately 1 percent, and, in North Dakota, growth was 0.4 percent. Net in-migration accounted for 50 percent of the regional population increase of 192,200. As a result of strong employment growth and larger population bases in Colorado and Utah, the two states accounted for 85 percent of the total gain in net in-migration during the past year.

Tighter lending standards and a large supply of homes on the market in 2007 caused single-family construction throughout the region to decline, despite employment growth. Construction activity, as measured by the number of building permits issued, totaled 50,400 homes in 2007; this figure represents a 25-percent decrease from the number of homes permitted in 2006 and a 36-percent decrease from the record set 2 years ago. During the past 12 months, the number of single-family homes permitted declined in all states in the region except North Dakota and fell significantly in Colorado and Utah. Most builders in both states significantly curtailed production as sales of new homes continued to slow. The number of single-family building permits issued in Colorado declined by 33 percent to 21,100 units and accounted for 60 percent of the decline in the region. In Utah, single-family permits declined by 26 percent to 17,100 units, representing 35 percent of the regional decline. Montana and Wyoming recorded the smallest decreases in the number of single-family permits issued, at 4 and 2 percent, respectively. On a smaller scale, homebuilding in North Dakota increased by 8 percent to 2,100 units.

Despite the slowdown in new home construction and a large inventory of unsold homes, the annual rate of home price appreciation increased in the Rocky Mountain region, according to the Office of Federal Housing Enterprise Oversight (OFHEO). For the third quarter of 2007, the OFHEO House Price Index indicated that home price appreciation in the region, although down by 1 percentage point to 9 percent, was well above the national rate of 4 percent. Utah had the highest price appreciation rate in the nation, at 16 percent. In Wyoming and Montana, price appreciation increased by 13 and 10 percent, respectively, and the states ranked second and third, respectively, in the nation. In North Dakota and South Dakota, the rates were 8 and 6 percent, respectively. Colorado was the lowest, at 3 percent. The high rates of appreciation in Utah, Wyoming, and Montana were due to strong employment growth and relatively low appreciation rates earlier in the decade.

During the fourth quarter of 2007, home sales markets in major metropolitan areas of Utah softened from the tight conditions for the same period a year ago. According to NewReach, Inc., the number of single-family homes sold in the Salt Lake City-Ogden and Provo-Orem areas was down by approximately 30 percent in 2007 compared with the number sold in 2006. At the same time, the average home sales price increased by 10 percent in both areas to $256,000 and $289,000, respectively. In 2007, the average inventory of unsold single-family homes grew by 60 percent to 18,600 units in the Salt Lake City-Ogden area and grew by 45 percent to 3,890 units in the Provo-Orem area. The large increases in

2007 were due to record-low inventories recorded in 2006 and tighter lending standards.

Markets in Colorado also recorded declines in sales of existing single-family homes. In Boulder, the number of homes sold in 2007 declined by 5 percent from the number sold in 2006 and the average sales price was relatively unchanged, at $443,400. The number of active listings decreased by 9 percent to 1,890 units. Boulder ranks as the most expensive metropolitan area for housing in Colorado and in the region. In Colorado Springs, the average price for existing homes was relatively unchanged, at $259,600; the number of sales declined by 16 percent; and the average inventory of homes for sale increased by 10 percent. The softer market conditions reflected slower employment growth in Colorado Springs than in other metropolitan areas in the state. In 2007, nonfarm employment increased by 0.7 percent in Colorado Springs; the growth rate was 2.7 percent in Boulder.

The sales housing markets in resort areas in Colorado and Utah continue to maintain high sales prices and increased sales activity in most areas. The Rocky Mountain Resort Alliance (RMRA) reported that home price increases and price levels were highest in Aspen, Telluride, and Vail in Colorado. In 2007, the total number of existing single-family homes and condominiums sold in these areas increased by an average of 6 percent and the average home price increased by 40 percent compared with sales activity and costs in 2006. According to RMRA, the high rate of price appreciation was due to strong demand from second-home buyers. The average single-family home and condominium prices were $2.1 million in Aspen, $1.4 million in Telluride, and $1.2 million in Vail. In Utah, sales were down by 17 percent in the Park City area, but the average sales price increased by 22 percent to $845,200. With a limited potential supply of homes in large Colorado and Utah resort areas, home prices are expected to continue to increase.

Renter household growth and relatively low levels of apartment construction, compared with those of recent years, continue to tighten rental markets in most major metropolitan areas in the Rocky Mountain region. In the Salt Lake City area, according to Reis, Inc., the apartment vacancy rate in the fourth quarter of 2007 declined by 1.4 percentage points to 4.3 percent from the rate recorded in the fourth quarter of 2006, and the average rent increased by 6 percent to $724, the highest annual rent increase recorded since 2000. According to *Apartment Insights*, published by Apartment Appraisers & Consultants, the average apartment vacancy rate for Fort Collins, Colorado, declined by close to 1 percentage point to 5.4 percent in 2007. The average apartment vacancy rate in Colorado Springs was 9.3 percent, down from the 10.2-percent average recorded a year ago. Although slowly improving, the rental housing market in Colorado Springs has remained soft for nearly 5 years due to ongoing troop deployments from Fort Carson Army Base and, more recently, business closures that have slowed employment growth. The average vacancy rate in the Denver metropolitan area declined from 7.6 to 6.6 percent. An Appraisal Services, Inc., survey conducted in the fourth quarter of 2007 for the Fargo-Morehead, North Dakota area indicates that the average vacancy rate of 6.9 percent was an improvement from the 8.6-percent rate recorded in the fourth quarter of 2006. Despite an increase in apartment construction, demand in the region is expected to continue to exceed the supply of new units entering the market.

Multifamily building permits in the Rocky Mountain region in 2007 totaled 17,200 units, up 7 percent from the number of permits issued in 2006. The increase was attributed mostly to activity in Colorado, where the number of multifamily units permitted rose by 17 percent. The significant increase in multifamily building activity in the state was due to an increase in both condominium and apartment construction, especially in the Denver-Boulder metropolitan area. In Utah, multifamily building activity increased by 10 percent to 4,100 units. Of the 13,400 total units permitted in Colorado and Utah in 2007, approximately 35 percent were permitted for apartments. In contrast, apartments accounted for approximately 80 percent of the total number of multifamily units permitted in 2000. In Montana, North Dakota, South Dakota, and Wyoming, the number of multifamily units permitted declined in 2007 but not enough to offset the gains in Colorado and Utah.

PACIFIC

Although the economy of the Pacific region grew moderately in 2007, the growth rate slowed significantly by the end of the year. Employers in the region added nearly 300,000 nonfarm jobs in 2007, a 1.5-percent gain, bringing the total to 19.9 million jobs. Due to slower growth in most major industry sectors, the gain was much lower than the 483,000 jobs added in 2006. Nevertheless, employment in the service-providing sectors still rose 2 percent. The employment growth in

2007 was led by a 73,000-job gain in the professional and business services sector and the addition of 65,000 jobs each in the education and health services sector and the government sector. Partially offsetting these gains was the loss of 20,000 construction jobs.

In California, employment rose by 186,000 jobs, or 1.2 percent, in 2007; in comparison, the state added 275,000 jobs in 2006. The education and health services, government, and professional and business services sectors accounted for 147,000, or 80 percent, of the total number of new jobs added in 2007. Led by growth in high-technology manufacturing industries and in the information sector and leisure and hospitality sector, employment rose by 59,000 jobs, or 1.8 percent, in the San Francisco Bay Area. Southern California registered a 1.2-percent employment gain, or 172,000 new jobs, in 2007. The Arizona economy remained strong, adding 76,000 jobs during 2007, a 2.9-percent increase. Reflecting a decline in housing production in the state, construction employment declined by 3,600 jobs during the year after gaining 26,000 jobs during 2006.

The Nevada economy slowed in 2007 due to a decline in construction employment and weak job growth in the gambling industry. Employment in the state rose by 25,000 jobs, or 1.9 percent, less than half the increase of 59,000 jobs, or 4.8 percent, recorded in the previous year. The service-providing sectors gained 27,000 new jobs, primarily in the government, retail trade, and education and health services sectors. In Las Vegas, the gambling industry will gain 4,000 jobs during 2008 with the mid-January opening of the 3,066-room, $1.8 billion Palazzo Resort-Hotel-Casino, the first of a new wave of proposed large projects that could add more than 40,000 hotel rooms to the city by 2011. In 2007, employment in Hawaii rose by 2 percent, or 12,100 jobs, primarily in the professional and business services and the leisure and hospitality sectors. The slower pace of employment growth in the region led to an increase in the unemployment rate from an average of 4.7 percent in 2006 to 5 percent in 2007. Unemployment rates ranged from 2.6 percent in Hawaii to 5.3 percent in California.

The Census Bureau estimated the population of the Pacific region at 46.7 million as of July 1, 2007; that estimate represents an increase of 554,000, or 1.2 percent, compared with the estimate as of a year earlier. Nevada and Arizona again were the fastest-growing states in the nation, with population growths of 2.9 and 2.8 percent, respectively. With a combined population gain of 246,000, the growth in both states was due primarily to the in-migration of job seekers and retirees. Nevada has been the fastest growing state in the nation for 20 of the past 21 years. California accounted for 55 percent of the regional population increase, with a gain of 303,000, or 0.8 percent. The population of Hawaii rose by just 5,000, or 0.4 percent, during the past year.

Sales housing market conditions in the Pacific region remained weak in 2007 because of declining demand, tight mortgage loan standards, and cautious buyers waiting for lower prices. Home sales throughout the region declined for the second year in a row from the strong sales levels recorded in 2005. According to the California Association of REALTORS®, 352,450 existing single-family homes were sold in 2007, down 26 percent from the number sold in 2006 and down 43 percent from the record 625,000 homes sold in 2005. During 2007, the median home sales price in the state declined by 1 percent to $558,000, compared with an increase of nearly 7 percent in 2006 and a cumulative 75-percent total gain from 2002 through 2005. During the year, the inventory of unsold existing homes rose to a 15-month supply, up from a 6-month supply reported a year ago. In the San Francisco Bay and Southern California areas, total sales of new and existing homes declined by 24 and 35 percent, respectively, in 2007.

In Phoenix, sales of existing homes declined by 35 percent to nearly 58,500 in 2007 compared with 2006, according to the *Phoenix Housing Market Letter*. The inventory of unsold existing homes totaled 52,700 homes in the fourth quarter of 2007, an increase of 10,000 homes from the fourth quarter of 2006 and near the record set in the third quarter of 2006. The median price of existing homes fell by 4 percent, or approximately $10,000, to $245,000 in 2007. Conditions weakened in the Las Vegas sales market as well, with new and existing home sales off 46 and 41 percent, respectively, from 2006 sales volume levels, according to the *Las Vegas Housing Market Letter*. The unsold inventory of 29,000 homes is close to the record level of 30,600 homes set in the third quarter of 2007. The median price of existing homes declined 5 percent in 2007 to $273,000, down from a high of $288,000 recorded in the third quarter of 2006. In Honolulu, the local board of REALTORS® reported that total sales of existing single-family homes and condominiums in 2007, when compared with sales in 2006, declined by 12 percent to 9,100 units. The median price of an existing single-family home was relatively unchanged at $639,400 in 2007, while the median price of a condominium increased by 5 percent to $325,000. Demand for homes and condominiums in Hawaii was partly supported by strong international demand; international migration accounted for 43 percent of the state's total population growth from 2000 to 2007.

Responding to the 2-year decline in new home sales, builders throughout the Pacific region reduced home-building activity in 2007. In the region, single-family construction activity, as measured by the number of building permits issued, fell by 65,300 units, or 35 percent, to 124,000 units, the lowest level recorded since 1992. The most rapid decline in the number of single-family building permits issued occurred in Nevada, where permits fell by 38 percent to 16,400 units in 2007. Single-family construction in Arizona declined by 33 percent to 36,800 units. Homebuilding in California fell by 35 percent to 66,300 units. Declines ranged from 20 percent in the San Francisco Bay Area to 50 percent in Riverside-San Bernardino. In Hawaii, building permits were issued for 4,500 single-family homes in 2007, a 20-percent reduction from the number issued in the previous year.

Most rental housing markets in the Pacific region remained tight or balanced in the fourth quarter of 2007. Strengthened by continued economic growth and demand from households unable to move into the still relatively high-priced sales housing markets in these areas, the coastal California markets are tight. Tight conditions also prevailed throughout most of the San Francisco Bay Area, due partly to the influx of new renters from outside the area who are attracted by the expanding high-technology and information industries. According to Reis, Inc., in the fourth quarter of 2007, the San Francisco and Oakland areas both registered apartment rental vacancy rates of 4 percent and the San Jose area recorded a 3.5-percent vacancy rate. A year ago, all three areas had apartment vacancy rates of approximately 5 percent. In 2007, the average rent in the San Francisco and San Jose areas rose by 10 and 9 percent, respectively; these areas are still among the highest ranked areas in the country in terms of rent increases. Average rents in Oakland increased by 6 percent. According to RealFacts, in the fourth quarter of 2007, the Sacramento apartment market remained balanced, with a vacancy rate of 6.5 percent, down 1 percentage point from the rate recorded a year earlier, and the average rent was relatively unchanged. In Fresno, where the market remained balanced, with a 5-percent vacancy rate, the average rent increased by 3 percent.

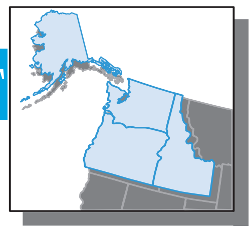
In Southern California, rental conditions remained tight in Los Angeles, Orange, and Ventura Counties and in southern Santa Barbara County during the fourth quarter of 2007. Although the rental vacancy rate in both Los Angeles and Orange Counties increased to 4.5 percent in the fourth quarter of 2007 from 4 percent in the fourth quarter of 2006, the market remains tight. The small increase was due primarily to an increase in the renting of single-family homes by investors. The vacancy rate in Ventura County remained unchanged, at 4.5 percent. With multifamily completions at a relatively low 70 units during 2007, the rental vacancy rate in southern Santa Barbara County remained below 4 percent in the fourth quarter.

In San Diego County, rental housing market conditions are currently balanced. The vacancy rate of 5 percent increased from 4.5 percent in 2006 due to the completion of 1,700 apartment units in 2007. Rental housing market conditions in both Riverside and San Bernardino Counties remained balanced. The rental vacancy rate in Riverside County increased to 8 percent, compared with 7.5 percent a year ago, while the rate in San Bernardino County remained unchanged, at 6.5 percent. Despite increases in rental vacancy rates during 2007, rents continued to climb throughout all the counties in Southern California. According to the Consumer Price Index for Southern California, the average rent increased by 6 percent during the 12-month period ending December 2007, the same rate of increase as that recorded during the previous 12-month period.

In both Las Vegas and Phoenix, the rental housing markets continued to ease into more balanced conditions by the end of 2007. This trend, which occurred after 2 years in a row of tight market conditions, was predicated by increased apartment completions, condominium conversions, and the return of investor-owned single-family homes to the rental housing market. In Las Vegas, the apartment rental vacancy rate increased 1.5 percentage points to 6 percent in the fourth quarter of 2007 compared with a year ago, according to Reis, Inc. Apartment completions increased by 1,200 to 2,725 units in 2007, compared with the number of completions a year ago, but condominium conversions declined from 3,300 to just 300 units. In Phoenix, the apartment rental vacancy rate rose from 6.5 to 8 percent during the same period. In 2007, more than 5,500 apartment units entered the Phoenix rental housing market, double the number of units in the previous year, and 3,800 condominium units were converted back into rental units. In both Phoenix and Las Vegas, the average rent rose by approximately 3 percent in the past year. In Honolulu, the conversion of new condominium units to rental units caused the rental housing market to become balanced in 2007 after experiencing tight market conditions in 2006. The overall rental vacancy rate is estimated at approximately 5 percent, up from 4 percent a year earlier.

Multifamily construction, as measured by the number of units permitted, declined by 13 percent to 64,200 units in 2007 compared with 73,500 units in 2006. The drop in multifamily production is attributable to the 23-percent decline in California to 40,100 units permitted in 2007. Two-thirds of the decline occurred in the Los Angeles, San Francisco Bay, and Sacramento areas, due primarily to reduced condominium construction activity. During 2007, multifamily production rose by 8 percent to 10,600 units in Nevada and by 13 percent to 11,200 units in Arizona. The gains in these two states primarily reflect the increased production of apartments in Las Vegas and Phoenix to meet continued rental demand. In Hawaii, the 2,300 multifamily units permitted during 2007 was a 15-percent increase from the number permitted during 2006 and was a response to the relatively strong international demand for condominium units.

NORTHWEST



Nonfarm employment in the Northwest region increased by 1.8 percent to an average of 5.6 million jobs in 2007, a gain of more than 100,000 jobs. The pace of employment growth slowed compared with the rate of 3.1 percent recorded in 2006, mainly due to contraction in the single-family residential construction industry. Idaho had the fastest growth rate in the region in 2007, up 2.5 percent to an average of 655,600 jobs. Washington had the second fastest rate of growth, adding nearly 60,000 jobs for a gain of 2.1 percent. Nonfarm employment grew by 1.4 percent in Oregon to 1.7 million jobs and by 1.1 percent in Alaska to 318,000 jobs. In Idaho, the retail trade, education and health services, and leisure and hospitality sectors accounted for approximately half the job growth. In Washington, the commercial construction and software publishing industries led gains, followed by the aerospace industry, which was supported by a strong export market. In Oregon, industries that added jobs included private and public education, healthcare services, and software publishing. In Alaska, hiring in the oil and gas industry, the professional and business services sector, and the leisure and hospitality sector combined accounted for nearly three-fourths of employment growth. The regional unemployment rate declined to 4.7 percent in 2007 from the 5-percent rate recorded in 2006. Unemployment rates ranged from 2.6 percent in Idaho, a record low, to 6.1 percent in Alaska.

Sales housing market conditions continued to soften in the Northwest region during 2007, a trend of slower sales and price increases that started in late 2006. In Washington, according to Northwest Multiple Listing Service data, the Puget Sound metropolitan areas of Seattle, Tacoma, Bremerton, and Olympia recorded a total of 52,300 new and existing homes sold during 2007, a 20-percent decline compared with the number sold in 2006. The greatest rate of decline in the number of homes sold occurred in the Tacoma area, where sales were down by 24 percent, followed by decreases of 17, 13, and 10 percent in the Bremerton, Seattle, and Olympia areas, respectively. The average price for new and existing homes sold was $456,500, a 9-percent increase compared with a 13-percent increase in 2006 and a 16-percent increase in 2005. In 2007, the average price for new and existing single-family homes in the Seattle area was the highest in the Puget Sound region, at $525,000, a 12-percent gain compared with the average price in 2006. Average prices were up 10 percent in the Bremerton area to $369,500, up 7 percent in the Tacoma area to $327,500, and up 5 percent in the Olympia area to $301,000.

According to the *Market Action Report* of the REALTORS Multiple Listing Service™, in 2007 the number of new and existing homes sold in major markets in Oregon totaled 57,500, an 18-percent decline compared with the number sold in 2006. The average price was $312,600, up 5 percent from the average price in 2006. In the Portland-Vancouver-Beaverton, Oregon-Washington metropolitan area (Portland metropolitan area), sales of new and existing homes were down 14 percent to 34,300 units. The average price in the Portland metropolitan area was $336,250, an increase of 6 percent, which is less than half the 14-percent increase recorded in 2006. According to the Intermountain Multiple Listing Service, in 2007 in the Boise metropolitan area, sales of new and existing homes totaled 10,000 homes, a 35-percent decrease compared with sales recorded in 2006, and the average home price increased by 3 percent to $240,700. In comparison, during 2006, the average home price increased by 8 percent in the Boise area. Alaska Multiple Listing Service data showed an 11-percent decline in new and existing home sales in Anchorage during 2007 compared with sales volume recorded in 2006 but a 4-percent increase in the average home price to $327,250.

The decline in home sales throughout the Northwest region in 2007 contributed to reduced home construction activity, as measured by the number of building permits issued. Single-family building permits totaled 56,000 in 2007, down 21 percent, or 14,900 units, from the number permitted in 2006. In Washington, the number of single-family permits issued declined by 5,000 to 28,500 units, down 15 percent from the volume permitted in 2006. In both Oregon and Idaho, the number of single family building permits issued declined by approximately 4,700 units, resulting in totals of 15,850 and 10,600 units, respectively. In Alaska, single-family construction activity in 2007 totaled 1,050 homes, down 525 units from the volume permitted in 2006.

Multifamily building activity in the Northwest region, as measured by the number of units permitted, totaled 25,800 units in 2007, up 6 percent from the number of units permitted in 2006. Primarily because of strong rental housing market conditions, multifamily construction activity increased by 2,200 units in Washington to total 17,000 units, followed by an increase of 320 units in Idaho, where a total of 2,230 units were permitted. In Oregon and Alaska, multifamily building activity declined during 2007 due to a slowdown in condominium development. Approximately 5,800 units were permitted in Oregon, down 575 units compared with the number of units permitted in 2006, and 790 units were permitted in Alaska, a decline of almost 500 units.

Rental housing market conditions are tight in the region's major metropolitan areas. Strong labor market conditions have supported population growth, which has increased demand for rental housing units. In addition, tighter mortgage lending standards combined with increased home prices have reduced competition from the sales housing market. According to a survey by the O'Connor Consulting Group, LLC, the apartment rental vacancy rate in the Seattle metropolitan area was 3.5 percent as of December 2007, essentially unchanged from the rate recorded as of December 2006. According to data from Reis, Inc., the average rent in the Seattle area increased by 8 percent between the fourth quarter of 2006 and the fourth quarter of 2007, to $1,009. In the Tacoma metropolitan area, the apartment vacancy rate declined from 6.8 to 5.2 percent, and the average rent increased by 4 percent to $726.

In the Portland metropolitan area, the rental vacancy rate for the fourth quarter of 2007 was 4.2 percent, compared with 5.2 percent for the same quarter a year earlier, and rents increased 6 percent to average $800 a month. The estimated rental vacancy rate was below 4 percent in the other Oregon metropolitan areas, including Salem, Eugene-Springfield, Medford, and Bend, due to limited new apartment construction. The overall rental vacancy rate in the Boise metropolitan area was 6.5 percent for the fourth of quarter 2007, down from 7 percent for the same period a year ago. According to RealFacts, for the fourth quarter of 2007, the average apartment rent in the Boise area was $737, a 4-percent increase compared with the average rent recorded in the fourth quarter of 2006. The typical monthly rent for a three-bedroom, two-bathroom home with a two-car garage was approximately $1,000 as of the end of 2007.

Housing Market Profiles

Abilene, Texas

The Abilene metropolitan area, consisting of Callahan, Jones, and Taylor Counties, is located in west central Texas, approximately 150 miles west of Fort Worth. The area is home to Dyess Air Force Base (AFB) and six institutions of higher learning with a combined enrollment of more than 12,000 students. The three leading private employers are Hendrick Health System, BlueCross BlueShield of Texas, and Abilene Christian University, employing 2,750, 1,150, and 850 people, respectively. As of November 1, 2007, the estimated Abilene metropolitan area population was 162,000, with approximately 70 percent of the population residing in the city of Abilene. The population of the Abilene area has remained relatively unchanged since 2000, but continued household growth due to demographic changes has contributed to a strong housing market.

Dyess AFB, the leading employer in the Abilene area, with approximately 5,370 military and 780 civilian workers, had an estimated total economic impact on the area of $444 million in 2006, according to the base. Although employment at the base was stable during 2007, nonfarm employment during the 12 months ending November 2007 gained 1,200 jobs to average 66,400, an increase of 1.8 percent, continuing a growth trend that began in mid-2005. As a result of job gains, the unemployment rate during this period declined from 4.2 to 3.6 percent. The largest employment sector, education and health services, increased by 200 jobs in the past 12 months and accounts for approximately one out of five jobs in the metropolitan area. Abilene Regional Medical Center has recently completed constructing a $26 million expansion, and two of the area universities have recently undergone expansions totaling nearly $10 million. The fastest growing employment sector was natural resources, mining, and construction, which added 400 jobs during the 12 months ending November 2007. Growth in this sector has been supported by an $85.3 million construction project to replace aging housing units at Dyess AFB. The project, which is expected to be completed in the spring of 2008, will include demolishing 405 dwellings to make room for three new neighborhoods consisting of 119 duplexes and 88 single-family homes.

Single-family construction activity, as measured by the number of single-family building permits issued, remained near record levels during the 12 months ending October 2007 due to a steady demand for new homes. The number of single-family permits issued totaled 300 units, 1 percent above the number of permits issued for the same period a year ago and nearly double the number issued annually during the first 3 years of the decade. Demand stemming from relatively low interest rates and easier access to financing during the early part of the decade supported building activity, and moderate employment growth and increases in the number of households during the past several years have maintained the demand for new homes. Despite experiencing a slowdown in single-family home construction in recent months, the area continues to issue permits at relatively high levels when compared with the rest of the state, which experienced a 27-percent decline in single-family permits issued during the 12 months ending October 2007.

New subdivisions currently in planning and development include Indian Wells, a 50-acre tract in southeast Abilene that will include 187 homes selling for between $130,000 and $160,000 and Butterfield Meadows, a 455-unit subdivision in southwest Abilene that will consist of fully furnished patio homes, duplexes, and single-family residences, as well as 15 acres designated for commercial development. Development of the Indian Wells subdivision is expected to take 3 to 4 years to complete, and construction of the first phase of the Butterfield Meadows subdivision consisting of 50 homes is expected to begin in mid-2008.

Sales market conditions in the Abilene metropolitan area remained balanced during the past year due to a strong level of sales brought about, in part, by consistent job growth and the affordability of homes in the area. According to the Texas A&M Real Estate Center, the average price of a home sold in the Abilene metropolitan area during the 12-month period ending October 2007 was $115,900, up 3 percent when compared with the previous 12-month period. According to data from the Abilene Multiple Listing Service, during the 12-month period ending October 2007, new and existing home sales reached a new record high of 2,080, a 6-percent increase over the previous 12-month period.

The rental market in the Abilene metropolitan area is currently balanced. According to the Texas A&M Real Estate Center, the apartment vacancy rate for the Abilene metropolitan area was 5.4 percent in January 2007, essentially unchanged from a year earlier, although rents in the area have increased approximately 3 percent with relatively few concessions. Since 2000, 910 multifamily units have been permitted in the area, with nearly half, or 440 units, permitted in the past 2 years. Before this recent activity, virtually no new market-rate apartment complexes had been built for general occupancy in Abilene since the 1980s.

Abilene has had several different types of apartment communities open in recent years, including a 240-unit student apartment, an 80-unit low-income housing tax credit (LIHTC) complex serving seniors, and an 80-unit LIHTC housing project. Also opening in 2007 was Lexington Court, a 68-unit luxury apartment complex in eastern Abilene. The complex has one-, two-, and three-bedroom apartments with monthly rents ranging from $775 to $975. Additional developments with more than 450 total units are in the final planning stages. These developments include The Reserve at Abilene on Cedar Run, a 256-unit apartment complex in southwest Abilene, and a 208-unit apartment complex in far northeast Abilene.

Augusta, Georgia-South Carolina

The Augusta metropolitan area, located 145 miles east of Atlanta, comprises Burke, Columbia, McDuffie, and Richmond Counties in Georgia and Aiken and Edgefield Counties in South Carolina. Augusta is home to the Fort Gordon military installation, which provides a stable foundation for the local economy. Nationally known for hosting the annual Masters Tournament at the Augusta National Golf Club the last week of April, the area is a continual draw for tourists. The presence of numerous golf courses and state-of-the-art healthcare facilities has made Augusta a top retirement destination. The metropolitan area has a population of approximately 528,300 as of November 1, 2007; this figure represents an average annual increase of 3,775, or 0.8 percent, since 2000. Nearly all the population growth recorded since 2000 has occurred in Aiken and Columbia Counties.

The economy of the metropolitan area has started to grow after slowing during recent years. During the 12 months ending October 2007, nonfarm employment increased by 1,200 jobs, or 0.6 percent, from the number of jobs recorded during the previous 12-month period. The education and health services sector and government sector had the largest gains, increasing by 600 and 400 jobs, respectively. Employment in the area increased by 4,800 jobs, or 2.3 percent, in 2004 as a result of gains in the professional and business services, education and health services, and trade sectors. Job growth dropped considerably in 2005 and was negative in 2006 due to layoffs in the manufacturing sector and professional and business services sector. Major businesses moving into the area have renewed growth. In 2007, T-Mobile USA, Inc., built a call center that employs 750 people. Earlier this year, Automatic Data Processing, Inc., opened a business solutions center that is expected to employ 1,000 people at full capacity.

The government and healthcare industries provide economic stability for the local economy. Fort Gordon, which includes the U.S. Army Signal Center, is the leading employer, with 19,100 military and civilian workers. According to the Plans, Analysis, and Integration Office at Fort Gordon, the military installation had an economic impact on the metropolitan area of $1.3 billion in 2007. Employment at Fort Gordon is expected to increase by up to 1,000 civilian jobs by 2012 with the completion of the National Security Agency/Central Security Service facility. The second leading employer is the Westinghouse Savannah River Company, a nuclear materials processing center, with approximately 10,700 employees. Construction of the Mixed Oxide Fuel Fabrication Facility, a $4.8 billion nuclear weapons material disposal facility at the Savannah River site, will create 800 jobs when it opens in 2016. The third leading employer is the Medical College of Georgia, which employs more than 4,650 people and had an economic impact of $899 million in 2006, according to the Selig Center for Economic Growth at The University of Georgia.

Despite an increase in employment and population over the past year, residential construction activity has declined. During the 12 months ending October 2007, single-family homebuilding, as measured by the number of single-family building permits issued, declined by 22 percent to 2,450 homes when compared with the number issued during the 12 months ending October 2006. The number of homes permitted has declined every year since reaching a peak of 3,300 units in 2004. Weak employment growth in 2005 and job losses in 2006, along with recent underwriting restrictions in the mortgage industry, contributed to the slowdown in single-family homebuilding. Essentially, no multifamily units have been constructed in the metropolitan area since 2006. An excess supply of apartments in the area triggered major cutbacks in building in 2004. From 2004 to 2006, an average of 40 multifamily units were permitted annually; from 2001 to 2003, 450 units a year were permitted.

The decline in single-family homebuilding has allowed the sales housing market to remain balanced amid decreasing home sales. Sales of both new and existing homes have declined over the past year. According to the Greater Augusta Association of REALTORS®, 5,750 existing homes were sold during the 12 months ending October 2007, a decrease of 11 percent compared with the number sold during the previous 12-month period. This decline is the first in the past 5 years. During the 12 months ending October 2007, new home sales declined by 15 percent to 1,900 units, but, despite decreased sales, the average sales price increased by 3 percent to $168,600.

Condominium development is increasing in downtown Augusta. The former JB White department store is being renovated to include 80 condominiums ranging from $99,000 to $220,000. The mixed-use project, which will include more than 40,000 square feet of retail and office space, is scheduled for completion in 2009. Plans are also under way for a $100 million condominium project on the Savannah River. The Watermark condominium project will include 120 to 150 condominiums priced from $400,000. According to the Downtown Development Authority of Augusta, the new development will include retail shops in a renovated train depot, 60,000 square feet of office space, and a 150-room hotel. Construction is expected to begin in January 2008 and to take 2 years to complete.

The Augusta rental housing market is currently soft, although conditions in the apartment market have improved in recent years. Local apartment market vacancies have declined in the past year as a result of no new apartment construction and an increasing number of people choosing to rent rather than purchase a home. According to Reis, Inc., which surveyed Aiken, Columbia, McDuffie, and Richmond Counties, the apartment vacancy rate was 7.1 percent in the third quarter of 2007. The rate remains relatively unchanged from the 2006 year-end vacancy rate; however, it is a decline from the 2005 year-end 8.5-percent vacancy rate. As of August 2007, South Augusta had the largest increase in apartment vacancies from the previous year. According to the *Greater Augusta Apartment Guide®*, the vacancy rate in South Augusta was 10 percent compared with 6 percent in August 2006. The availability of developable land in the area has facilitated increased single-family building activity, resulting in more people becoming homeowners. East Augusta had the lowest vacancy rate of the areas surveyed, at 1.0 percent in August 2007. Average rents in Augusta increased approximately 2 percent in the third quarter of 2007 from year-end average rents recorded in 2006. Average rents are $502 for a one-bedroom unit, $586 for a two-bedroom unit, and $766 for a three-bedroom unit.

Baltimore-Towson, Maryland

The Baltimore-Towson metropolitan area, which includes the city of Baltimore and the counties of Anne Arundel, Baltimore, Carroll, Harford, Howard, and Queen Anne's, accounts for nearly half the population and jobs in Maryland. Since 2000, the population has grown because of an increase in employment and the continued in-migration of commuters who work in the Washington, D.C. metropolitan area. As economic conditions have moderated, population growth has slowed slightly during 2007 to approximately 16,000 annually compared with increases of 18,000 a year during 2005 and 2006. About one-quarter of the 2.7 million residents of the metropolitan area reside in the city of Baltimore.

Employment in the metropolitan area continues to increase, but at a slower pace than the average rate of growth of 1.6 percent that occurred during 2005 and 2006. For the 12-month period ending November 2007, average nonfarm employment totaled more than 1.3 million jobs, an increase of 8,825 jobs, or 0.7 percent, compared with a growth of 1.5 percent during the previous 12-month period. Most of the growth occurred in the education and health services sector, which expanded by 3,900 jobs, or 1.8 percent, compared with the number recorded a year ago. Employment in the professional and business services sector increased by 2,800 jobs, or 1.5 percent, adding fewer jobs than the 3,600 added during the 12 months ending November 2006. For the 12-month period ending November 2007, the average unemployment rate was 4.0 percent, virtually unchanged from the rate recorded a year ago.

Leading employers in the metropolitan area are Johns Hopkins University, Johns Hopkins Hospital and Health System, and the University of Maryland Medical System. The bioscience industry is increasing in the Baltimore area, with growth in research, testing, and medical laboratories. Employment at hospitals increased by 1,950 jobs, or 3 percent, during the 12 months ending November 2007, following a similar gain of 1,900 jobs during the previous 12-month period. According to the Downtown Partnership of Baltimore, Inc., investment in hospitals and biotechnology parks in the downtown area totaled $547 million from January 2005 to September 2007. Additional development totaling $1.6 billion is currently under construction and likely to be completed within the next 3 years. Several proposed developments totaling $4 billion, scheduled for completion by 2014, are expected to create an estimated 12,000 to 15,000 jobs.

Increased tourism is contributing to job growth in the Baltimore-Towson area economy. During the 12-month period ending November 2007, the leisure and hospitality sector added 2,000 jobs, an increase of 1.8 percent, compared with an increase of 1,150 jobs during the previous 12-month period. According to the Baltimore Area Convention and Visitors Association, 12 million people visit the city of Baltimore each year, including 4 million overnight visitors. Tourism increased by 7 percent during 2006, registering a 7-year high. By mid-2009, approximately 1,200 new hotel rooms will enter the market in downtown Baltimore. According to the McGraw-Hill Construction Pipeline database, most of the hotel construction outside the city has occurred in Anne Arundel County, near the city of Annapolis and Baltimore/Washington International Thurgood Marshall Airport, with more than 500 rooms completed in 2007 and an additional 370 rooms currently under construction.

As employment growth has moderated, the demand for sales housing in the Baltimore-Towson area has decreased. The sales market has declined from the tight market conditions that occurred in 2004 and 2005 and is currently balanced. According to Metropolitan Regional Information Systems, Inc.®, approximately 29,950 existing homes were sold in the Baltimore area during the 12-month period ending December 2007, a 17-percent decline from the 36,050 homes sold during the same period a year earlier. The median sales price was $260,500 in December 2007, a decline of nearly 2 percent from the price in December 2006. New homes in the metropolitan area have starting prices ranging from $350,000 in both Carroll and Queen Anne's Counties to $500,000 in Anne Arundel County, near the Washington, D.C. metropolitan area.

Developers have responded to the slowdown in home sales by reducing the construction of single-family homes, as measured by the number of building permits issued. During the 12-month period ending November 2007, the number of permits issued for single-family homes declined by 22 percent to 5,050 homes compared with the number issued during the previous 12-month period. In November 2007, an estimated 1,300 single-family homes were under construction in the metropolitan area, 20 percent fewer than the number under construction a year earlier.

During the past year, condominium sales in the Baltimore-Towson area have declined but prices have increased slightly. According to Delta Associates, in December 2007 throughout the metropolitan area, the number of condominium units being marketed for sale was approximately 4,425, down 3 percent from the number marketed in December 2006. The number of new condominium sales decreased by 60 percent, from 1,500 sales recorded in 2006 to 600 sales in 2007. Although sales were strong during the first half of 2007, totaling 570 units sold, higher interest rates and stricter lending requirements resulted in just 40 sales during the second half of 2007. In November 2007, the median sales price of existing condominiums ranged from $182,000 in Harford County to $268,950 in Anne Arundel County. During the 12 months ending November 2007, the median price of existing condominiums in the city of Baltimore rose by more than 1 percent to $205,750 compared with the price recorded during the previous 12-month period. According to local sources, sales of condominiums in the $500,000-to-$1,000,000 price range have slowed, but sales of condominiums priced at less than $500,000 and at more than $1 million have remained steady.

The rental housing market in the Baltimore-Towson metropolitan area is currently soft. As a result of slower population and job growth, the demand for apartments has declined. According to Delta Associates, vacancies in Class A apartment complexes increased to 9 percent in December 2007 compared with 6 percent in December 2006. During the same period, in the city of Baltimore, the vacancy rate rose from 10 to 16 percent as the number of new apartments in lease-up nearly doubled from 250 to 460. Absorption rates for newly constructed downtown apartments declined, resulting in an increase in the vacancy rate from 4 percent in December 2006 to nearly 11 percent in December 2007. During the same period, vacancy rates increased outside the city, rising to 8 percent throughout the suburbs. In December 2007, the average rent in the metropolitan area rose to approximately $1,300 after concessions; this figure represents an increase of 2 percent compared with the average rent recorded in December 2006. Concessions increased in the northern suburbs, prompted by the lease-up of 475 recently constructed apartments.

During the past 2 years, multifamily construction, as measured by the number of units permitted, has declined below the average annual level of 2,375 units permitted between 2000 and 2005. The number of multifamily units authorized by building permits decreased to 1,675 units during the 12 months ending November 2006 and continued to decline to 1,425 units during the 12 months ending November 2007. According to Reis, Inc., in December 2007, an estimated 2,025 condominium units and 1,400 rental apartments were under construction in the metropolitan area. Anne Arundel County accounts for nearly 40 percent of the multifamily development in the metropolitan area, including 900 units currently under construction in Annapolis and 530 units in Hanover. More than 25 percent of the multifamily development is occurring in the city of Baltimore, where nearly 900 units are under construction. An additional 430 units are under construction in the Towson area of Baltimore County.

Baton Rouge, Louisiana

The city of Baton Rouge is the capital of Louisiana and home of Louisiana State University (LSU). The Baton Rouge metropolitan area includes nine parishes: Ascension, East Feliciana, Iberville, Livingston, Pointe Coupee, St. Helena, West Baton Rouge, West Feliciana, and East Baton Rouge, where the city of Baton Rouge is located. Situated approximately 80 miles northwest of New Orleans, the area received as many as 250,000 evacuees after Hurricane Katrina made landfall in late August 2005. Many of the temporary residents have relocated to other cities or returned to New Orleans, but an estimated 30,000 to 35,000 evacuees currently remain in the metropolitan area. The population of the area has increased from 705,973 in 2000 to an estimated 795,000 as of December 1, 2007.

After 2 years of increased economic activity related to the recovery from Hurricane Katrina, current employment growth has returned to a more typical rate for the metropolitan area. During the 12 months ending November 2007, nonfarm employment increased by 7,100 jobs, or 2.0 percent, to 370,200 jobs. Employment growth slowed during the period, following unusually high growth rates of 2.6 and 3.5 percent during the previous 12-month periods ending November 2005 and November 2006, respectively. For the 12-month period ending November 2007, the unemployment rate in the metropolitan area averaged 3.7 percent, down from 4.0 percent for the previous 12-month period.

During the 12 months ending November 2007, the education and health services sector and professional and business services sector increased by 2,000 and 1,400 jobs, respectively, accounting for nearly half of nonfarm job growth in the area. The $80 million ongoing expansion of Baton Rouge General's Bluebonnet hospital and expansions in multiple service-providing industries have contributed to employment growth in these sectors. During the past 12 months, employment in the construction sector increased by 800 jobs, or 2.0 percent. According to a study published by LSU, several commercial and residential construction projects valued at $5 billion are under way or planned for the metropolitan area and are expected to increase construction employment in 2008. Because Baton Rouge is the state capital and home of LSU, the government sector in the metropolitan area accounts for an average of 74,200 jobs, or 20 percent of nonfarm employment in the area. LSU has more than 30,000 students and employs more than 4,200 faculty and staff. The university has a 2007-08 budget of more than $436 million.

A total of 65 petrochemical facilities operate in the metropolitan area. Exxon Mobil Corporation employs more than 5,200 people in the area at its five petrochemical plants, research center, and refinery; the latter is the second largest petroleum refinery in the nation. Other leading employers in the petrochemical industry include The Dow Chemical Company, with more than 3,000 employees; BASF Corporation, with more than 1,700 employees; and Shell Chemical LP, with 530 employees. BASF Corporation's Geismar facility in Ascension Parish is currently undergoing a $1 billion expansion that is expected to increase employment in both the manufacturing and construction sectors.

For the 12-month period ending November 2007, single-family construction activity, as measured by the number of building permits issued, totaled 4,775 homes. This figure represents a 12-percent decrease compared with the previous 12-month period. A record-setting 6,400 single-family building permits were issued in 2006. From 2000 to 2004, an average of 3,750 homes were permitted each year. In recent years, residential construction has been concentrated along Interstates 10 (I-10) and 12 (I-12), which connect East Baton Rouge Parish with Ascension and Livingston Parishes to the east. In the past 2 years, a larger share of residential development has shifted to smaller towns such as Zachary and Baker and the unincorporated areas of East Baton Rouge Parish.

The sales housing market in the metropolitan area is currently balanced with an estimated sales vacancy rate of 1.7 percent. The Greater Baton Rouge Association of REALTORS® reports that the number of new and existing homes sold fell by 15 percent to approximately 9,425 in 2007 but remained significantly higher than the average of 7,625 homes sold each year from 2000 to 2004. In 2005, the number of homes sold increased by 29 percent to approximately 11,350; 28 percent of all sales for the year occurred in September and October immediately following the hurricane in August. The most significant increases in home sales volume were recorded in the central parishes of Ascension, East Baton Rouge, and Livingston, where most evacuees relocated.

After Hurricane Katrina occurred, the average home sales price increased by 14 percent in 2005 and 13 percent in 2006 compared with increases of 1 to 7 percent each year from 2000 to 2004. In 2007, the average home price increased by a more typical 6 percent to approximately $196,300. Home prices were highest in Ascension Parish, where the average price of a home was nearly $223,400. In the Baton Rouge metropolitan area, new three-bedroom, two-bathroom starter homes with limited amenities can be purchased at prices starting at $110,000.

From 2000 to 2005, building permits were issued for an average of 680 multifamily units annually, approximately 20 percent of which were condominium units. Because of low mortgage interest rates and the sudden increase in demand for rental housing units in 2005, building permits issued for multifamily units in 2006 increased to nearly 2,600 units and the percentage of condominiums increased to 40 percent. Between 1998 and 2005, approximately 1,300 student-oriented condominiums and more than 500 conventional condominium units entered the market. Since 2005, 1,900 condominium units have been developed or are currently under construction. As development plans progressed through the pipeline during the first 11 months of 2007, building permits were issued for 1,400 multifamily units, significantly more than is typical for the area.

The rental housing market in the Baton Rouge metropolitan area is tight. According to a survey from the Baton Rouge Apartment Association, Inc., the apartment vacancy rate in July 2007 was 1.6 percent, a slight increase from the rate recorded for the spring of 2006, when Cook, Moore & Associates reported a vacancy rate of less than 0.5 percent. Before Hurricane Katrina occurred, the rental market was soft, with an estimated vacancy rate of 10 percent due to oversupply, particularly from condominium units that eventually were rented. Because an estimated 1,500 apartments are currently under construction, the rental market is expected to become balanced in 2008, with some concessions.

According to Cook, Moore & Associates, rents averaged $608 for a one-bedroom apartment, $735 for a two-bedroom apartment, and $911 for a three-bedroom apartment in the spring of 2007, the most recent rent data available. Average rents increased 6, 5, and 4 percent, respectively, for one-bedroom, two-bedroom, and three-bedroom units, compared with average rents recorded in the spring of 2006. Since the spring of 2005, rents for these unit types have increased by 13, 16, and 17 percent, respectively, primarily because of increased demand for rental housing as a result of Hurricane Katrina.

Boston-Cambridge-Quincy, Massachusetts-New Hampshire

The Boston-Cambridge-Quincy Metropolitan New England City and Town Area (Boston metropolitan area) consists of Suffolk County in Massachusetts, parts of Bristol, Essex, Middlesex, Norfolk, Plymouth, and Worcester Counties in Massachusetts, and parts of Hillsborough and Rockingham Counties in New Hampshire. The metropolitan area had an estimated population of 4.5 million in 2007. As of November 2007, the area economy had completed its third 12-month period of increasing job growth, averaging 1 percent annually. For the 12-month period ending November 2007, the average nonfarm employment was 2.5 million jobs, an increase of 28,700, or 1.2 percent, compared with the previous 12-month period, when 26,100 jobs were created.

The primary employment growth sectors in the Boston metropolitan area economy are the service-providing sectors, particularly education and health services, professional and business services, and leisure and hospitality. In the 12-month period ending November 2007, employment in the service-providing sectors increased by 30,600 jobs, or 1.4 percent, compared with the number of jobs added in the previous 12-month period. Employment in the education and health services sector increased by 13,000 jobs, or 2.9 percent, as a result of expansion at local universities and the passage of state health insurance legislation, which have supported significant job growth. According to Global Insight, Inc., the Boston metropolitan area is home to nearly 3,000 software and Internet-technology companies with a high-technology workforce of more than 300,000. Growth in these industries helped support an increase of 10,500 jobs, or 2.7 percent, in the professional and business services sector during the 12 months ending November 2007 compared with the increase of jobs during the previous 12 months. In addition, the leisure and hospitality sector gained 3,900 jobs during the most recent 12-month period, an increase of 1.8 percent compared with the gain in jobs during the previous 12-month period.

During the 12 months ending November 2007, the goods-producing sectors lost 1,100 construction jobs, or a little more than 1 percent, and 900 manufacturing jobs, or less than 1 percent. The job losses in the construction sector were the first since 2003, and the jobs lost in the manufacturing sector were only a fraction of the 3,700 jobs lost in the sector in each of the past 2 years. The unemployment rate in the Boston metropolitan area averaged 4.4 percent for the 12 months ending November 2007, down from 4.6 percent for the same period a year ago.

Residential construction activity, as measured by the number of units authorized by building permits, declined by 27 percent, or 10,950 units, during the 12-month period ending November 2007; 14,950 units were permitted during the previous 12-month period. This decline is a continuation of a trend that began in 2006, when the number of units permitted decreased by 10 percent from the number permitted during the 12-month period ending November 2005. Higher interest rates, home price appreciation, and rising inventories have contributed to reducing recent levels of construction activity. A total of 5,100 single-family units were permitted during the 12 months ending November 2007, down 22 percent compared with the number permitted during the previous 12 months and nearly 40 percent below the 8,100 units permitted during the 12 months ending November 2005.

After increasing significantly between 2002 and 2005 and peaking at an estimated 9,100 units, the number of multifamily units permitted declined by about 15 percent to 7,750 in 2006. A total of 5,900 multifamily units were permitted in the 12-month period ending November 2007, down 30 percent compared with the number permitted in the previous 12-month period. Before 2006, an estimated 50 percent of the multifamily units permitted were for condominium ownership, and a considerable number of rental housing units were converted to condominiums. Since 2006, a shift in market conditions, due to the softening of the home sales market, resulted in several planned condominium projects being converted to rental housing projects. Some additional condominium development plans have been postponed. Although the recent level of multifamily building permits has declined, a substantial pipeline of proposals for future development still exists, including 24,000 units financed by MassHousing, 20,000 market-rate units concentrated in urban core areas, and 9,000 age-restricted housing units to be built mostly in suburban locations. The Greater Boston Housing Report Card suggests that, historically, only about 60 percent of this pipeline will be built.

The sales housing market in the Boston metropolitan area has generally softened during the past 2 years. According to the Massachusetts Association of REALTORS®, during the 12-month period ending September 2007, the number of single-family homes sold totaled 25,400, a 1-percent decline compared with the number sold during the previous 12-month period, when sales fell by 8 percent from the record level of 27,900 homes sold during the 12-month period ending September 2005. During the 12 months ending September 2007, the number of homes sold increased by 5 percent in the city of Boston and the western suburbs and by 3 percent in the northern and North Shore suburbs but decreased by 7 percent in the southern and South Shore suburban areas compared with the number of homes sold during the previous 12 months. During the most recent 12-month period, the median sales price of a single-family home declined by a little more than 1 percent to $409,500 for the entire metropolitan area and by almost 2 percent to $478,500 for the city of Boston and the western suburbs. The estimated median price was $374,350 for the areas north of the city and $346,450 for the areas south of the city; both of these prices represent declines of 3 percent compared with the prices recorded during the previous 12-month period.

Although the condominium market in the Boston metropolitan area has also suffered from moderately declining sales, pricing has remained more stable than in the single-family market during the past 2 years. During the 12 months ending September 2007, condominium sales were down slightly more than 1 percent at 16,775 units compared with the previous 12 months, during which time sales declined nearly 6 percent from the record level of 18,050 units sold during the 12 months ending September 2005. In the city of Boston and the western suburbs, the number of condominiums sold increased by 6 percent to 10,200 units during the 12-month period ending September 2007 after declining by 8 percent during the same period a year ago. Conversely, in the northern and southern suburbs, sales were down 12 percent to 4,050 units and 11 percent to 2,500 units, respectively, from the previous 12-month period. The median sales price of a condominium in the metropolitan area was $308,600 during the 12-month period ending September 2007, up 3 percent from the price recorded in the previous 12-month period, which was virtually unchanged from the price recorded in the 12-month period ending September 2005. Considerable disparity exists among median prices of condominiums in the three major submarkets: the city of Boston and western suburbs increased 3 percent to $351,050 and the northern and southern suburbs declined 1 and 2 percent to $238,700 and $247,800, respectively, from the previous year.

The rental housing market in the Boston metropolitan area is balanced; however, the increased level of multifamily units completed over the past several years has increased vacancy rates and kept rent increases relatively moderate. According to Reis, Inc., during 2006 and 2007, approximately 10,600 new rental units were added to the inventory; from 2000 to 2005, an average of just 2,000 new rental units were added each year. The recent additions to the inventory have resulted in an increase in the vacancy rate from 5.5 percent in the fourth quarter of 2006 to 6.1 percent in the fourth quarter of 2007. In general, vacancy rates appear to be lowest in the more urban downtown areas such as Back Bay, Beacon Hill, Brookline, and Cambridge, where they range from 4 to 5 percent. The highest vacancy rates occurred in the northern suburbs, such as the North Shore and Mystic River areas, where they range from 6 to 8 percent. These northern areas also have most of the new rental housing inventory. It is anticipated that an average of 3,000 units will enter the Boston metropolitan area market during each of the next 2 years. In addition, some of the more than 4,000 condominium units that were under construction in the fourth quarter of 2007 may find their way into the rental inventory via developers or buyer/investors.

Data from Reis, Inc., indicate an effective rent level in the Boston metropolitan area market of $1,675 for the fourth quarter of 2007, up nearly 2 percent from the level of the fourth quarter of 2006. Average monthly rents range from about $2,500 in the Back Bay/Beacon Hill submarket to about $1,200 in the southern suburban submarket.

Denver-Aurora-Boulder, Colorado

The Denver-Aurora-Boulder metropolitan area encompasses 11 counties in north-central Colorado. The area extends north from Castle Rock in Douglas County along the east side of the Rocky Mountains range to the city of Longmont in Boulder County. Because of the availability of developable land, much of the recent household growth in the area has occurred in the eastern suburban counties of Adams and Arapahoe. Denver, the state capital, is the hub of government activities and financial services. As of January 1, 2008, the population of the metropolitan area was estimated at 2.8 million, an increase of 44,500, or 1.7 percent, annually since the 2000 Census. Denver, Arapahoe, and Jefferson Counties are the most populous; combined, they account for 60 percent of the area's total population.

Economic growth in the metropolitan area has slowed. For the 12-month period ending November 2007, nonfarm employment averaged 1.4 million jobs, up 1.8 percent, or 22,000 jobs, compared with the 2.1-percent rate of growth during the previous 12-month period. For the 12 months ending November 2007, employment growth in the professional and business services, education and health services, and leisure and hospitality sectors offset job losses in the construction and manufacturing sectors, and the average unemployment rate declined from 4.5 to 3.9 percent. Leading employers in the area include Qwest Communications International, Inc.; Lockheed Martin Corporation; and EchoStar Communications Corporation.

Job growth is expected to continue in the metropolitan area during the next year, albeit at a slower pace than that of the past 2 years. Weakness in the local housing market and a slowing national economy are expected to dampen area employment growth and cause it to fall to 1.5 percent during the next year. Expected declines in residential construction will be tempered by several large commercial and infrastructure developments currently under construction or in the planning stages. Throughout the Denver area, approximately 3.4 million square feet of office space are planned or under way; this square footage is well above the 1.2 million square feet of office space completed annually during the past 5 years. Many developments are mixed-use projects; some consist of transportation-oriented developments (TODs) near existing or planned light rail stations. In 2008, The Regional Transportation District is expected to begin a 12-year, $6 billion expansion of commuter and light rail service throughout the area. Health care and biotechnology are also growing industries, as reflected by facility improvements. A $4 billion renovation and expansion project is well under way at the site of the former Fitzsimons Army Hospital. On completion in 2030, Fitzsimons Medical Campus will include hospitals as well as facilities for biotechnology research and development companies. Employment on the campus totaled 13,000 jobs in 2007 and is expected to reach 30,000 jobs by 2020.

Local home builders have continued their 2-year reduction of single-family home construction because of tighter credit standards and slower new home sales. During the 12-month period ending November 2007, the number of single-family building permits issued declined to 8,060 units, down 40 percent compared with the number issued during the same period a year ago. The Genesis Group reported that, during the 12 months ending November 2007, sales of new detached homes decreased by 25 percent to 6,400 units, an 11-year low, but the average new home sales price increased by 5 percent to $356,200. The market is considerably weaker in areas farther from employment centers, especially for single-family homes in the $200,000-to-$300,000 price range. Submarkets in south Douglas County and areas in Jefferson and Boulder Counties that have no excess inventory continue to have moderate demand.

Sales of new attached homes have slowed but continue to represent a substantial portion of the new home market. Although sales of condominiums and townhomes were down 20 percent to 4,420 units, the number of new attached home sales accounted for 40 percent of total new home sales for the 12 months ending November 2007, up from 30 percent recorded for the same period at the beginning of the decade. Because of strong demand, home prices for infill properties and in TOD areas are approximately 30 percent higher on average than those of the general market. During the 12 months ending November 2007, sales of higher priced condominium units have contributed to a 70-percent increase in the average price to $415,500. Among the largest luxury condominium developments in downtown Denver, the 23-story Glass House Denver completely sold out 390 units during the past 18 months at prices ranging from $500,000 to $1.3 million. At least five more condominium developments in 22- to 51-story highrise towers are expected to be completed by 2010, adding approximately 1,000 units to the downtown market.

The existing home sales market in the Denver area remained soft in the fourth quarter of 2007. According to the Denver Board of REALTORS®, during the 12 months ending December 2007, sales of existing attached and single-family homes were relatively unchanged, when compared with the number sold during the same period in 2006; the average price of an attached home decreased by 9 percent to $177,400 and the average price of a single-family home declined by 3 percent to $310,400. The decline in sales was concentrated in the existing sales market in the high-volume, mid-price, $150,000-to-$300,000 range. Offsetting the decline, sales increased for attached and detached homes priced at more than $300,000, attached homes priced at less than $125,000, and detached homes priced at less than $150,000. The inventory of unsold homes decreased by 3 percent to 27,850 units during the 12 months ending December 2007. With inventories decreasing, price declines are expected to stabilize during the next 12 months.

During the 12 months ending November 2007, multifamily construction in the Denver-Aurora-Boulder area, as measured by the number of units permitted, increased by 29 percent to 6,140 units. This figure is still well below the pace of the 2000-through-2002 period, when an average of approximately 10,000 multifamily units were built each year. According to the Home Builders Association of Metro Denver, apartments accounted for 30 percent of the multifamily units permitted during the 12-month period ending November 2007. In contrast, apartments accounted for 20 percent of the total number issued during the previous 12-month period. The increase in apartment construction is the result of builders shifting from for-sale to for-rent developments to address the strengthening rental housing market.

The rental market in the metropolitan area is balanced to tight. According to *Apartment Insights*, published by Apartment Appraisers & Consultants, the average vacancy rate decreased by approximately 1 percentage point to 6.6 percent in 2007 from 7.6 percent in 2006. In 2007, the average effective rent increased by 6 percent to $810. Rents averaged $691 for a one-bedroom unit, $939 for a two-bedroom/two-bath unit, and $1,183 for a three-bedroom unit. Tighter credit standards, continued renter household growth, and a limited supply of new apartments have contributed to the market's strong performance. A total of 3,500 rental units were absorbed in 2007, the highest rate of absorption in 5 years. Construction has started or will shortly begin on approximately 5,600 apartment units. Approximately half of the new units are expected to come on line by the end of 2008 and the remaining half by the end of 2009. Even with the new units entering the market, demand will exceed deliveries in 2008 and 2009. As a result, renters can expect fewer vacancies and higher rents.

According to the M/PF YieldStar third quarter 2007 report, submarkets with strong demand potential for rental development include central Denver, the Denver Technology Center area, and the western suburb counties of Jefferson and Boulder. Increases in occupancy rates and the average rent in these submarkets are expected to continue to be higher than those of the general rental housing market.

Longview, Texas

Located in East Texas on the Interstate 20 and U.S. Highway 80 corridor, the Longview Housing Market Area (HMA) comprises Gregg, Rusk, and Upshur Counties. The city of Longview is the government seat of Gregg County and accounts for 37 percent of the area's population. As of December 1, 2007, the population of the HMA is estimated to be 205,600, an average annual increase of 1,500, or 0.8 percent, since 2005. The three leading private-sector employers in the HMA are Good Shepherd Medical Center, which employs 1,865 employees; the Texas operations of Eastman Chemical Company, with 1,700 people; and Trinity Rail Group, LLC, with 1,350 workers.

Nonfarm employment in the Longview HMA averaged 92,850 jobs for the 12 months ending November 2007, up 1,400 jobs, or 1.5 percent, compared with the number of jobs recorded during the previous 12 months. Increases were reported in every sector except the local government and information sectors, which were flat. Growth was strongest in the construction, natural resources, and mining sector, which increased by 410 jobs, or 4 percent, during the 12-month period ending November 2007 due to increased oil and gas production activity. In the Longview area, which is a destination for fishing and hunting, employment in the leisure and hospitality sector rose by 260 jobs, or 3.6 percent, when compared with the number of jobs recorded during the previous 12-month period.

Longview is the regional healthcare center for East Texas, with two major hospitals. During the 12 months ending November 2007, employment increased by 230 jobs, or 1.6 percent, in the education and health services sector and by 170 jobs, or 2.3 percent, in the professional and business services sector. Job growth in the latter sector is expected to continue because Convergys, a human resources and billing services firm, began operating in Longview in October 2007 and plans to hire 550 employees in the next 2 years. During the 12-month period ending November 2007, the unemployment rate in the HMA decreased to 4 percent from the 4.7-percent rate recorded during the previous 12-month period.

The HMA currently has an estimated 77,500 households; this figure represents an annual increase of approximately 540 households during the past 7 years. Homeowners account for 74 percent of all households in the area. Since 2000, single-family home construction, as measured by the number of single-family building permits issued, averaged 300 units annually. For the 12 months ending November 2007, the number of single-family building permits totaled 240, down by 75 units compared with the number issued during the previous 12-month period. According to area builders, new home sales prices start at approximately $95,000 for a 1,200-square-foot house with three bedrooms, two bathrooms, and a one-car garage.

The home sales market is currently balanced in the HMA. Steady population growth, combined with a growing economy and low mortgage interest rates, has maintained the demand for homes. According to the Real Estate Center at Texas A&M University, the number of new and existing single-family homes sold during the 12 months ending November 2007 decreased by 2 percent to 2,650 homes from the record level of 2,700 homes sold during the previous 12 months. Despite the slight decrease in the number of sales, the average home price increased by 8 percent to $138,500 during the 12-month period ending November 2007; a year earlier, the price was $128,100. Since 2000, the average price has increased by 5 percent annually.

Rental market conditions in the HMA are currently soft. The estimated overall rental vacancy rate is 10 percent, essentially unchanged from the vacancy rate in 2000. Apartments, which represent only 28 percent of all rental units, are estimated to have a somewhat lower vacancy rate of approximately 7.5 percent. According to the Greater Longview Area Apartment Association, concessions are common and typically include $99 move-in specials, 1 month of free rent, and no security deposit. During the 12 months ending November 2007, average rents increased by 6 percent to $475 for a one-bedroom unit and by 5 percent to $575 for a two-bedroom unit. The increase in apartment rents follows several years early in the decade with almost no increase. Units in apartment projects must compete with a significant number of single-family rental units, which represent 41 percent of the rental housing inventory.

Multifamily building activity has been limited since 2000; slightly more than 1,000 units have been completed in the past 7 years, including 675 low-income housing tax credit units. In 2005, the two market-rate projects completed in Gregg and Rusk Counties included 85 and 60 units, respectively. Longfellow Arms, a 216-unit project, is nearing completion and is the largest project built since 2000. Rents in this development will average $600 for a one-bedroom unit, $850 for a two-bedroom unit, and $950 for a three-bedroom unit.

Rapid City, South Dakota

The Rapid City metropolitan area, located in the Black Hills of South Dakota, consists of Meade and Pennington Counties. Since 2000, the population of the area has increased by an average of 950 annually to reach an estimated 120,200 as of January 1, 2008. Government sector employment accounts for approximately 16 percent of the jobs in the area, and the financial activities, transportation and utilities, and retail trade sectors led employment growth during 2007. Leading employers in the area include Ellsworth Air Force Base (AFB), with 3,500 employees; Rapid City Regional Hospital, with 2,825 employees; and Black Hills Corporation, a locally based energy holding company, with 750 employees. Growth in the number of households reflects the influx of retirees attracted by inexpensive housing prices in addition to job-related in-migration.

The economy of the Rapid City area is impacted by military and civilian employment at Ellsworth AFB, which accounts for nearly one-third of the employment in the government sector. An increase in future troop levels is expected at the base as the U.S. Air Force consolidates its financial personnel from multiple locations around the country to one location at the new Air Force Financial Services Center in Rapid City. The center opened in September 2007 with 75 personnel and is expected to reach full operational capacity in 2009 with a potential of 780 personnel. The additional personnel, comprising 80 percent military and 20 percent civilian workers, are expected to add approximately $30 million annually to the current $315 million estimated total annual economic impact Ellsworth AFB has on the metropolitan area.

Nonfarm employment in the metropolitan area increased by an average of 2 percent, or 1,100 jobs, to a record 61,400 jobs during 2007. The financial activities sector increased by 5.6 percent, or 200 jobs, largely due to the expansion of several retail banks in the area. The growth of Black Hills Corporation contributed to a 5-percent increase in the transportation and utilities sector, which added 100 jobs. As a result of several retail developments opening during the past year in Rapid City, employment in the retail trade sector grew by 4.6 percent, or 400 jobs. The largest of the current retail development projects is Rushmore Crossing, a 600,000-square-foot shopping center located on the east side of Rapid City, which is expected to open in late 2008. The current 3.0-percent unemployment rate in the Rapid City metropolitan area is consistent with the historically low unemployment rates in the area.

Home sales market conditions in the metropolitan area are currently balanced. According to Rossum & Neal REALTORS® and the Black Hills Association of REALTORS®, in 2007, the annual average rate of new single-family home sales increased by 22 percent, or 350 homes, compared with the sales rate of new homes in 2006. In 2007, the average sales price of a new single-family home was $209,200, 3 percent higher than the average price recorded in 2006. Existing single-family home sales slowed by 8 percent in 2007 to a rate of 1,200 sales for the year. The average price of an existing single-family home was $169,600 in 2007, 3 percent higher than the average price recorded in 2006.

Single-family home construction, as measured by the number of single-family building permits issued, totaled 610 units during 2007, down from 680 units built during 2006. Current homebuilding activity is also lower than the average of 720 units constructed each year since 2000. Prices for newly developed homes in the metropolitan area begin at $140,000 for a 1,450-square-foot home.

Rental housing market conditions in the metropolitan area are currently balanced, although vacancies have increased slightly during the past year due to a recent reduction in military personnel at Ellsworth AFB. The rental vacancy rate is currently estimated at 6.5 percent, up from 6 percent a year ago. Typical average rents for new apartments are $730 for a one-bedroom unit, $830 for a two-bedroom unit, and $1,100 for a three-bedroom unit. Average rents increased slightly during 2007, with no significant concessions offered to tenants. Demand for additional rental units is expected to be strong during the next 3 years given the expected increase in troops at the base and anticipated renter household growth.

Multifamily construction, as measured by the number of multifamily units permitted, remained relatively unchanged from the level of activity recorded in 2006, with 330 units permitted during 2007. The construction of multifamily projects with five or more units has averaged almost 200 units annually since January 2005 compared with an average of 100 units built annually from January 2000 to December 2004. This increase in construction activity primarily resulted from the removal of Ellsworth AFB from the proposed list of base closures in 2005. Previously, builders were hesitant to start developments given the uncertainty surrounding the base. Of the 330 units permitted in 2007, 278 units are currently under construction at Stoney Creek Apartments, with completion anticipated in 2008.

Reno, Nevada

The Reno metropolitan area encompasses Washoe and Storey Counties. Washoe County is home to Reno, the second largest city in Nevada, and includes the northeastern shore of Lake Tahoe. As of January 1, 2008, the population of the metropolitan area is estimated at 415,000; this figure represents a gain of 6,000, or 1.5 percent, in the past year. Of Reno, Sparks, and Virginia City, the three largest cities in the metropolitan area, Reno has the majority share (51 percent) of the total population of the area. Since 2000, population growth in the metropolitan area has resulted primarily from domestic in-migration, especially from the San Francisco Bay Area and other areas of Northern California. Net migration has accounted for approximately 70 percent of the total population gain and net natural increase (resident births minus resident deaths) has accounted for 30 percent.

Employment in the metropolitan area has been growing for the past 5 years. In the 12 months ending November 2007, total nonfarm employment increased by 4,400 to 227,300 jobs, reflecting a 2-percent growth rate, which is slower than the 3.2-percent average annual growth rate that occurred from 2003 through

2006. Of the net job growth, 90 percent occurred in the professional and business services, trade, and leisure and hospitality sectors, which added 1,575, 1,325, and 1,175 jobs, respectively. With the recent completion of several major commercial projects and the slowing new home sales market, the construction sector posted a net loss of 1,925 jobs for the 12 months ending November 2007. As overall job growth slowed, the average unemployment rate for the 12 months ending November 2007 increased to 4.5 percent compared with 4 percent for the previous 12 months.

The gambling industry and the leisure and hospitality sector characterize the Reno economy. Nine hotel-casinos and International Game Technology, a slot-machine manufacturer, are among the leading employers in the metropolitan area. With at least 1,500 employees each, major gambling establishments include the Silver Legacy Resort Casino; Harrah's Entertainment, Inc.; and the Sparks Nugget, Inc. The leisure and hospitality sector is the largest employment sector, accounting for nearly 18 percent of all nonfarm jobs in the metropolitan area. The Peppermill Hotel Casino recently opened a $400 million, 600-room tower in the city of Reno, and the Silverland USA Ramada Hotel opened a $6 million, 67-room establishment in Virginia City in 2006. Trade is the second largest employment sector, with a 16-percent share of total nonfarm employment. The 2007 opening of Cabela's, an outdoor supply and sporting goods superstore with 250 employees, led the recent growth in retail employment. Since 2000, the professional and business services sector has recorded the largest job growth of all sectors, with average annual gains of 1,450 jobs. Led by administrative and support positions and waste management jobs, the professional and business services sector now ranks as the third largest sector, with a 13-percent share of all nonfarm jobs in the metropolitan area.

The sales housing market in the Reno metropolitan area is currently soft. Activity has slowed since the median sales price for new and existing homes reached a record $350,000 in 2005. Affordability constraints and a decline in investor activity have led to the soft market. According to the National Association of Home Builders (NAHB), the home opportunity indicator has decreased from 61 percent in 2000 to 21 percent through the third quarter of 2007. The NAHB index measures the percentage of all homes sold that were affordable to families earning the local median household income. According to the Washoe County Assessor's Office, 4,625 existing homes were sold in the county in 2007, a 26-percent decrease compared with the number of homes sold in 2006. The median price of existing detached homes was $312,700 in 2007, a decrease of 7 percent from the price recorded in 2006. The median sales price of existing condominiums remained relatively unchanged at $219,200 in 2007. The number of new homes sold declined 37 percent to 2,175 in 2007 compared with the number sold in 2006. The median sales price of a new, detached home was $353,200 in 2007, a decrease of 13 percent compared with the price in 2006. For new condominiums, the median sales price was $270,700 in 2007, a decline of 7 percent compared with the price in 2006.

Builders have decreased homebuilding activity considerably to reduce existing inventory. Single-family home construction, as measured by the number of building permits issued, has been declining since 2005, when a record 5,150 permits were approved. During the 12-month period ending November 2007, permits were issued for 2,000 single-family homes, a 46-percent decrease from the number issued during the previous 12-month period. Single-family construction activity occurs primarily in the adjacent cities of Reno and Sparks. The principal areas of new construction in Reno are in the southeast, the northwest, and the North Valley toward the Nevada-California border. The North Valley is the most affordable area, with prices for detached homes starting in the high $200,000s. The primary area for new construction in Sparks is in Spanish Springs, with new home prices starting in the low $400,000s.

Starting in the early 2000s, the nature of multifamily development has changed in response to plans to limit urban sprawl and revitalize downtown Reno. Previously, many new multifamily projects were designed either for the rental housing market or were three- to four-story condominium complexes to be built alongside single-family homes in masterplanned communities. Much of the recent new multifamily development has been in midrise condominium buildings located in downtown Reno or in the conversion of closed hotel-casinos. In April 2006, the former Comstock Hotel opened as the 150-unit Riverwalk Condominiums, with prices starting in the low $200,000s. The 92-unit, $50 million Palladio Condominiums opened in December 2006; the average price of a unit was $450,000. The former Golden Phoenix Hotel will officially become the 379-unit Montage Condominiums, with prices starting in the $200,000s; construction will be completed the spring of 2008.

Multifamily construction activity, as measured by the number of units permitted, has slowed considerably since January 2006. In the 12-month period ending November 2007, 103 units were permitted, a decline of 76 percent from the number permitted in the previous 12-month period. From 2000 to 2006, an annual average of 900 multifamily units were permitted. According to data from the McGraw-Hill Construction Pipeline database, no apartment units currently are under construction and the 721 condominium units currently under way have expected completion dates through February 2009. Builders of apartment complexes are waiting to see whether sales market conditions will lead condominium developers to convert additional units to the rental market.

The apartment rental market is currently balanced. Johnson-Perkins & Associates, Inc., reported an overall vacancy rate of 4.5 percent in the third quarter of 2007 compared with 3.1 percent in the third quarter of 2006. For the 12 months ending September 2007, the average rents increased by approximately 2 percent each to $754 for a one-bedroom unit and $946 for a two-bedroom unit. During the 12 months ending September 2007, the overall vacancy rate rose as projects, originally proposed as condominiums, were converted to rental properties. In the Kiley Ranch master-planned community in Sparks, two major condominium projects with a total of 387 units have been converted to apartments; lease-up began in the summer of 2007. Absorption has averaged four units a month, with rents starting at $850 for a one-bedroom unit and $1,250 for a two-bedroom unit.

Seattle, Washington

The Seattle metropolitan area, which consists of King and Snohomish Counties, is the economic and population center of the Puget Sound region. As of January 1, 2008, the population is estimated at 2.6 million, up 1.7 percent compared with a year ago, primarily because of net in-migration related to job growth.

During 2007, nonfarm employment increased by the largest amount in nearly a decade, up 50,000 jobs to average nearly 1.5 million for a 3.5-percent increase. Employment growth was greatest in the construction sector, up 10,200 jobs, because of multifamily residential development, commercial construction, and public projects such as Sound Transit's light rail line. Commercial construction was supported by a high demand for new space, particularly from companies in employment sectors that serve the growing population and business community, including the professional and business services, leisure and hospitality, and education and health services sectors, which added 9,200, 4,400, and 4,200 jobs, respectively.

The information sector gained 4,200 jobs during 2007, partly due to hiring in the software and Internet-technology industries. Microsoft Corporation, a leading private-sector employer in the Puget Sound region, with 36,000 employees, added approximately 2,500 employees during 2007 and plans to expand its main campus in east King County to accommodate 19,000 additional employees. During 2007, Microsoft acquired space in downtown Seattle for up to 700 employees; the acquisition represents the company's first significant expansion in the region outside east King County. At F5 Networks, Inc., an application networking company, employment increased by 30 percent during 2007 to approximately 600 workers, and newly acquired space will accommodate 85 additional employees. Google, with more than 400 employees, has leased space that could accommodate nearly 800 additional hires, and Yahoo! Inc., has acquired space for up to 600 employees for the company's first office in the Seattle area.

The manufacturing sector increased by 6,300 jobs in 2007, down from a gain of 9,400 jobs in 2006. Most of the new manufacturing jobs added during the past 2 years were due to hiring at The Boeing Company, the leading private-sector employer in the metropolitan area, with an estimated 73,000 employees in the entire Puget Sound region. Record-breaking airplane orders at the aerospace manufacturer are expected to result in continued hiring at the company's Puget Sound facilities in 2008. The widespread job gains in the Seattle area in 2007 caused the unemployment rate to decline to an average of 4 percent, down from 4.3 percent in 2006.

Sales housing market conditions for single-family homes in the Seattle metropolitan area were balanced in the first half of 2007 but began to soften in the second half of the year due to tighter lending standards and significant home sales price increases in recent years. From 2004 through 2006, home prices had an average annual increase of 14 percent. New and existing home sales in the Seattle area covered by the Northwest Multiple Listing Service totaled approximately 40,600 in 2007, down 17 percent compared with the 48,800 homes sold in 2006. Nearly all the sales decline occurred during the last 6 months of 2007, when volume decreased by 25 percent compared with the same period in 2006. The average annual price continued a 15-year upward trend, increasing by 9 percent to $524,800 in 2007 compared with $480,500 in 2006. Reflecting the slower sales that occurred during the July-through-December period in 2007, the average price increased by only 5 percent compared with the price recorded during the same period in 2006. During 2007, the average time homes remained on the market increased to 63 days for existing homes, up from 49 days in 2006, and increased to an average of 101 days for new homes, up from 81 days in 2006. The slower pace of sales caused single-family homebuilding activity, as measured by the number of building permits issued, to decrease by 14 percent. Approximately 9,200 single-family building permits were issued during 2007; nearly 11,000 permits were issued during 2006.

The condominium market in the Seattle area was balanced during 2007 as demand from empty-nesters and young professionals contributed to steady sales. New and existing sales totaled 13,400 units, down 3 percent from the 13,750 units sold during 2006 and down 6 percent compared with the record-level sales volume recorded in 2005. During 2007, the average price increased by 10 percent to $323,000 compared with a gain of 17 percent during 2006. Several condominium developments are under construction in downtown Seattle. Among those scheduled for completion within the next 2 years is the 180-unit Olive 8, which incorporates a grocery store and a Grand Hyatt hotel and has units starting at $500,000. The 1 Hotel & Residences complex includes a hotel, 51 condominium units starting at $1.2 million, and 176 city suites starting at $560,000. The city suites are fully furnished units that offer owners the option of renting the units to the hotel for guests. On completion, 5th and Madison, a condominium complex located in the financial district, will include 127 units priced from $550,000.

Rental housing market conditions in the Seattle area were tight during 2007. Steady job formation created demand for additional rental units amid limited new supply and the loss of inventory to condominium conversion. According to a December 2007 survey by O'Connor Consulting Group, LLC, the apartment rental vacancy rate in the metropolitan area was 3.5 percent as of December 2007, essentially unchanged from the rate recorded as of December 2006. Based on data from Dupre+Scott Apartment Advisors, Inc., the average monthly apartment rent increased by an estimated 9 percent to $1,000 as of December 2007 compared with a year earlier and few properties offered concessions during 2007. According to Dupre+Scott's *Apartment Development Report*, during 2007, approximately 1,600 new apartment units in complexes of 20 units or more entered the market and an estimated 3,000 rental housing units were converted to condominiums. As a result of the tight market conditions, based on Dupre+Scott data, the average rent is forecast to increase 8 percent during 2008 and approximately 2,000 new apartment units are projected to enter the market in 2008, followed by 4,500 units in 2009 and 4,500 units in 2010.

The tight rental market conditions and strong demand for close-in city living contributed to increased multifamily production. Multifamily building activity, as measured by the number of units permitted, was an estimated 11,500 units in 2007, a 13-percent increase compared with the number permitted in 2006. Condominiums accounted for approximately half of the multifamily activity in the metropolitan area overall and an estimated 60 percent of the activity in the city of Seattle. Approximately 6,300 multifamily units were permitted in Seattle during 2007, down slightly from the 6,400 units permitted during 2006.

Tucson, Arizona

The Tucson metropolitan area, defined as Pima County, is in southern Arizona and borders Mexico. Surrounded by multiple mountain ranges, the city of Tucson is a popular vacation and retirement destination. The tourism industry is an integral part of the area's economic base, as are the University of Arizona (the UA) and Davis-Monthan Air Force Base (AFB). Tucson is the second largest metropolitan area in Arizona, with a January 1, 2008, population estimated at approximately 1 million. Since 2000, the population has increased by an estimated average annual of 20,300, or 2.2 percent. Population growth is concentrated in Tucson and the cities directly surrounding it. The influx of retirees accounts for approximately 20 to 30 percent of net in-migration, and significant job growth in the area has also influenced strong in-migration. During the 12 months ending November 2007, the unemployment rate decreased from 4 to 3.7 percent when compared with the previous 12 months.

The leading employer in the area is Raytheon Company, with approximately 11,175 employees. Raytheon, a defense and aerospace systems supplier, is an important source of highly skilled jobs in the area. The second leading employer is the UA, with 10,350 employees and an annual enrollment of 28,000 students. According to the UA Office of Economic and Policy Analysis, the university had an economic impact of $2.1 billion on the Tucson metropolitan area in fiscal year 2004. The third leading employer is Davis-Monthan AFB, with 8,225 military and civilian employees and an annual economic impact of $866 million on the Tucson metropolitan area, according to the Davis-Monthan AFB Fiscal Year 2006 Economic Impact Statement.

Although nonfarm employment continues to grow at a steady pace, it slowed from a 3.6-percent increase in 2006 to a 2.8-percent increase in 2007. Most of this growth occurred in the service-providing sectors, which grew by 3.2 percent, from 320,400 to 331,000 jobs. The largest percentage increases occurred in the leisure and hospitality (6.3 percent), wholesale trade (5.5 percent), and education and health services (4.9 percent) sectors. The financial activities sector decreased by 1 percent, partly due to a large number of layoffs in the mortgage industry, and employment in the information sector declined from 7,000 to 6,000 jobs. In the goods-producing sectors, construction employment decreased by 1 percent to 27,700 jobs as a result of the slowing housing market.

Builders have decreased single-family home construction, as measured by the number of building permits issued, in response to excess inventory in the sales market. It is estimated that the current surplus in the market could take approximately 1 year to be absorbed. According to the Pima Association of Governments, during the 12 months ending November 2007, the number of single-family homes permitted decreased by 47 percent from 8,875 to 4,675. During the same period, the number of multifamily units permitted decreased from 180 to 120. A Ritz-Carlton resort and residential community is currently under construction northwest of the city of Tucson. The project will include a 250-room golf and spa resort and 320 luxury homes. The estimated completion date for the first residential properties is late 2008 and for the resort is the fall of 2009. Plans were recently announced for a 12,000-acre, master-planned community in southeast Tucson to be developed over the next 40 years.

Building activity has outpaced household growth during the past few years and caused the sales market to soften. According to the Tucson Association of REALTORS®, during the 12 months ending October 2007, the number of existing homes sold decreased from 15,550 to 12,625, a 19-percent decline compared with the number sold during the previous 12 months. During this time, the number of active listings for existing homes increased by 19 percent from 7,875 to 9,375. Coinciding with decreased sales and increased inventory, the average number of days a home remained on the market increased from 46 to 66. Despite these soft market conditions, the average sales price for existing homes increased slightly from $271,000 to $273,700 during the 12 months ending October 2007 compared with the previous 12 months. The inventory of new homes is also selling very slowly. According to Hanley Wood, LLC, new home closings decreased from 6,450 during the first three quarters of 2006 to 5,100 during the first three quarters of 2007.

Condominium conversions have increased in the Tucson metropolitan area during the past few years and added to the excess inventory of sales units. According to John Strobeck of Bright Future Business Consultants, an estimated average 1,200 condominium conversions have occurred each year since 2005. As sales began to slow in 2007, most plans for future conversions were cancelled.

Soft sales housing market conditions have had a mixed impact on the rental housing market. Home sales increased at record levels during the past few years, and a number of single-family homes were purchased by investors with the intention of using them for rental use. According to the 2006 American Community Survey, 26 percent of renters in the Tucson metropolitan area lived in single-family detached homes. The recent slowdown in home sales has forced some owners, who are unable to make mortgage payments and unable to sell, into renting their homes. These additions to the rental supply have led to an increase in apartment vacancy rates, from 6 percent in the third quarter of 2006 to 7.6 percent in the third quarter of 2007, according to RealData, Inc. The average vacancy rate varies significantly by submarket, with the highest vacancy rate being in Oro Valley/Catalina in northwest Tucson (14.3 percent) and the lowest vacancy rate in southwest Tucson (5.3 percent). The Oro Valley/Catalina submarket also has one of the highest average rents, at $801 for the third quarter of 2007. The average rent for apartments in the Tucson metropolitan area increased from $605 in the third quarter of 2006 to $631 in the third quarter of 2007. During the school year, apartment market conditions surrounding the UA are typically tighter than those of the overall Tucson metropolitan area market. According to RealData, Inc., the university submarket had a 6.5-percent apartment vacancy rate as of the third quarter of 2007. On-campus housing is in high demand and had an average vacancy rate of 3 percent as of the fall of 2007. In the fall of 2011, the UA will add 1,200 on-campus units to the current stock of 6,000 units.

Williamsport, Pennsylvania

The Williamsport metropolitan area, located in the north-central region of Pennsylvania, is coterminous with Lycoming County. The city of Williamsport is the county seat and home to the annual Little League World Series, an event that attracts more than 350,000 visitors each year who have an impact of approximately $16 million on the local economy.

After losing approximately 700 nonfarm jobs during the 24-month period ending November 2006, the economy has recently stabilized. During the 12 months ending November 2007, the number of nonfarm jobs averaged 53,300, an increase of 200 jobs compared with the number recorded during the previous 12-month period. The trade, transportation, and utilities sector and education and health services sector are the two leading service-providing sectors, accounting for 10,100 and 9,200 jobs, respectively. Leading employers in the metropolitan area include Susquehanna Health System, which employs approximately 3,000 people, and the Pennsylvania College of Technology, which employs approximately 1,600 workers. With 11,000 positions, the manufacturing sector currently accounts for 21 percent of all nonfarm jobs in the metropolitan area. Since 2000, nearly 2,700 manufacturing jobs have been lost. During the past 12 months, the unemployment rate fell from an annual average of 5.4 to 4.9 percent.

The Williamsport Hospital & Medical Center, a component of Susquehanna Health System, will renovate and expand its campus by 380,000 square feet and create 230 full-time healthcare jobs. The $283.3 million project is expected to begin this year and continue during the next 3 years. According to the Pennsylvania College of Technology, the college has an annual impact of $252.5 million on the Williamsport metropolitan area.

As of January 1, 2008, the metropolitan area has an estimated population of 117,250 and approximately 47,375 households. Since 2000, the total population has decreased slightly by 360, or 0.3 percent, annually due to out-migration. During the next year, out-migration is expected to decrease due to a more stable economy.

According to the County of Lycoming Assessment Office, single-family home construction, as measured by the number of single-family building permits issued, declined to approximately 240 homes during 2007 compared with 290 in 2006. In 2005, 260 homes were constructed. Currently, approximately 100 single-family homes are under construction in the metropolitan area. Most of the development activity is occurring in Fairfield, Muncy, Muncy Creek, and Wolf Townships. In April 2007, 20 single-family infill homes were completed in the city of Williamsport's central residential neighborhood. On the western side of the city, a 90-home subdivision is under construction. Half of the homes are expected to be completed within the next 3 years; sales prices begin at $225,000.

The existing home sales market is balanced. According to the County of Lycoming Assessment Office, sales of new and existing homes, as measured by valid transfers in 2007, totaled approximately 1,165 homes for the year, down nearly 8 percent from the number sold in 2006. The median sales price of a single-family home increased to $107,000 in 2007 from $104,000 a year ago. According to the House Price Index of the Office of Federal Housing Enterprise Oversight (OFHEO), for the 12 months ending September 2007, homes in the metropolitan area appreciated by 5 percent, not as high as the 5.5-percent rate for the state, but higher than the 3.9-percent national average.

Multifamily development in the metropolitan area is limited and no large apartment complexes have been developed since 2005. A 24-unit project for seniors in the central part of the city of Williamsport is expected to be complete in 2009. A 3-story, 28-unit, midrise project for seniors in Montoursville is expected to begin construction in May 2008 and be completed by January 2009. The Pennsylvania College of Technology plans to add 260 beds to the Williamsport campus dormitory, expanding its present 1,500-bed capacity to accommodate more of its 6,682 students.

Current conditions in the rental housing market are balanced. According to the American Community Survey, the rental vacancy rate tightened from 5.5 to 4.5 percent between 2005 and 2006. During the same period, the median gross rent increased from $543 to $562. According to local sources, rents continued to increase in 2007. The current median gross rent is estimated at $580.

Yakima, Washington

The Yakima metropolitan area comprises Yakima County and is located in south-central Washington 120 miles southeast of Seattle. Agricultural jobs account for approximately one-fifth of total employment; area farms rank 14th in the nation in annual crop production and lead the nation in apple, hop, and mint harvests. During the past year, economic expansion has been led by the education and health services, wholesale trade, and construction sectors. The population of the area has increased by an average of 2,400, or 1 percent, annually during the past 5 years to 237,600 as of December 2007. New residents, including retirees and second-home buyers, have relocated to the area because of the relatively affordable sales housing (especially compared with home sales prices in the Seattle area), the area's increased visibility due to a growing wine tourism industry, and steady employment growth.

The Yakima metropolitan area economy has been expanding during the past 5 years, with nonfarm employment increasing by an average of 1,300 jobs, or 1.8 percent, annually. During the 12 months ending November 2007, nonfarm employment increased by an average of 2,400 jobs, or 3.1 percent, compared with the same period a year ago to a record 80,400 jobs. Leading employment growth sectors during the past

12 months include wholesale trade, up 17 percent, or 700 jobs, due to widespread gains in agricultural freight handling employment. Expansions at Yakima Valley Memorial Hospital, the leading private-sector employer in the area, with 1,500 employees, and at Sunnyside Community Hospital, with 300 employees, contributed to growth in the education and health services sector, which increased by 6 percent, or 800 jobs. The construction sector grew by 5 percent, or 200 jobs, partly due to several residential, commercial, and public construction projects in downtown Yakima, including a 110-room hotel. The 22 wineries in the area contribute to the local tourism industry, which has an estimated annual economic impact of $250 million on the Yakima metropolitan area. Strong overall job growth caused the average unemployment rate for the 12-month period ending November 2007 to decline to a record low of 6.4 percent, down from 7 percent during the same period a year ago and down from 9.7 percent during the same period 5 years ago.

Home sales market conditions in the Yakima metropolitan area remained balanced during the past year. According to KMW Enterprises, LLC, new and existing single-family homes sold for an average price of $161,300 during the 12-month period ending November 2007, up 8 percent compared with the average price recorded during the same period a year ago. Price increases and tightening credit standards resulted in a decrease in home sales volume, which declined by 5 percent to 3,310 homes compared with the same period a year ago; according to local REALTORS®, the decline occurred primarily in existing home sales. Condominiums currently account for less than 5 percent of total home sales. For the 12-month period ending November 2007, new and existing condominium sales totaled 210 units at an average price of $183,300; for the same period a year ago, a record volume of 313 units sold for an average price of $154,500.

Single-family homebuilding in the Yakima metropolitan area, as measured by the number of building permits issued, increased during the past year due to strong demand for new homes, primarily those with entry-level prices. During the 12 months ending November 2007, more than 700 single-family homes were permitted, up 9 percent from the 650 units permitted during the previous 12-month period. Increased levels of homebuilding occurred in Moxee, where the population has more than doubled during the past 3 years to 2,300. Entry-level homes in Moxee, located 4 miles east of Yakima, typically start at $130,000. Homebuilding activity was also significant during the past year in the cities of Yakima, Sunnyside, and Grandview.

Several developments attracting second-home buyers and retirees are currently under construction or in the pipeline. The construction of the first 75 homes at Zillah Lakes, a golf course community near the city of Yakima, began in November 2007. On completion in approximately 4 years, the development will include 300 single-family homes and 350 townhouses. Single-family homes in the community are priced at $225,000 and townhouses are priced at $180,000. Of the 32 homes presold, most were purchased by buyers from the Seattle area, where current average prices for new single-family homes and condominiums are approximately $623,000 and $327,000, respectively. The Vineyards, located near the city of Yakima, will include 230 single-family homes and a combined total of 350 townhomes, patio homes, and condominiums. The community will also include a golf course, a vineyard, a resort hotel, and several retail shops when it is completed in 2015. Single-family home construction is expected to begin August 2008 with lot prices starting at $250,000. The Lofts, located in downtown Yakima, is currently under construction and will include 27 condominium units converted from vacant retail space. The conversion is expected to be completed by October 2008 and two-bedroom units are priced at $538,700.

Rental housing market conditions in the Yakima metropolitan area are currently balanced due to demand resulting from strong employment growth and moderate rental unit construction. The estimated rental vacancy rate is 6 percent, unchanged from a year ago, but down from 6.5 percent 2 years ago. The average apartment rent increased 8 percent to $570 during the past year, but the number of apartments offering concessions remained stable at approximately 10 percent. A typical rental concession is 1 month of free rent with a 12-month lease. Multifamily construction, as measured by the number of multifamily units permitted, totaled 90 units during the 12 months ending November 2007, relatively unchanged from the number permitted during the same period a year ago. More than one-half of the multifamily units permitted during the past year were rental duplexes. Units in the pipeline include a 36-unit addition to the existing 294-unit Lake Aspen apartments in the city of Yakima, expected to begin construction in March 2008.

Units Authorized by Building Permits, Year to Date: HUD Regions and States

HUD Region and State	2007 Through December			2006 Through December			Ratio: 2007/2006 Through December		
	Total	Single Family	Multi-family*	Total	Single Family	Multi-family*	Total	Single Family	Multi-family*
Connecticut	7,576	5,370	2,206	9,096	6,970	2,126	0.833	0.770	1.038
Maine	5,690	4,893	797	7,304	6,557	747	0.779	0.746	1.067
Massachusetts	14,874	8,703	6,171	19,805	11,228	8,577	0.751	0.775	0.719
New Hampshire	4,528	3,826	702	5,663	4,774	889	0.800	0.801	0.790
Rhode Island	1,949	1,458	491	2,247	1,606	641	0.867	0.908	0.766
Vermont	1,988	1,641	347	2,770	2,362	408	0.718	0.695	0.850
New England	**36,605**	**25,891**	**10,714**	**46,885**	**33,497**	**13,388**	**0.781**	**0.773**	**0.800**
New Jersey	25,828	12,962	12,866	32,566	17,018	15,548	0.793	0.762	0.828
New York	55,736	17,486	38,250	55,253	20,589	34,664	1.009	0.849	1.103
New York/New Jersey	**81,564**	**30,448**	**51,116**	**87,819**	**37,607**	**50,212**	**0.929**	**0.810**	**1.018**
Delaware	5,192	4,357	835	6,588	5,073	1,515	0.788	0.859	0.551
District of Columbia	2,028	564	1,464	2,105	126	1,979	0.963	4.476	0.740
Maryland	19,940	13,985	5,955	27,062	19,202	7,860	0.737	0.728	0.758
Pennsylvania	33,776	27,976	5,800	40,702	33,916	6,786	0.830	0.825	0.855
Virginia	36,621	29,821	6,800	46,649	38,797	7,852	0.785	0.769	0.866
West Virginia	4,322	3,642	680	4,803	4,588	215	0.900	0.794	3.163
Mid-Atlantic	**101,879**	**80,345**	**21,534**	**127,909**	**101,702**	**26,207**	**0.796**	**0.790**	**0.822**
Alabama	23,911	18,434	5,477	31,511	23,940	7,571	0.759	0.770	0.723
Florida	104,292	71,964	32,328	205,711	149,166	56,545	0.507	0.482	0.572
Georgia	70,322	52,832	17,490	98,843	81,529	17,314	0.711	0.648	1.010
Kentucky	14,008	10,987	3,021	15,273	12,655	2,618	0.917	0.868	1.154
Mississippi	16,314	10,658	5,656	15,618	13,628	1,990	1.045	0.782	2.842
North Carolina	82,907	67,809	15,098	101,018	82,776	18,242	0.821	0.819	0.828
South Carolina	39,080	31,764	7,316	49,900	41,111	8,789	0.783	0.773	0.832
Tennessee	36,248	28,366	7,882	45,220	38,082	7,138	0.802	0.745	1.104
Southeast/Caribbean	**387,082**	**292,814**	**94,268**	**563,094**	**442,887**	**120,207**	**0.687**	**0.661**	**0.784**
Illinois	42,666	24,827	17,839	59,121	39,485	19,636	0.722	0.629	0.908
Indiana	24,130	19,374	4,756	28,315	23,949	4,366	0.852	0.809	1.089
Michigan	18,690	15,875	2,815	31,010	26,160	4,850	0.603	0.607	0.580
Minnesota	17,529	13,837	3,692	27,038	21,537	5,501	0.648	0.642	0.671
Ohio	32,828	25,734	7,094	41,532	34,587	6,945	0.790	0.744	1.021
Wisconsin	21,322	16,600	4,722	28,113	21,112	7,001	0.758	0.786	0.674
Midwest	**157,165**	**116,247**	**40,918**	**215,129**	**166,830**	**48,299**	**0.731**	**0.697**	**0.847**
Arkansas	10,318	7,277	3,041	12,890	9,889	3,001	0.800	0.736	1.013
Louisiana	22,537	16,282	6,255	26,786	22,280	4,506	0.841	0.731	1.388
New Mexico	9,239	8,247	992	13,410	12,268	1,142	0.689	0.672	0.869
Oklahoma	14,555	11,911	2,644	15,570	13,921	1,649	0.935	0.856	1.603
Texas	174,391	116,850	57,541	216,755	162,480	54,275	0.805	0.719	1.060
Southwest	**231,040**	**160,567**	**70,473**	**285,411**	**220,838**	**64,573**	**0.809**	**0.727**	**1.091**
Iowa	10,580	8,219	2,361	12,995	10,018	2,977	0.814	0.820	0.793
Kansas	10,499	7,663	2,836	12,842	9,545	3,297	0.818	0.803	0.860
Missouri	19,469	13,715	5,754	27,841	18,317	9,524	0.699	0.749	0.604
Nebraska	7,905	6,350	1,555	8,764	7,115	1,649	0.902	0.892	0.943
Great Plains	**48,453**	**35,947**	**12,506**	**62,442**	**44,995**	**17,447**	**0.776**	**0.799**	**0.717**
Colorado	30,420	21,087	9,333	39,314	31,324	7,990	0.774	0.673	1.168
Montana	4,609	3,496	1,113	4,814	3,636	1,178	0.957	0.961	0.945
North Dakota	3,073	2,119	954	3,209	1,963	1,246	0.958	1.079	0.766
South Dakota	5,227	3,803	1,424	5,899	4,279	1,620	0.886	0.889	0.879
Utah	21,194	17,117	4,077	26,822	23,126	3,696	0.790	0.740	1.103
Wyoming	3,050	2,743	307	3,104	2,698	406	0.983	1.017	0.756
Rocky Mountain	**67,573**	**50,365**	**17,208**	**83,162**	**67,026**	**16,136**	**0.813**	**0.751**	**1.066**
Arizona	49,072	37,642	11,430	65,752	55,899	9,853	0.746	0.673	1.160
California	104,788	65,528	39,260	155,419	103,654	51,765	0.674	0.632	0.758
Hawaii	6,946	4,443	2,503	7,530	5,597	1,933	0.922	0.794	1.295
Nevada	27,168	16,422	10,746	39,429	26,689	12,740	0.689	0.615	0.843
Pacific	**187,974**	**124,035**	**63,939**	**268,130**	**191,839**	**76,291**	**0.701**	**0.647**	**0.838**
Alaska	1,712	997	715	2,731	1,602	1,129	0.627	0.622	0.633
Idaho	12,706	10,398	2,308	17,603	15,627	1,976	0.722	0.665	1.168
Oregon	21,773	16,101	5,672	26,800	20,486	6,314	0.812	0.786	0.898
Washington	44,944	29,107	15,837	50,172	35,020	15,152	0.896	0.831	1.045
Northwest	**81,135**	**56,603**	**24,532**	**97,306**	**72,735**	**24,571**	**0.834**	**0.778**	**0.998**
United States	**1,380,470**	**973,262**	**407,208**	**1,837,287**	**1,379,956**	**457,331**	**0.751**	**0.705**	**0.890**

*Multifamily is two or more units in structure. Source: Census Bureau, Department of Commerce

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 December		
		Total	Single Family	Multi-family*
26420	Houston-Sugar Land-Baytown, TX	63,239	42,070	21,169
35620	New York-Northern New Jersey-Long Island, NY-NJ-PA	56,502	12,318	44,184
12060	Atlanta-Sandy Springs-Marietta, GA	44,686	31,121	13,565
19100	Dallas-Fort Worth-Arlington, TX	42,161	27,653	14,508
38060	Phoenix-Mesa-Scottsdale, AZ	36,963	26,494	10,469
16980	Chicago-Naperville-Joliet, IL-IN-WI	34,189	18,153	16,036
31100	Los Angeles-Long Beach-Santa Ana, CA	26,281	9,382	16,899
42660	Seattle-Tacoma-Bellevue, WA	25,460	12,406	13,054
29820	Las Vegas-Paradise, NV	24,039	13,473	10,566
47900	Washington-Arlington-Alexandria, DC-VA-MD-WV	22,970	14,914	8,056
16740	Charlotte-Gastonia-Concord, NC-SC	20,479	15,185	5,294
12420	Austin-Round Rock, TX	19,944	12,137	7,807
40140	Riverside-San Bernardino-Ontario, CA	19,742	16,104	3,638
36740	Orlando-Kissimmee, FL	18,646	11,801	6,845
39580	Raleigh-Cary, NC	16,249	12,687	3,562
33100	Miami-Fort Lauderdale-Miami Beach, FL	14,993	7,086	7,907
19740	Denver-Aurora, CO	14,234	7,912	6,322
34980	Nashville-Davidson--Murfreesboro, TN	13,612	10,731	2,881
37980	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	13,529	9,409	4,120
41700	San Antonio, TX	13,287	9,322	3,965
38900	Portland-Vancouver-Beaverton, OR-WA	13,105	8,400	4,705
45300	Tampa-St. Petersburg-Clearwater, FL	12,341	8,056	4,285
14460	Boston-Cambridge-Quincy, MA-NH	10,982	5,190	5,792
27260	Jacksonville, FL	10,932	7,352	3,580
41180	St. Louis, MO-IL	10,349	8,136	2,213
41860	San Francisco-Oakland-Fremont, CA	10,190	4,888	5,302
33460	Minneapolis-St. Paul-Bloomington, MN-WI	9,877	7,613	2,264
26900	Indianapolis, IN	8,280	7,144	1,136
28140	Kansas City, MO-KS	8,187	6,058	2,129
32820	Memphis, TN-MS-AR	8,077	5,675	2,402
40900	Sacramento--Arden-Arcade--Roseville, CA	8,063	6,923	1,140
41740	San Diego-Carlsbad-San Marcos, CA	7,458	3,423	4,035
35380	New Orleans-Metairie-Kenner, LA	7,025	4,000	3,025
40060	Richmond, VA	6,982	5,822	1,160
17900	Columbia, SC	6,830	5,541	1,289
17140	Cincinnati-Middletown, OH-KY-IN	6,784	5,280	1,504
16700	Charleston-North Charleston, SC	6,753	5,575	1,178
18140	Columbus, OH	6,417	4,351	2,066
32580	McAllen-Edinburg-Mission, TX	6,389	5,061	1,328
47260	Virginia Beach-Norfolk-Newport News, VA-NC	6,350	4,615	1,735
36420	Oklahoma City, OK	6,340	5,558	782
12580	Baltimore-Towson, MD	6,336	4,853	1,483
41620	Salt Lake City, UT	6,250	4,254	1,996
31140	Louisville, KY-IN	6,052	4,445	1,607
12940	Baton Rouge, LA	5,907	3,992	1,915
15980	Cape Coral-Fort Myers, FL	5,906	4,357	1,549
48900	Wilmington, NC	5,617	4,435	1,182
46060	Tucson, AZ	5,574	5,003	571
24860	Greenville, SC	5,437	4,334	1,103
13820	Birmingham-Hoover, AL	5,432	4,920	512

*Multifamily is two or more units in structure.
**As per new OMB Metropolitan area definitions.
Source: Census Bureau, Department of Commerce

Historical Data

Table 1. New Privately Owned Housing Units Authorized:* 1967–Present**

Period	Total	In Structures With				MSAs		Regions			
		1 Unit	2 Units	3 and 4 Units	5 Units or More	Inside	Outside	Northeast	Midwest	South	West
Annual Data											
1967	1,141.0	650.6	42.5	30.5	417.5	918.0	223.0	222.6	309.8	390.8	217.8
1968	1,353.4	694.7	45.1	39.2	574.4	1,104.6	248.8	234.8	350.1	477.3	291.1
1969	1,323.7	625.9	44.7	40.5	612.7	1,074.1	249.6	215.8	317.0	470.5	320.4
1970	1,351.5	646.8	43.0	45.1	616.7	1,067.6	284.0	218.3	287.4	502.9	342.9
1971	1,924.6	906.1	61.8	71.1	885.7	1,597.6	327.0	303.6	421.1	725.4	474.6
1972	2,218.9	1,033.1	68.1	80.5	1,037.2	1,798.0	420.9	333.3	440.8	905.4	539.3
1973	1,819.5	882.1	53.8	63.2	820.5	1,483.5	336.0	271.9	361.4	763.2	423.1
1974	1,074.4	643.8	32.6	31.7	366.2	835.0	239.4	165.4	241.3	390.1	277.6
1975	939.2	675.5	34.1	29.8	199.8	704.1	235.1	129.5	241.5	292.7	275.5
1976	1,296.2	893.6	47.5	45.6	309.5	1,001.9	294.2	152.4	326.1	401.7	416.0
1977	1,690.0	1,126.1	62.1	59.2	442.7	1,326.3	363.7	181.9	402.4	561.1	544.6
1978	1,800.5	1,182.6	64.5	66.1	487.3	1,398.6	401.9	194.4	388.0	667.6	550.5
1979	1,551.8	981.5	59.5	65.9	444.8	1,210.6	341.2	166.9	289.1	628.0	467.7
1980	1,190.6	710.4	53.8	60.7	365.7	911.0	279.6	117.9	192.0	561.9	318.9
1981	985.5	564.3	44.6	57.2	319.4	765.2	220.4	109.8	133.3	491.1	251.3
1982	1,000.5	546.4	38.4	49.9	365.8	812.6	187.9	106.7	126.3	543.5	224.1
1983	1,605.2	901.5	57.5	76.1	570.1	1,359.7	245.5	164.1	187.8	862.9	390.4
1984	1,681.8	922.4	61.9	80.7	616.8	1,456.2	225.7	200.8	211.7	812.1	457.3
1985	1,733.3	956.6	54.0	66.1	656.6	1,507.6	225.6	259.7	237.0	752.6	483.9
1986	1,769.4	1,077.6	50.4	58.0	583.5	1,551.3	218.1	283.3	290.0	686.5	509.7
1987	1,534.8	1,024.4	40.8	48.5	421.1	1,319.5	215.2	271.8	282.3	574.7	406.0
1988	1,455.6	993.8	35.0	40.7	386.1	1,239.7	215.9	230.2	266.3	543.5	415.6
1989	1,338.4	931.7	31.7	35.3	339.8	1,127.6	210.8	179.0	252.1	505.3	402.1
1990	1,110.8	793.9	26.7	27.6	262.6	910.9	199.9	125.8	233.8	426.2	324.9
1991	948.8	753.5	22.0	21.1	152.1	766.8	182.0	109.8	215.4	375.7	247.9
1992	1,094.9	910.7	23.3	22.5	138.4	888.5	206.5	124.8	259.0	442.5	268.6
1993	1,199.1	986.5	26.7	25.6	160.2	1,009.0	190.1	133.5	276.6	500.7	288.2
1994	1,371.6	1,068.5	31.4	30.8	241.0	1,144.1	227.5	138.5	305.2	585.5	342.4
1995	1,332.5	997.3	32.2	31.5	271.5	1,116.8	215.8	124.2	296.6	583.2	328.5
1996	1,425.6	1,069.5	33.6	32.2	290.3	1,200.0	225.6	136.9	317.8	623.4	347.4
1997	1,441.1	1,062.4	34.9	33.6	310.3	1,220.2	220.9	141.9	299.8	635.9	363.5
1998	1,612.3	1,187.6	33.2	36.0	355.5	1,377.9	234.4	159.4	327.2	724.5	401.2
1999	1,663.5	1,246.7	32.5	33.3	351.1	1,427.4	236.1	164.9	345.4	748.9	404.3
2000	1,592.3	1,198.1	30.6	34.3	329.3	1,364.9	227.3	165.1	323.8	701.9	401.5
2001	1,636.7	1,235.6	31.8	34.2	335.2	1,410.4	226.3	159.8	333.6	730.3	413.0
2002	1,747.7	1,332.6	37.2	36.5	341.4	1,501.5	246.1	173.7	352.4	790.7	430.9
2003	1,889.2	1,460.9	40.9	41.6	345.8	1,670.4	218.8	182.4	371.0	849.3	486.5
2004	2,070.1	1,613.4	43.0	47.4	366.2	1,814.8	255.3	197.0	370.5	960.8	541.9
2005	2,147.6	1,681.2	39.3	44.7	382.5	1,884.7	270.7	199.8	362.8	1,027.7	557.3
2006	1,838.9	1,378.2	35.3	41.3	384.1	1,598.4	240.5	174.6	279.4	929.7	455.2
2007	1,380.5	973.3	NA	NA	349.5	NA	NA	150.9	214.0	677.0	337.6
Monthly Data (Seasonally Adjusted Annual Rates)											
2006											
Oct	1,560	1,170	65		325	NA		155	234	793	378
Nov	1,527	1,152	60		315	NA		145	231	800	351
Dec	1,628	1,181	75		372	NA		172	236	836	384
2007											
Jan	1,566	1,127	76		363	NA		189	259	741	377
Feb	1,541	1,099	72		370	NA		140	211	773	417
Mar	1,569	1,131	72		366	NA		166	243	753	407
Apr	1,457	1,075	58		324	NA		155	224	723	355
May	1,520	1,063	64		393	NA		147	238	771	364
Jun	1,413	1,019	52		342	NA		156	228	691	338
Jul	1,389	1,008	58		323	NA		156	220	682	331
Aug	1,322	934	55		333	NA		147	201	627	347
Sep	1,261	877	47		337	NA		141	205	618	297
Oct	1,170	809	41		320	NA		143	187	535	305
Nov	1,162	770	51		341	NA		125	188	590	259
Dec	1,080	702	55		323	NA		138	163	545	234

*Authorized in permit-issuing places.

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

Source: Census Bureau, Department of Commerce
http://www.census.gov/indicator/www/newresconst.pdf

Table 2. New Privately Owned Housing Units Started: 1967–Present*

Period	Total	In Structures With				MSAs		Regions			
		1 Unit	2 Units	3 and 4 Units	5 Units or More	Inside	Outside	North-east	Mid-west	South	West
Annual Data											
1967	1,291.6	843.9	41.4	30.2	376.1	902.9	388.7	214.9	337.1	519.5	220.1
1968	1,507.6	899.4	46.0	34.9	527.3	1,096.4	411.2	226.8	368.6	618.5	293.7
1969	1,466.8	810.6	43.0	42.0	571.2	1,078.7	388.0	206.1	348.7	588.4	323.5
1970	1,433.6	812.9	42.4	42.4	535.9	1,017.9	415.7	217.9	293.5	611.6	310.5
1971	2,052.2	1,151.0	55.1	65.2	780.9	1,501.8	550.4	263.8	434.1	868.7	485.6
1972	2,356.6	1,309.2	67.1	74.2	906.2	1,720.4	636.2	329.5	442.8	1,057.0	527.4
1973	2,045.3	1,132.0	54.2	64.1	795.0	1,495.4	549.9	277.3	439.7	899.4	428.8
1974	1,337.7	888.1	33.2	34.9	381.6	922.5	415.3	183.2	317.3	552.8	284.5
1975	1,160.4	892.2	34.5	29.5	204.3	760.3	400.1	149.2	294.0	442.1	275.1
1976	1,537.5	1,162.4	44.0	41.9	289.2	1,043.5	494.1	169.2	400.1	568.5	399.6
1977	1,987.1	1,450.9	60.7	61.0	414.4	1,377.3	609.8	201.6	464.6	783.1	537.9
1978	2,020.3	1,433.3	62.2	62.8	462.0	1,432.1	588.2	200.3	451.2	823.7	545.2
1979	1,745.1	1,194.1	56.1	65.9	429.0	1,240.6	504.6	177.9	349.2	747.5	470.5
1980	1,292.2	852.2	48.8	60.7	330.5	913.6	378.7	125.4	218.1	642.7	306.0
1981	1,084.2	705.4	38.2	52.9	287.7	759.8	324.3	117.3	165.2	561.6	240.0
1982	1,062.2	662.6	31.9	48.1	319.6	784.8	277.4	116.7	149.1	591.0	205.4
1983	1,703.0	1,067.6	41.8	71.7	522.0	1,351.1	351.9	167.6	217.9	935.2	382.3
1984	1,749.5	1,084.2	38.6	82.8	544.0	1,414.6	334.9	204.1	243.4	866.0	436.0
1985	1,741.8	1,072.4	37.0	56.4	576.1	1,493.9	247.9	251.7	239.7	782.3	468.2
1986	1,805.4	1,179.4	36.1	47.9	542.0	1,546.3	259.1	293.5	295.8	733.1	483.0
1987	1,620.5	1,146.4	27.8	37.5	408.7	1,372.2	248.2	269.0	297.9	633.9	419.8
1988	1,488.1	1,081.3	23.4	35.4	348.0	1,243.0	245.1	235.3	274.0	574.9	403.9
1989	1,376.1	1,003.3	19.9	35.3	317.6	1,128.1	248.0	178.5	265.8	536.2	395.7
1990	1,192.7	894.8	16.1	21.4	260.4	946.9	245.7	131.3	253.2	479.3	328.9
1991	1,013.9	840.4	15.5	20.1	137.9	789.2	224.7	112.9	233.0	414.1	254.0
1992	1,199.7	1,029.9	12.4	18.3	139.0	931.5	268.2	126.7	287.8	496.9	288.3
1993	1,287.6	1,125.7	11.1	18.3	132.6	1,031.9	255.8	126.5	297.7	561.8	301.7
1994	1,457.0	1,198.4	14.8	20.2	223.5	1,183.1	273.9	138.2	328.9	639.1	350.8
1995	1,354.1	1,076.2	14.3	19.4	244.1	1,106.4	247.6	117.7	290.1	615.0	331.3
1996	1,476.8	1,160.9	16.4	28.8	270.8	1,211.4	265.5	132.1	321.5	661.9	361.4
1997	1,474.0	1,133.7	18.1	26.4	295.8	1,221.3	252.7	136.8	303.6	670.3	363.3
1998	1,616.9	1,271.4	15.7	26.9	302.9	1,349.9	267.0	148.5	330.5	743.0	394.9
1999	1,640.9	1,302.4	15.0	16.9	306.6	1,367.7	273.2	155.7	347.3	746.0	391.9
2000	1,568.7	1,230.9	15.2	23.5	299.1	1,297.3	271.4	154.5	317.5	713.6	383.1
2001	1,602.7	1,273.3	17.2	19.3	292.8	1,329.4	273.3	149.2	330.4	732.0	391.1
2002	1,704.9	1,358.6	14.0	24.4	307.9	1,398.1	306.8	158.7	349.6	781.5	415.5
2003	1,847.7	1,499.0	15.7	17.8	315.2	1,517.5	330.3	163.9	372.5	838.4	473.6
2004	1,955.8	1,610.5	17.7	24.6	303.0	1,592.6	363.3	175.4	355.7	908.5	516.2
2005	2,068.3	1,715.8	15.3	25.8	311.4	1,829.2	239.1	189.7	357.4	996.1	525.1
2006	1,800.9	1,465.4	15.3	27.4	292.8	1,599.2	201.7	167.2	279.5	910.3	443.8
2007	1,353.7	1,045.9	12.1	20.1	275.7	1,194.2	159.5	142.4	210.6	680.3	320.5
Monthly Data (Seasonally Adjusted Annual Rates)											
2006											
Oct	1,470	1,181	NA		251	NA		147	232	713	378
Nov	1,565	1,273	NA		272	NA		153	227	828	357
Dec	1,629	1,241	NA		339	NA		174	226	808	421
2007											
Jan	1,403	1,123	NA		257	NA		188	190	699	326
Feb	1,487	1,188	NA		269	NA		134	163	798	392
Mar	1,491	1,205	NA		250	NA		129	226	765	371
Apr	1,485	1,195	NA		254	NA		163	206	726	390
May	1,440	1,155	NA		252	NA		167	246	701	326
Jun	1,468	1,147	NA		283	NA		156	232	726	354
Jul	1,371	1,058	NA		274	NA		150	240	647	334
Aug	1,347	974	NA		336	NA		96	244	697	310
Sep	1,182	938	NA		216	NA		141	171	600	270
Oct	1,274	879	NA		355	NA		163	206	619	286
Nov	1,173	818	NA		333	NA		128	211	579	255
Dec	1,006	794	NA		196	NA		95	146	560	205

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

Source: Census Bureau, Department of Commerce
http://www.census.gov/indicator/www/newresconst.pdf

Table 3. New Privately Owned Housing Units Under Construction: 1970–Present*

Period	Total	In Structures With				MSAs		Regions			
		1 Unit	2 Units	3 and 4 Units	5 Units or More	Inside	Outside	North-east	Mid-west	South	West
Annual Data											
1970	922.0	381.1	22.8	27.3	490.8	NA	NA	197.1	189.3	359.2	176.4
1971	1,254.0	504.9	26.7	37.8	684.6	NA	NA	236.6	278.5	494.4	244.4
1972	1,542.1	612.5	36.4	46.4	846.8	NA	NA	264.4	306.8	669.1	301.8
1973	1,454.4	521.7	31.0	48.0	853.6	NA	NA	239.4	293.1	650.2	271.7
1974	1,000.8	441.1	19.4	29.1	511.3	NA	NA	178.0	218.8	418.9	185.1
1975	794.3	447.5	20.1	27.4	299.4	563.2	231.1	130.2	195.1	298.1	171.0
1976	922.0	562.6	22.7	31.8	304.9	658.5	263.5	125.4	232.1	333.3	231.2
1977	1,208.0	729.8	34.0	44.9	399.3	862.5	345.5	145.5	284.6	457.3	320.6
1978	1,310.2	764.5	36.1	47.3	462.2	968.0	342.2	158.3	309.2	497.6	345.2
1979	1,140.1	638.7	31.3	46.7	423.4	820.1	320.0	146.7	232.5	449.3	311.6
1980	896.1	514.5	28.3	40.3	313.1	620.9	275.2	120.1	171.4	376.7	227.9
1981	682.4	381.7	16.5	29.0	255.3	458.9	223.5	103.2	109.7	299.7	169.8
1982	720.0	399.7	16.5	24.9	278.9	511.7	208.3	98.6	112.4	344.0	165.0
1983	1,002.8	523.9	19.0	39.1	420.8	757.8	245.0	120.8	122.6	520.6	238.8
1984	1,050.5	556.0	20.9	42.5	431.0	814.1	236.4	152.5	137.3	488.9	271.7
1985	1,062.5	538.6	20.6	34.9	468.4	885.1	177.4	186.6	143.8	437.5	294.7
1986	1,073.5	583.1	19.3	28.4	442.7	899.7	173.8	218.9	165.7	387.3	301.5
1987	987.3	590.6	17.3	22.5	356.9	820.6	166.7	221.7	158.7	342.5	264.4
1988	919.4	569.6	16.1	24.1	309.5	757.5	161.9	201.6	148.1	308.2	261.6
1989	850.3	535.1	11.9	25.1	278.1	686.7	163.6	158.8	145.5	282.1	263.9
1990	711.4	449.1	10.9	15.1	236.3	553.9	157.5	121.6	133.4	242.3	214.1
1991	606.3	433.5	9.1	14.5	149.2	458.4	147.9	103.9	122.4	208.5	171.6
1992	612.4	472.7	5.6	11.3	122.8	453.1	159.4	81.4	137.8	228.4	164.8
1993	680.1	543.0	6.5	12.4	118.2	521.0	159.1	89.3	154.4	265.4	170.9
1994	762.2	557.8	9.1	12.9	182.5	597.6	164.5	96.3	173.5	312.1	180.3
1995	775.9	547.2	8.4	12.7	207.7	620.1	155.8	86.3	172.0	331.4	186.3
1996	792.3	550.0	9.0	19.1	214.3	629.9	162.4	85.2	178.0	337.6	191.4
1997	846.7	554.6	11.2	20.7	260.2	684.4	163.2	87.1	181.9	364.8	213.0
1998	970.8	659.1	8.3	20.5	282.9	794.8	176.0	98.5	201.2	428.5	242.6
1999	952.8	647.6	9.0	12.1	284.1	786.1	166.6	103.5	202.5	422.3	224.5
2000	933.8	623.4	10.2	19.5	280.7	759.8	173.9	110.0	186.6	397.6	239.5
2001	959.4	638.3	11.8	16.7	292.6	790.6	168.7	116.1	195.9	396.5	250.9
2002	1,001.2	668.8	10.9	15.5	306.0	817.7	183.4	125.0	207.1	413.0	256.0
2003	1,141.4	772.9	10.4	13.9	344.2	940.4	201.0	128.1	234.7	482.6	296.1
2004	1,237.1	850.3	14.0	24.1	348.7	1,011.8	225.3	146.8	222.4	536.4	331.6
2005	1,355.9	929.1	14.7	20.3	391.8	1,194.3	161.6	171.9	221.4	604.2	358.4
2006	1,204.9	764.7	12.2	22.7	405.3	1,062.5	142.4	162.3	183.7	534.3	324.6
2007	1,035.8	587.2	11.1	19.2	418.4	915.2	120.6	155.1	164.7	435.7	280.3
Monthly Data (Seasonally Adjusted Annual Rates)											
2006											
Oct	1,286	837	NA		409	NA		164	198	587	337
Nov	1,263	820	NA		407	NA		163	193	573	334
Dec	1,245	803	NA		407	NA		163	187	558	337
2007											
Jan	1,216	779	NA		404	NA		165	184	538	329
Feb	1,208	772	NA		403	NA		165	180	532	331
Mar	1,190	756	NA		402	NA		165	177	522	326
Apr	1,181	748	NA		401	NA		167	174	512	328
May	1,164	730	NA		403	NA		168	174	502	320
Jun	1,163	724	NA		408	NA		168	174	499	322
Jul	1,144	708	NA		405	NA		169	173	484	318
Aug	1,127	685	NA		411	NA		163	179	475	310
Sep	1,113	669	NA		413	NA		166	170	471	306
Oct	1,097	648	NA		417	NA		161	170	465	301
Nov	1,083	628	NA		424	NA		161	171	457	294
Dec	1,070	619	NA		421	NA		157	169	454	290

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

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

http://www.census.gov/indicator/www/newresconst.pdf

Table 4. New Privately Owned Housing Units Completed: 1970–Present*

Period	Total	In Structures With				MSAs		Regions			
		1 Unit	2 Units	3 and 4 Units	5 Units or More	Inside	Outside	North-east	Mid-west	South	West
Annual Data											
1970	1,418.4	801.8	42.9	42.2	531.5	1,013.2	405.2	184.9	323.4	594.6	315.5
1971	1,706.1	1,014.0	50.9	55.2	586.1	1,192.5	513.6	225.8	348.1	727.0	405.2
1972	2,003.9	1,160.2	54.0	64.9	724.7	1,430.9	573.0	281.1	411.8	848.5	462.4
1973	2,100.5	1,197.2	59.9	63.6	779.8	1,541.0	559.5	294.0	441.7	906.3	458.6
1974	1,728.5	940.3	43.5	51.8	692.9	1,266.1	462.4	231.7	377.4	755.8	363.6
1975	1,317.2	874.8	31.5	29.1	381.8	922.6	394.5	185.8	313.2	531.3	286.8
1976	1,377.2	1,034.2	40.8	36.5	265.8	950.1	427.2	170.2	355.6	513.2	338.3
1977	1,657.1	1,258.4	48.9	46.1	303.7	1,161.9	495.2	176.8	400.0	636.1	444.2
1978	1,867.5	1,369.0	59.0	57.2	382.2	1,313.6	553.9	181.9	416.5	752.0	517.1
1979	1,870.8	1,301.0	60.5	64.4	444.9	1,332.0	538.8	188.4	414.7	761.7	506.0
1980	1,501.6	956.7	51.4	67.2	426.3	1,078.9	422.7	146.0	273.5	696.1	386.0
1981	1,265.7	818.5	49.2	62.4	335.7	888.4	377.4	127.3	217.7	626.4	294.3
1982	1,005.5	631.5	29.8	51.1	293.1	708.2	297.3	120.5	143.0	538.8	203.2
1983	1,390.3	923.7	37.0	55.2	374.4	1,073.9	316.5	138.9	200.8	746.0	304.6
1984	1,652.2	1,025.1	35.0	77.3	514.8	1,316.7	335.6	168.2	221.1	866.6	396.4
1985	1,703.3	1,072.5	36.4	60.7	533.6	1,422.2	281.0	213.8	230.5	812.2	446.8
1986	1,756.4	1,120.2	35.0	51.0	550.1	1,502.1	254.3	254.0	269.8	763.8	468.8
1987	1,668.8	1,122.8	29.0	42.4	474.6	1,420.4	248.4	257.4	302.3	660.4	448.7
1988	1,529.8	1,084.6	23.5	33.2	388.6	1,286.1	243.7	250.2	280.3	594.8	404.6
1989	1,422.8	1,026.3	24.1	34.6	337.9	1,181.2	241.7	218.8	267.1	549.4	387.5
1990	1,308.0	966.0	16.5	28.2	297.3	1,060.2	247.7	157.7	263.3	510.7	376.3
1991	1,090.8	837.6	16.9	19.7	216.6	862.1	228.7	120.1	240.4	438.9	291.3
1992	1,157.5	963.6	15.1	20.8	158.0	909.5	248.0	136.4	268.4	462.4	290.3
1993	1,192.7	1,039.4	9.5	16.7	127.1	943.0	249.8	117.6	273.3	512.0	290.0
1994	1,346.9	1,160.3	12.1	19.5	154.9	1,086.3	260.6	123.4	307.1	580.9	335.5
1995	1,312.6	1,065.5	14.8	19.8	212.4	1,065.0	247.6	126.9	287.9	581.1	316.7
1996	1,412.9	1,128.5	13.6	19.5	251.3	1,163.4	249.4	125.1	304.5	637.1	346.2
1997	1,400.5	1,116.4	13.6	23.4	247.1	1,152.8	247.7	134.0	295.9	634.1	336.4
1998	1,474.2	1,159.7	16.2	24.4	273.9	1,228.5	245.7	137.3	305.1	671.6	360.2
1999	1,604.9	1,270.4	12.5	22.6	299.3	1,336.8	268.0	142.7	334.7	732.7	394.8
2000	1,573.7	1,241.8	12.6	14.7	304.7	1,313.7	260.0	146.1	334.4	729.3	363.9
2001	1,570.8	1,255.9	14.3	19.6	281.0	1,305.1	265.7	144.8	316.4	726.3	383.3
2002	1,648.4	1,325.1	13.1	21.9	288.2	1,367.4	281.0	147.9	329.8	757.8	412.8
2003	1,678.7	1,386.3	13.9	17.7	260.8	1,381.5	297.1	154.6	332.2	755.6	436.2
2004	1,841.9	1,531.5	11.2	12.2	286.9	1,514.5	327.4	155.9	362.4	840.4	483.3
2005	1,931.4	1,635.9	13.1	24.4	258.0	1,702.0	229.5	170.7	351.9	903.7	505.1
2006	1,979.4	1,654.5	16.4	24.3	284.2	1,760.1	219.3	179.1	325.1	986.7	488.6
2007	1,500.2	1,216.5	12.3	18.9	252.5	1,331.9	168.2	145.7	222.9	764.5	367.1
Monthly Data (Seasonally Adjusted Annual Rates)											
2006											
Oct	1,919	1,561	NA		316	NA		156	312	999	452
Nov	1,885	1,521	NA		299	NA		168	290	992	435
Dec	1,887	1,501	NA		332	NA		155	311	973	448
2007											
Jan	1,830	1,498	NA		300	NA		170	265	963	432
Feb	1,628	1,302	NA		288	NA		142	233	889	364
Mar	1,610	1,301	NA		270	NA		137	242	828	403
Apr	1,523	1,260	NA		224	NA		124	227	808	364
May	1,554	1,297	NA		213	NA		140	233	787	394
Jun	1,496	1,238	NA		226	NA		153	227	771	345
Jul	1,520	1,212	NA		278	NA		128	226	793	373
Aug	1,501	1,233	NA		245	NA		149	177	777	398
Sep	1,386	1,110	NA		245	NA		140	245	655	346
Oct	1,405	1,138	NA		239	NA		183	209	701	312
Nov	1,411	1,146	NA		236	NA		124	222	685	380
Dec	1,302	1,009	NA		278	NA		156	194	628	324

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

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

http://www.census.gov/indicator/www/newresconst.pdf

Table 5. Manufactured (Mobile) Home Shipments, Residential Placements, Average Prices, and Units for Sale: 1977–Present

Period	Shipments*	Placed for Residential Use*					Average Price ($)	For Sale*
	U.S.	U.S.	Northeast	Midwest	South	West		
Annual Data								
1977	266	258	17	51	113	78	14,200	70
1978	276	280	17	50	135	78	15,900	74
1979	277	280	17	47	145	71	17,600	76
1980	222	234	12	32	140	49	19,800	56
1981	241	229	12	30	144	44	19,900	58
1982	240	234	12	26	161	35	19,700	58
1983	296	278	16	34	186	41	21,000	73
1984	295	288	20	35	193	39	21,500	82
1985	284	283	20	39	188	37	21,800	78
1986	244	256	21	37	162	35	22,400	67
1987	233	239	24	40	146	30	23,700	61
1988	218	224	23	39	131	32	25,100	58
1989	198	203	20	39	113	31	27,200	56
1990	188	195	19	38	108	31	27,800	49
1991	171	174	14	35	98	27	27,700	49
1992	211	212	15	42	124	30	28,400	51
1993	254	243	15	45	147	36	30,500	61
1994	304	291	16	53	178	44	32,800	70
1995	340	319	15	58	203	44	35,300	83
1996	363	338	16	59	218	44	37,200	89
1997	354	336	14	55	219	47	39,800	91
1998	373	374	15	58	250	50	41,600	83
1999	348	338	14	54	227	44	43,300	88
2000	251	281	15	50	177	39	46,400	59
2001	193	196	12	38	116	30	48,900	56
2002	169	174	12	34	101	27	51,300	47
2003	131	140	11	25	77	26	54,900	36
2004	131	124	11	21	67	26	58,200	35
2005	147	123	9	17	68	29	62,600	35
2006	117	111	8	15	65	24	63,600	38
2007	96	NA	NA	NA	NA	NA	NA	NA
Monthly Data (Seasonally Adjusted Annual Rates)								
2006								
Aug	108	109	8	14	64	23	65,900	40
Sep	102	108	7	12	63	25	65,800	40
Oct	98	95	7	11	58	20	63,300	41
Nov	96	104	11	14	60	20	65,800	41
Dec	97	102	6	13	64	19	65,800	40
2007								
Jan	94	85	4	8	54	20	64,600	41
Feb	93	84	9	4	52	18	64,200	40
Mar	95	103	7	15	63	19	64,400	39
Apr	98	93	6	12	56	18	64,500	39
May	98	96	6	11	60	20	63,900	38
Jun	101	97	9	10	59	18	62,200	38
Jul	98	99	7	11	61	19	64,100	37
Aug	96	91	6	6	62	18	69,300	38
Sep	93	93	9	13	54	16	65,700	35
Oct	94	96	6	12	61	17	64,200	36
Nov	93	95	8	11	60	16	65,100	36
Dec	92	NA	NA	NA	NA	NA	NA	NA

*Components may not add to totals because of rounding. Units in thousands.
Sources: Shipments—National Conference of States on Building Codes and Standards; Placements—Census Bureau, Department of Commerce; Office of Policy Development and Research, Department of Housing and Urban Development
http://www.census.gov/ftp/pub/const/www/mhsindex.html (See Current Tables, Monthly Tables.)

Table 6. New Single-Family Home Sales: 1970–Present*

Period	Sold During Period					For Sale at End of Period						Months' Supply at Current U.S. Sales Rate
	U.S.	North-east	Mid-west	South	West	U.S.	North-east	Mid-west	South	West	U.S.	
Annual Data												
1970	485	61	100	203	121	227	38	47	91	51	NA	NA
1971	656	82	127	270	176	294	45	55	131	63	NA	NA
1972	718	96	130	305	187	416	53	69	199	95	NA	NA
1973	634	95	120	257	161	422	59	81	181	102	NA	NA
1974	519	69	103	207	139	350	50	68	150	82	NA	NA
1975	549	71	106	222	150	316	43	66	133	74	NA	NA
1976	646	72	128	247	199	358	45	68	154	91	NA	NA
1977	819	86	162	317	255	408	44	73	168	123	NA	NA
1978	817	78	145	331	262	419	45	80	170	124	NA	NA
1979	709	67	112	304	225	402	42	74	172	114	NA	NA
1980	545	50	81	267	145	342	40	55	149	97	NA	NA
1981	436	46	60	219	112	278	41	34	127	76	NA	NA
1982	412	47	48	219	99	255	39	27	129	60	NA	NA
1983	623	76	71	323	152	304	42	33	149	79	NA	NA
1984	639	94	76	309	160	358	55	41	177	85	NA	NA
1985	688	112	82	323	171	350	66	34	172	79	NA	NA
1986	750	136	96	322	196	361	88	32	153	87	NA	NA
1987	671	117	97	271	186	370	103	39	149	79	NA	NA
1988	676	101	97	276	202	371	112	43	133	82	NA	NA
1989	650	86	102	260	202	366	108	41	123	93	NA	NA
1990	534	71	89	225	149	321	77	42	105	97	NA	NA
1991	509	57	93	215	144	284	62	41	97	83	NA	NA
1992	610	65	116	259	170	267	48	41	104	74	NA	NA
1993	666	60	123	295	188	295	53	48	121	73	NA	NA
1994	670	61	123	295	191	340	55	63	140	82	NA	NA
1995	667	55	125	300	187	374	62	69	158	86	NA	NA
1996	757	74	137	337	209	326	38	67	146	74	NA	NA
1997	804	78	140	363	223	287	26	65	127	69	NA	NA
1998	886	81	164	398	243	300	28	63	142	68	NA	NA
1999	880	76	168	395	242	315	28	64	153	70	NA	NA
2000	877	71	155	406	244	301	28	65	146	62	NA	NA
2001	908	66	164	439	239	310	28	70	142	69	NA	NA
2002	973	65	185	450	273	344	36	77	161	70	NA	NA
2003	1,086	79	189	511	307	377	29	97	172	79	NA	NA
2004	1,203	83	210	562	348	431	30	111	200	91	NA	NA
2005	1,283	81	205	638	358	515	47	109	249	109	NA	NA
2006	1,051	63	161	559	267	537	54	97	267	119	NA	NA
2007	774	64	118	412	181	494	47	78	249	120	NA	NA
	Monthly Data										**(Seasonally Adjusted)**	
	(Seasonally Adjusted Annual Rates)					**(Not Seasonally Adjusted)**						
2006												
Oct	952	39	137	527	249	558	54	104	280	120	553	7.1
Nov	987	64	150	536	237	548	54	102	273	119	542	6.5
Dec	1,019	73	181	518	247	537	54	97	267	119	535	6.2
2007												
Jan	890	62	166	492	170	539	55	94	267	123	536	7.2
Feb	840	46	127	462	205	540	54	90	272	124	544	8.1
Mar	830	82	126	421	201	542	52	87	276	127	548	8.3
Apr	907	82	121	495	209	542	52	87	274	129	547	7.4
May	861	84	141	435	201	544	52	85	276	131	543	7.7
Jun	797	65	113	442	177	543	51	85	273	134	541	8.3
Jul	796	47	105	429	215	538	52	83	271	131	538	8.3
Aug	701	59	121	366	155	538	52	82	272	132	533	9.4
Sep	693	62	103	354	174	527	50	80	270	127	527	9.3
Oct	725	63	130	384	148	518	49	78	264	127	512	8.4
Nov	634	50	81	353	150	507	48	79	257	123	502	9.4
Dec	604	53	80	330	141	494	47	78	249	120	495	9.6

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

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

http://www.census.gov/const/www/newressalesindex.html

Table 7. Existing Home Sales: 1969–Present*

Period	U.S.	Northeast	Midwest	South	West	For Sale	Months' Supply
Annual Data							
1969	1,594	240	508	538	308	NA	NA
1970	1,612	251	501	568	292	NA	NA
1971	2,018	311	583	735	389	NA	NA
1972	2,252	361	630	788	473	NA	NA
1973	2,334	367	674	847	446	NA	NA
1974	2,272	354	645	839	434	NA	NA
1975	2,476	370	701	862	543	NA	NA
1976	3,064	439	881	1,033	712	NA	NA
1977	3,650	515	1,101	1,231	803	NA	NA
1978	3,986	516	1,144	1,416	911	NA	NA
1979	3,827	526	1,061	1,353	887	NA	NA
1980	2,973	403	806	1,092	672	NA	NA
1981	2,419	353	632	917	516	NA	NA
1982	1,990	354	490	780	366	1,910	NA
1983	2,719	493	709	1,035	481	1,980	NA
1984	2,868	511	755	1,073	529	2,260	NA
1985	3,214	622	866	1,172	554	2,200	NA
1986	3,565	703	991	1,261	610	1,970	NA
1987	3,526	685	959	1,282	600	2,160	NA
1988	3,594	673	929	1,350	642	2,160	NA
1989	3,290	635	886	1,075	694	1,870	NA
1990	3,186	583	861	1,090	651	2,100	NA
1991	3,145	591	863	1,067	624	2,130	NA
1992	3,432	666	967	1,126	674	1,760	NA
1993	3,739	709	1,027	1,262	740	1,520	NA
1994	3,886	723	1,031	1,321	812	1,380	NA
1995	3,852	717	1,010	1,315	810	1,470	NA
1996	4,167	772	1,060	1,394	941	1,910	NA
1997	4,371	812	1,088	1,474	997	1,840	NA
1998	4,966	898	1,228	1,724	1,115	1,910	NA
1999	5,183	910	1,246	1,850	1,177	1,894	NA
2000	5,174	911	1,222	1,866	1,174	2,048	NA
2001	5,335	912	1,271	1,967	1,184	2,068	NA
2002	5,632	952	1,346	2,064	1,269	2,118	NA
2003	6,175	1,019	1,468	2,283	1,405	2,270	NA
2004	6,778	1,113	1,550	2,540	1,575	2,244	NA
2005	7,076	1,169	1,588	2,702	1,617	2,846	NA
2006	6,478	1,086	1,483	2,563	1,346	3,450	NA
2007	5,652	1,006	1,327	2,235	1,084	3,905	NA
Monthly Data (Seasonally Adjusted Annual Rates)							
2006							
Oct	6,270	1,030	1,420	2,520	1,300	3,860	7.4
Nov	6,250	1,080	1,420	2,470	1,280	3,810	7.3
Dec	6,270	1,070	1,460	2,490	1,250	3,450	6.6
2007							
Jan	6,440	1,060	1,520	2,540	1,320	3,539	6.6
Feb	6,680	1,220	1,560	2,570	1,320	3,805	6.8
Mar	6,150	1,140	1,390	2,410	1,210	3,806	7.4
Apr	6,010	1,040	1,400	2,380	1,190	4,220	8.4
May	5,980	1,090	1,410	2,300	1,180	4,378	8.8
Jun	5,760	1,010	1,380	2,260	1,100	4,368	9.1
Jul	5,750	1,020	1,350	2,260	1,120	4,561	9.5
Aug	5,480	1,000	1,280	2,180	1,010	4,383	9.6
Sep	5,030	900	1,200	2,030	910	4,370	10.4
Oct	4,980	900	1,180	2,030	870	4,433	10.7
Nov	5,000	870	1,180	1,990	960	4,217	10.1
Dec	4,890	830	1,160	1,970	940	3,905	9.6

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

Source: NATIONAL ASSOCIATION OF REALTORS®

http://www.realtor.org/research.nsf/pages/EHSPage

Table 8. New Single-Family Home Prices: 1964–Present

Period	Median					U.S. Average	
	U.S.	Northeast	Midwest	South	West	Houses Actually Sold	Constant-Quality House[1,2]
Annual Data							
1964	18,900	20,300	19,400	16,700	20,400	20,500	34,900[r]
1965	20,000	21,500	21,600	17,500	21,600	21,500	35,600
1966	21,400	23,500	23,200	18,200	23,200	23,300	37,100
1967	22,700	25,400	25,100	19,400	24,100	24,600	38,100
1968	24,700	27,700	27,400	21,500	25,100	26,600	40,100
1969	25,600	31,600	27,600	22,800	25,300	27,900	43,200
1970	23,400	30,300	24,400	20,300	24,000	26,600	44,400
1971	25,200	30,600	27,200	22,500	25,500	28,300	46,800
1972	27,600	31,400	29,300	25,800	27,500	30,500	49,800
1973	32,500	37,100	32,900	30,900	32,400	35,500	54,200
1974	35,900	40,100	36,100	34,500	35,800	38,900	59,200
1975	39,300	44,000	39,600	37,300	40,600	42,600	65,500
1976	44,200	47,300	44,800	40,500	47,200	48,000	71,200
1977	48,800	51,600	51,500	44,100	53,500	54,200	80,200
1978	55,700	58,100	59,200	50,300	61,300	62,500	91,900
1979	62,900	65,500	63,900	57,300	69,600	71,800	104,900
1980	64,600	69,500	63,400	59,600	72,300	76,400	115,600
1981	68,900	76,000	65,900	64,400	77,800	83,000	124,700
1982	69,300	78,200	68,900	66,100	75,000	83,900	127,600
1983	75,300	82,200	79,500	70,900	80,100	89,800	130,300
1984	79,900	88,600	85,400	72,000	87,300	97,600	135,600
1985	84,300	103,300	80,300	75,000	92,600	100,800	137,300
1986	92,000	125,000	88,300	80,200	95,700	111,900	142,600
1987	104,500	140,000	95,000	88,000	111,000	127,200	150,300
1988	112,500	149,000	101,600	92,000	126,500	138,300	156,000
1989	120,000	159,600	108,800	96,400	139,000	148,800	162,200
1990	122,900	159,000	107,900	99,000	147,500	149,800	165,300
1991	120,000	155,900	110,000	100,000	141,100	147,200	167,400
1992	121,500	169,000	115,600	105,500	130,400	144,100	169,800
1993	126,500	162,600	125,000	115,000	135,000	147,700	176,300
1994	130,000	169,000	132,900	116,900	140,400	154,500	186,800
1995	133,900	180,000	134,000	124,500	141,000	158,700	191,000
1996	140,000	186,000	138,000	126,200	153,900	166,400	195,900
1997	146,000	190,000	149,900	129,600	160,000	176,200	200,500
1998	152,500	200,000	157,500	135,800	163,500	181,900	205,500
1999	161,000	210,500	164,000	145,900	173,700	195,600	216,200
2000	169,000	227,400	169,700	148,000	196,400	207,000	224,600
2001	175,200	246,400	172,600	155,400	213,600	213,200	231,300
2002	187,600	264,300	178,000	163,400	238,500	228,700	241,900
2003	195,000	264,500	184,300	168,100	260,900	246,300	255,300
2004	221,000	315,800	205,000	181,100	283,100	274,500	275,600
2005	240,900	343,800	216,900	197,300	332,600	297,000	297,000
2006	246,500	346,000	213,500	208,200	337,700	305,900	311,100
2007	246,900	319,800	207,300	215,900	330,700	311,600	311,600
Quarterly Data							
2006							
Q4	245,400	351,400	216,200	207,400	356,500	299,600	311,600
2007							
Q1	257,400	370,300	212,800	222,900	341,500	322,100	318,400
Q2	242,200	304,900	203,200	208,300	344,600	310,100	314,500
Q3	241,800	301,300	209,600	214,900	310,200	301,200	305,900
Q4	232,200	344,500	196,300	203,500	318,400	299,700	301,200[r]

[r] The components of a constant-quality house have been revised to reflect the kinds of new single-family homes sold in 2005, and the price of a constant-quality house has been revised to reflect the average change in the price of these components. Previously, the price of a constant-quality house was based on the kinds of houses sold in 1996.

[1] The average price of a constant-quality house is derived from a set of statistical models relating sales price to selected standard physical characteristics of new single-family homes sold in 2005.

[2] "Constant-quality house" data are computed for this table from price indexes published by the Census Bureau.

Sources: Census Bureau, Department of Commerce; Office of Policy Development and Research, Department of Housing and Urban Development
http://www.census.gov/const/quarterly_sales.pdf (See Table Q6.)

Table 9. Existing Home Prices: 1969–Present

Period	Median					Average
	U.S.	Northeast	Midwest	South	West	U.S.
Annual Data						
1969	21,800	23,700	19,000	20,300	23,900	23,700
1970	23,000	25,200	20,100	22,200	24,300	25,700
1971	24,800	27,100	22,100	24,300	26,500	28,000
1972	26,700	29,800	23,900	26,400	28,400	30,100
1973	28,900	32,800	25,300	29,000	31,000	32,900
1974	32,000	35,800	27,700	32,300	34,800	35,800
1975	35,300	39,300	30,100	34,800	39,600	39,000
1976	38,100	41,800	32,900	36,500	46,100	42,200
1977	42,900	44,000	36,700	39,800	57,300	47,900
1978	48,700	47,900	42,200	45,100	66,700	55,500
1979	55,700	53,600	47,800	51,300	77,400	64,200
1980	62,200	60,800	51,900	58,300	89,300	72,800
1981	66,400	63,700	54,300	64,400	96,200	78,300
1982	67,800	63,500	55,100	67,100	98,900	80,500
1983	70,300	72,200	56,600	69,200	94,900	83,100
1984	72,400	78,700	57,100	71,300	95,800	86,000
1985	75,500	88,900	58,900	75,200	95,400	90,800
1986	80,300	104,800	63,500	78,200	100,900	98,500
1987	85,600	133,300	66,000	80,400	113,200	106,300
1988	89,300	143,000	68,400	82,200	124,900	112,800
1989*	94,000	142,100	72,600	84,300	137,600	118,100
1990	96,400	141,400	76,300	84,700	138,600	118,600
1991	101,400	143,600	80,500	88,100	144,500	128,400
1992	104,000	142,600	84,200	91,100	141,100	130,900
1993	107,200	142,000	87,000	93,700	141,800	133,500
1994	111,300	141,500	90,600	94,900	149,200	136,800
1995	114,600	138,400	96,100	96,900	150,600	139,100
1996	119,900	139,600	102,300	102,400	157,100	141,800
1997	126,000	143,500	108,200	108,400	165,700	150,500
1998	132,800	147,300	115,600	115,000	175,900	159,100
1999	138,000	150,500	121,000	118,900	185,300	171,000
2000	143,600	149,800	125,300	126,300	194,600	178,500
2001	153,100	158,700	132,500	135,500	207,000	188,300
2002	165,000	179,300	139,300	146,000	230,100	206,100
2003	178,800	209,900	145,600	156,700	251,800	222,200
2004	195,400	243,800	154,600	170,400	286,400	244,400
2005	219,600	271,300	170,600	181,700	335,300	266,600
2006	221,900	271,900	167,800	183,700	342,700	268,200
2007	218,900	278,900	165,100	179,400	334,800	265,800
Monthly Data						
2006						
Oct	218,900	255,400	166,600	183,700	341,800	264,600
Nov	217,300	266,900	163,900	178,600	349,400	265,100
Dec	221,600	284,000	166,200	180,900	348,300	268,000
2007						
Jan	210,900	262,200	161,300	175,200	321,700	257,300
Feb	213,600	263,000	155,300	178,600	336,700	260,100
Mar	217,400	272,500	160,900	179,900	335,000	265,200
Apr	219,800	283,000	164,000	179,800	343,400	268,100
May	222,700	285,400	166,100	182,800	342,000	270,600
Jun	229,200	293,000	170,100	189,500	347,400	276,500
Jul	228,700	292,300	173,800	185,500	349,400	276,000
Aug	224,400	282,300	177,800	183,200	332,300	269,300
Sep	210,400	260,800	166,000	174,200	312,300	257,100
Oct	206,900	258,400	160,500	171,100	315,900	255,300
Nov	208,700	258,000	160,500	172,700	325,800	255,700
Dec	208,400	258,600	159,800	173,400	309,800	254,900

*Beginning with 1989, this series includes the prices of existing condominiums and cooperatives in addition to the prices of existing single-family homes. The year 1989 also marks a break in the series because data are revised back to 1989, when rebenchmarking occurs.

Source: NATIONAL ASSOCIATION OF REALTORS®

http://www.realtor.org/research.nsf/pages/EHSPage?OpenDocument

Table 10. Repeat Sales House Price Index: 1975–Present

Period	U.S.	New England	Middle Atlantic	South Atlantic	East South Central	West South Central	West North Central	East North Central	Mountain	Pacific
Annual Average										
1975	62.5	69.1	69.1	69.0	69.1	59.0	65.1	64.3	55.0	45.4
1976	66.3	71.8	70.4	70.7	72.5	63.8	68.8	68.6	59.6	53.2
1977	73.6	77.2	74.6	75.4	78.6	70.9	76.2	76.5	68.2	66.0
1978	83.5	87.5	80.2	83.8	87.5	81.4	87.2	87.4	80.3	78.7
1979	94.9	100.6	94.3	93.0	96.2	94.0	96.5	97.7	94.8	91.3
1980	102.5	104.6	103.9	101.9	99.9	103.2	102.5	101.0	102.7	104.0
1981	108.2	112.2	107.9	109.2	103.9	112.4	101.5	103.7	111.3	112.5
1982	111.5	117.3	112.6	114.6	105.8	122.9	102.1	100.2	117.7	114.7
1983	115.5	131.0	118.9	118.4	110.5	126.0	106.8	102.9	120.1	116.2
1984	120.7	154.7	133.4	123.1	113.9	125.4	110.8	105.3	120.3	120.6
1985	127.7	187.2	151.2	128.9	119.2	124.8	115.3	109.5	122.6	126.0
1986	137.5	228.6	175.6	137.0	125.5	125.9	120.0	116.2	126.7	133.7
1987	148.2	268.8	207.8	146.6	132.3	118.6	124.7	125.3	126.4	145.9
1988	157.6	287.6	228.7	157.2	136.8	112.1	127.2	134.5	124.4	166.5
1989	166.6	289.4	234.6	165.9	140.1	112.6	130.3	142.8	125.6	199.0
1990	171.0	277.8	233.4	169.6	142.7	114.0	132.5	149.7	128.4	216.9
1991	173.1	263.8	231.7	172.2	146.4	116.6	135.7	155.5	133.0	219.6
1992	177.0	260.4	236.3	176.7	151.5	120.8	140.1	161.9	139.6	219.2
1993	180.1	259.3	239.0	179.7	157.1	125.0	144.8	167.7	148.8	214.5
1994	183.5	256.0	236.8	181.7	164.9	129.0	152.6	176.2	163.0	209.8
1995	188.5	258.6	237.1	185.9	173.0	132.3	159.9	185.3	174.8	210.3
1996	195.1	265.5	241.8	192.3	181.2	136.7	167.3	195.4	184.3	214.0
1997	202.0	273.9	245.5	198.7	188.7	140.4	174.7	205.2	192.2	221.0
1998	212.3	290.4	255.7	208.3	198.2	147.3	183.3	214.7	201.2	236.5
1999	222.8	314.6	266.8	217.2	205.0	154.0	194.2	224.8	209.4	250.2
2000	238.0	352.2	286.0	229.7	211.4	161.6	207.4	237.3	222.1	274.7
2001	256.9	391.8	310.8	248.0	222.5	171.5	222.6	250.6	238.0	304.2
2002	274.6	436.7	340.9	265.3	229.4	177.7	236.7	261.9	248.2	332.1
2003	293.4	477.9	372.5	284.1	237.7	184.3	249.1	272.2	258.7	366.5
2004	324.5	535.5	419.7	317.6	247.8	191.4	266.5	287.4	282.4	435.0
2005	366.4	595.1	478.0	371.6	263.8	202.3	284.9	304.7	327.3	524.4
2006	398.7	620.6	522.5	415.0	283.2	217.6	296.9	315.0	369.0	590.9
Quarterly Data										
2006										
Q3	400.9	619.6	525.0	416.7	285.4	219.7	297.9	315.1	372.5	596.8
Q4	406.4	624.6	532.4	425.4	291.1	223.5	301.6	318.7	380.8	600.9
2007										
Q1	409.0	626.4	536.6	428.1	294.3	226.5	304.0	319.9	385.6	601.9
Q2	409.5	622.2	536.9	428.4	297.8	229.5	304.7	319.5	387.7	601.6
Q3	408.0	616.8	536.0	425.7	300.1	231.9	303.8	316.9	390.0	596.7

Base: First quarter 1980 equals 100.

Source: Office of Federal Housing Enterprise Oversight (OFHEO)

http://www.ofheo.gov/HPI.asp (See approximately page 40 of pdf; varies with each issue.)

Table 11. Housing Affordability Index: 1973–Present

Period	U.S.				Affordability Indexes*		
	Median Price Existing Single-Family ($)	Mortgage Rate[1]	Median Family Income ($)	Income To Qualify ($)	Composite	Fixed	ARM
Annual Data							
1973	28,900	8.01	12,051	8,151	147.9	147.9	147.9
1974	32,000	9.02	12,902	9,905	130.3	130.3	130.3
1975	35,300	9.21	13,719	11,112	123.5	123.5	123.5
1976	38,100	9.11	14,958	11,888	125.8	125.8	125.8
1977	42,900	9.02	16,010	13,279	120.6	120.6	120.6
1978	48,700	9.58	17,640	15,834	111.4	111.4	111.4
1979	55,700	10.92	19,680	20,240	97.2	97.2	97.2
1980	62,200	12.95	21,023	26,328	79.9	79.9	79.9
1981	66,400	15.12	22,388	32,485	68.9	68.9	68.9
1982	67,800	15.38	23,433	33,713	69.5	69.4	69.7
1983	70,300	12.85	24,580	29,546	83.2	81.7	85.2
1984	72,400	12.49	26,433	29,650	89.1	84.6	92.1
1985	75,500	11.74	27,735	29,243	94.8	89.6	100.6
1986	80,300	10.25	29,458	27,047	108.9	105.7	116.3
1987	85,600	9.28	30,970	27,113	114.2	107.6	122.4
1988	89,300	9.31	32,191	28,360	113.5	103.6	122.0
1989	94,600	10.11	34,218	30,432	112.4	105.9	116.8
1990	97,300	10.04	35,353	31,104	113.7	110.6	122.8
1991	102,700	9.30	35,940	30,816	116.6	113.5	128.3
1992	105,500	8.11	36,573	28,368	128.9	124.9	150.8
1993	109,100	7.16	36,959	26,784	138.0	133.0	160.4
1994	113,500	7.47	38,790	28,704	135.1	125.2	153.3
1995	117,000	7.85	40,612	30,672	132.4	126.6	143.3
1996	122,600	7.71	42,305	31,728	133.3	129.6	142.9
1997	129,000	7.68	44,573	35,232	126.5	123.6	137.2
1998	136,000	7.10	46,740	35,088	133.2	131.9	142.6
1999	141,200	7.33	48,955	37,296	131.3	128.8	142.0
2000	147,300	8.03	50,733	41,616	121.9	120.5	133.3
2001	156,600	7.03	51,407	40,128	128.1	128.1	137.3
2002	167,600	6.55	51,680	40,896	126.4	124.2	138.7
2003	180,200	5.74	52,680	40,320	130.7	128.2	141.8
2004	195,200	5.73	54,061	43,632	123.9	120.3	132.2
2005	219,000	5.91	55,823	49,920	111.8	110.1	115.6
2006	221,900	6.58	57,612	54,288	106.1	105.7	108.1
2007	217,800	6.52	59,224	52,992	111.8	111.7	113.9
Monthly Data							
2006							
Oct	219,600	6.60	58,141	53,856	108.0	107.5	110.8
Nov	216,700	6.51	58,294	52,656	110.7	110.5	112.4
Dec	220,800	6.45	58,447	53,328	109.6	109.5	110.7
2007							
Jan	209,300	6.42	58,480	50,400	116.0	115.9	117.0
Feb	212,400	6.46	58,615	51,360	114.1	114.0	115.6
Mar	216,200	6.38	58,750	51,840	113.3	113.0	115.5
Apr	219,300	6.34	58,885	52,368	112.4	112.2	114.7
May	221,900	6.43	59,021	53,472	110.4	110.2	112.3
Jun	229,200	6.63	59,157	56,400	104.9	104.6	107.1
Jul	228,500	6.80	59,292	57,216	103.6	103.1	107.2
Aug	223,700	6.79	59,427	55,920	106.3	105.9	108.5
Sep	208,600	6.66	59,563	51,456	115.8	115.8	116.1
Oct	204,800	6.56	59,698	50,016	119.4	119.2	121.0
Nov	207,300	6.41	59,833	49,824	120.1	119.7	123.2
Dec	206,500	6.31	59,969	49,152	122.0	121.8	125.8

*The composite affordability index is the ratio of median family income to qualifying income. Values over 100 indicate that the typical (median) family has more than sufficient income to purchase the median-priced home.

[1] The Federal Housing Finance Board's monthly effective rate (points are amortized over 10 years) combines fixed-rate and adjustable-rate loans. Entries under Annual Data are averages of the monthly rates.

Source: NATIONAL ASSOCIATION OF REALTORS®

http://www.realtor.org/research.nsf/pages/HousingInx

Table 12. Market Absorption of New Rental Units and Median Asking Rent: 1970–Present*

Period	Unfurnished Rental Apartment Completions	Percent Rented in 3 Months	Median Asking Rent
Annual Data			
1970	328,400	73	$188
1971	334,400	68	$187
1972	497,900	68	$191
1973	531,700	70	$191
1974	405,500	68	$197
1975	223,100	70	$211
1976	157,000	80	$219
1977	195,600	80	$232
1978	228,700	82	$251
1979	241,200	82	$272
1980	196,100	75	$308
1981	135,400	80	$347
1982	117,000	72	$385
1983	191,500	69	$386
1984	313,200	67	$393
1985	364,500	65	$432
1986	407,600	66	$457
1987	345,600	63	$517
1988	284,500	66	$550
1989	246,200	70	$590
1990	214,300	67	$600
1991	165,300	70	$614
1992	110,200	74	$586
1993	77,200	75	$573
1994	104,000	81	$576
1995	155,000	72	$655
1996	191,300	72	$672
1997	189,200	74	$724
1998	209,900	73	$734
1999	225,900	72	$791
2000	226,200	72	$841
2001	193,100	63	$881
2002	204,100	59	$918
2003	166,500	61	$931
2004	153,800	62	$976
2005	113,000	63	$942
2006	116,300	58	$1,028
Quarterly Data			
2006**			
Q3	33,800	52	$1,077
Q4	32,300	54	$1,034
2007			
Q1	28,300	51	$954
Q2	26,500	59	$1,011
Q3	26,300	53	$1,071

*Data are from the Survey of Market Absorption, which samples nonsubsidized, privately financed, unfurnished apartments in rental buildings of five or more units.

**At the beginning of 2006, the Census Bureau began using the Core Based Statistical Area definitions for metropolitan areas and introduced new sample cases from the Survey of Construction. This may cause some inconsistency with previous data in the series.

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

http://www.census.gov/hhes/www/soma.html

Table 13. Builders' Views of Housing Market Activity: 1979–Present

Period	Housing Market Index	Sales of Single-Family Detached Homes: Current Activity	Sales of Single-Family Detached Homes: Future Expectations	Prospective Buyer Traffic
Annual Data				
1979	NA	48	37	32
1980	NA	19	26	17
1981	NA	8	16	14
1982	NA	15	28	18
1983	NA	52	60	48
1984	NA	52	52	41
1985	55	58	62	47
1986	60	62	67	53
1987	56	60	60	45
1988	53	57	59	43
1989	48	50	58	37
1990	34	36	42	27
1991	36	36	49	29
1992	48	50	59	39
1993	59	62	68	49
1994	56	61	62	44
1995	47	50	56	35
1996	57	61	64	46
1997	57	60	66	45
1998	70	76	78	54
1999	73	80	80	54
2000	62	69	69	45
2001	56	61	63	41
2002	61	66	69	46
2003	64	70	72	47
2004	68	75	76	51
2005	67	73	75	50
2006	42	45	51	30
2007	27	27	37	21
Monthly Data (Seasonally Adjusted)				
2006				
Oct	31	32	42	23
Nov	33	33	45	26
Dec	33	33	49	23
2007				
Jan	35	36	48	26
Feb	39	40	53	29
Mar	36	36	50	28
Apr	33	33	44	27
May	30	31	41	22
Jun	28	29	39	22
Jul	24	24	34	19
Aug	22	22	31	16
Sep	20	20	26	17
Oct	19	18	26	15
Nov	19	18	24	17
Dec	18	19	26	13
2008				
Jan	19	19	28	14

Source: Builders Economic Council Survey, National Association of Home Builders
http://www.nahb.org/generic.aspx?genericContentID=372 (See HMI Release.)

Table 14. Mortgage Interest Rates, Average Commitment Rates, and Points: 1973–Present

Period	Conventional					
	30-Year Fixed Rate		15-Year Fixed Rate		1-Year ARMs	
	Rate	Points	Rate	Points	Rate	Points
Annual Data						
1973	8.04	1.0	NA	NA	NA	NA
1974	9.19	1.2	NA	NA	NA	NA
1975	9.04	1.1	NA	NA	NA	NA
1976	8.88	1.2	NA	NA	NA	NA
1977	8.84	1.1	NA	NA	NA	NA
1978	9.63	1.3	NA	NA	NA	NA
1979	11.19	1.6	NA	NA	NA	NA
1980	13.77	1.8	NA	NA	NA	NA
1981	16.63	2.1	NA	NA	NA	NA
1982	16.09	2.2	NA	NA	NA	NA
1983	13.23	2.1	NA	NA	NA	NA
1984	13.87	2.5	NA	NA	11.49	2.5
1985	12.42	2.5	NA	NA	10.04	2.5
1986	10.18	2.2	NA	NA	8.42	2.3
1987	10.20	2.2	NA	NA	7.82	2.2
1988	10.33	2.1	NA	NA	7.90	2.3
1989	10.32	2.1	NA	NA	8.80	2.3
1990	10.13	2.1	NA	NA	8.36	2.1
1991	9.25	2.0	NA	NA	7.10	1.9
1992	8.40	1.7	7.96	1.7	5.63	1.7
1993	7.33	1.6	6.83	1.6	4.59	1.5
1994	8.35	1.8	7.86	1.8	5.33	1.5
1995	7.95	1.8	7.49	1.8	6.07	1.5
1996	7.81	1.7	7.32	1.7	5.67	1.4
1997	7.59	1.7	7.13	1.7	5.60	1.4
1998	6.95	1.1	6.59	1.1	5.59	1.1
1999	7.44	1.0	7.06	1.0	5.98	1.0
2000	8.05	1.0	7.72	1.0	7.04	1.0
2001	6.97	0.9	6.50	0.9	5.82	0.9
2002	6.54	0.6	5.98	0.6	4.62	0.7
2003	5.83	0.6	5.17	0.6	3.76	0.6
2004	5.84	0.7	5.21	0.6	3.90	0.7
2005	5.87	0.6	5.42	0.6	4.49	0.7
2006	6.41	0.5	6.07	0.5	5.53	0.7
2007	6.34	0.4	6.03	0.4	5.56	0.6
Monthly Data						
2006						
Oct	6.36	0.4	6.05	0.5	5.55	0.7
Nov	6.24	0.5	5.96	0.5	5.51	0.6
Dec	6.14	0.4	5.88	0.5	5.45	0.7
2007						
Jan	6.22	0.4	5.97	0.4	5.47	0.5
Feb	6.29	0.4	6.02	0.4	5.51	0.7
Mar	6.16	0.4	5.88	0.4	5.44	0.6
Apr	6.18	0.5	5.88	0.5	5.45	0.6
May	6.26	0.4	5.97	0.4	5.52	0.7
Jun	6.66	0.4	6.34	0.4	5.68	0.7
Jul	6.70	0.4	6.36	0.4	5.71	0.5
Aug	6.57	0.4	6.23	0.4	5.67	0.6
Sep	6.38	0.5	6.05	0.5	5.66	0.7
Oct	6.38	0.5	6.04	0.6	5.68	0.6
Nov	6.21	0.4	5.85	0.5	5.48	0.6
Dec	6.10	0.5	5.75	0.5	5.50	0.6

Source: Freddie Mac
http://www.freddiemac.com/pmms/pmms30.htm

Table 15. Mortgage Interest Rates, Points, Effective Rates, and Average Term to Maturity on Conventional Loans Closed: 1982–Present

Period	Fixed Rate				Adjustable Rate			
	Rate	Points	Effective Rate	Term to Maturity	Rate	Points	Effective Rate	Term to Maturity
Annual Data								
1982	14.72	2.51	15.26	25.4	14.74	2.86	15.37	26.0
1983	12.51	2.41	12.98	25.5	11.88	2.37	12.33	26.7
1984	12.67	2.59	13.18	24.8	11.57	2.57	12.05	28.0
1985	11.93	2.56	12.43	24.1	10.44	2.47	10.87	27.7
1986	10.09	2.31	10.50	24.9	9.10	1.97	9.42	27.3
1987	9.52	2.18	9.90	25.5	8.20	1.95	8.51	28.6
1988	10.04	2.07	10.41	26.0	8.21	1.88	8.51	28.9
1989	10.21	1.92	10.54	27.0	9.15	1.79	9.44	28.9
1990	10.06	1.87	10.39	26.1	8.90	1.56	9.15	29.3
1991	9.38	1.63	9.66	25.8	8.03	1.43	8.26	28.7
1992	8.21	1.61	8.50	24.4	6.37	1.44	6.59	29.1
1993	7.27	1.21	7.48	24.7	5.56	1.20	5.74	28.8
1994	7.98	1.14	8.17	25.8	6.27	1.05	6.42	29.2
1995	8.01	1.01	8.18	26.5	7.00	0.88	7.13	29.3
1996	7.81	1.03	7.98	26.1	6.94	0.81	7.06	29.0
1997	7.73	1.01	7.89	26.9	6.76	0.87	6.90	29.4
1998	7.05	0.86	7.19	27.5	6.35	0.75	6.46	29.6
1999	7.32	0.78	7.44	27.8	6.45	0.57	6.53	29.7
2000	8.14	0.75	8.25	28.3	6.99	0.42	7.05	29.8
2001	7.03	0.56	7.11	27.3	6.34	0.33	6.39	29.8
2002	6.62	0.48	6.69	26.8	5.60	0.39	5.66	29.7
2003	5.87	0.38	5.92	26.3	4.98	0.39	5.03	29.8
2004	5.95	0.43	6.01	26.9	5.15	0.36	5.20	29.8
2005	6.02	0.42	6.08	27.9	5.50	0.27	5.54	30.0
2006	6.58	0.43	6.65	28.7	6.32	0.33	6.37	30.0
2007	6.45	0.49	6.52	29.2	6.02	0.44	6.33	30.1
Monthly Data								
2006								
Oct	6.59	0.47	6.67	29.0	6.30	0.45	6.36	29.8
Nov	6.47	0.47	6.54	29.3	6.31	0.46	6.37	29.9
Dec	6.38	0.43	6.44	29.0	6.29	0.44	6.35	30.1
2007								
Jan	6.36	0.44	6.42	29.2	6.25	0.39	6.31	30.1
Feb	6.37	0.45	6.44	29.4	6.27	0.55	6.35	29.9
Mar	6.30	0.45	6.37	29.4	6.15	0.45	6.22	29.9
Apr	6.27	0.44	6.33	29.3	6.10	0.46	6.16	30.3
May	6.35	0.48	6.42	29.4	6.17	0.48	6.24	30.1
Jun	6.57	0.47	6.64	29.6	6.35	0.50	6.42	30.1
Jul	6.76	0.47	6.83	29.3	6.39	0.54	6.46	30.1
Aug	6.73	0.51	6.81	29.2	6.52	0.46	6.58	30.1
Sep	6.57	0.52	6.65	29.2	6.52	0.45	6.58	30.2
Oct	6.49	0.51	6.57	28.9	3.38	0.39	6.44	29.6
Nov	6.36	0.50	6.43	28.9	6.12	0.41	6.18	30.4
Dec	6.22	0.58	6.30	28.8	6.01	0.25	6.05	30.0

Source: Federal Housing Finance Board

http://www.fhfb.gov/MIRS/mirstbl2.xls

Table 16. FHA, VA, and PMI 1–4 Family Mortgage Insurance Activity: 1971–Present

Period	FHA* Applications	FHA* Total Endorsements	FHA* Purchase Endorsements	VA Guaranties	PMI Certificates
Annual Data					
1971	998,365	565,417	NA	284,358	NA
1972	655,747	427,858	NA	375,485	NA
1973	359,941	240,004	NA	321,522	NA
1974	383,993	195,850	NA	313,156	NA
1975	445,350	255,061	NA	301,443	NA
1976	491,981	250,808	NA	330,442	NA
1977	550,168	321,118	NA	392,557	NA
1978	627,971	334,108	NA	368,648	NA
1979	652,435	457,054	NA	364,656	NA
1980	516,938	381,169	359,151	274,193	392,808
1981	299,889	224,829	204,376	151,811	334,565
1982	461,129	166,734	143,931	103,354	315,868
1983	776,893	503,425	455,189	300,568	652,214
1984	476,888	267,831	235,847	210,366	946,408
1985	900,119	409,547	328,639	201,313	729,597
1986	1,907,316	921,370	634,491	351,242	585,987
1987	1,210,257	1,319,987	866,962	455,616	511,058
1988	949,353	698,990	622,873	212,671	423,470
1989	989,724	726,359	649,596	183,209	365,497
1990	957,302	780,329	726,028	192,992	367,120
1991	898,859	685,905	620,050	186,561	494,259
1992	1,090,392	680,278	522,738	290,003	907,511
1993	1,740,504	1,065,832	591,243	457,596	1,198,307
1994	961,466	1,217,685	686,487	536,867	1,148,696
1995	857,364	568,399	516,380	243,719	960,756
1996	1,064,324	849,861	719,517	326,458	1,068,707
1997	1,115,434	839,712	745,524	254,670	974,698
1998	1,563,394	1,110,530	796,779	384,605	1,473,344
1999	1,407,014	1,246,433	949,516	441,606	1,455,403
2000	1,154,622	891,874	826,708	186,671	1,236,214
2001	1,760,278	1,182,368	818,035	281,505	1,987,717
2002	1,521,730	1,246,561	805,198	328,506	2,305,709
2003	1,634,166	1,382,570	677,507	513,259	2,493,435
2004	945,565	826,611	502,302	262,781	1,708,972
2005	673,855	523,243	332,912	160,294	1,579,593
2006	653,910	465,379	264,074	137,874	1,444,330
2007	915,992	581,060	289,851	133,237	1,979,074
Monthly Data					
2006					
Oct	55,700	44,783	26,230	11,921	123,626
Nov	55,122	40,239	22,853	10,582	103,934
Dec	41,530	35,400	18,383	9,428	154,537
2007					
Jan	47,650	43,308	22,146	11,429	108,980
Feb	50,003	36,326	16,483	8,880	118,214
Mar	66,885	41,109	19,472	10,550	183,919
Apr	67,529	41,032	21,489	9,964	161,000
May	72,740	48,085	24,236	11,780	198,958
Jun	73,444	48,838	25,776	12,283	198,258
Jul	69,637	51,445	26,459	12,350	171,585
Aug	87,277	53,606	29,153	13,495	197,399
Sep	83,562	48,208	25,739	10,653	159,719
Oct	106,335	58,341	30,597	11,124	175,383
Nov	91,478	54,044	21,207	10,859	161,957
Dec	99,452	56,718	27,094	9,870	143,602

NA = Data not available.

*These operational numbers differ slightly from adjusted accounting numbers.

Sources: FHA—Office of Housing, Department of Housing and Urban Development; VA—Department of Veterans Affairs; PMI—Mortgage Insurance Companies of America

Table 17. FHA Unassisted Multifamily Mortgage Insurance Activity: 1980–Present*

Period	Construction of New Rental Units[1]			Purchase or Refinance of Existing Rental Units[2]			Congregate Housing, Nursing Homes, and Assisted Living, Board and Care Facilities[3]		
	Projects	Units	Mortgage Amount	Projects	Units	Mortgage Amount	Projects	Units	Mortgage Amount
Annual Data									
1980	79	14,671	560.8	32	6,459	89.1	25	3,187	78.1
1981	94	14,232	415.1	12	2,974	43.0	35	4,590	130.0
1982	98	14,303	460.4	28	7,431	95.2	50	7,096	200.0
1983	74	14,353	543.9	94	22,118	363.0	65	9,231	295.8
1984	96	14,158	566.2	88	21,655	428.2	45	5,697	175.2
1985	144	23,253	954.1	135	34,730	764.3	41	5,201	179.1
1986	154	22,006	1,117.5	245	32,554	1,550.1	22	3,123	111.2
1987	171	28,300	1,379.4	306	68,000	1,618.0	45	6,243	225.7
1988	140	21,180	922.2	234	49,443	1,402.3	47	5,537	197.1
1989	101	15,240	750.9	144	32,995	864.6	41	5,183	207.9
1990	61	9,910	411.4	69	13,848	295.3	53	6,166	263.2
1991	72	13,098	590.2	185	40,640	1,015.1	81	10,150	437.2
1992	54	7,823	358.5	119	24,960	547.1	66	8,229	367.4
1993	56	9,321	428.6	262	50,140	1,209.4	77	9,036	428.6
1994	84	12,988	658.5	321	61,416	1,587.0	94	13,688	701.7
1995	89	17,113	785.0	192	32,383	822.3	103	12,888	707.2
1996	128	23,554	1,178.8	268	51,760	1,391.1	152	20,069	927.5
1997	147	23,880	1,362.2	186	31,538	1,098.5	143	16,819	820.0
1998	149	25,237	1,420.7	158	19,271	576.3	89	7,965	541.0
1999	185	30,863	1,886.8	182	22,596	688.7	130	14,592	899.2
2000	193	35,271	2,171.7	165	20,446	572.6	178	18,618	891.7
2001	163	29,744	1,905.6	303	35,198	831.9	172	20,633	1,135.2
2002	167	31,187	2,042.7	439	52,434	1,284.5	287	33,086	1,780.6
2003	180	30,871	2,224.5	701	87,193	2,273.5	253	31,126	1,502.2
2004	166	27,891	1,802.6	672	70,740	2,203.1	228	26,094	1,344.3
2005	148	24,847	1,596.3	472	49,238	1,724.9	184	20,625	1,080.4
2006	97	14,603	873.3	614	59,451	2,252.5	228	26,898	1,425.6
2007 (12 mos.)	98	15,056	1,021.7	405	34,819	1,216.8	134	14,611	948.7

*Mortgage insurance written—initial endorsements. Mortgage amounts are in millions of dollars.

[1] Includes both new construction and substantial rehabilitation under Sections 207, 220, and 221(d).

[2] Includes purchase or refinance of existing rental housing under Section 223.

[3] Includes congregate rental housing for the elderly under Section 231, and nursing homes, board and care homes, assisted-living facilities, and intermediate-care facilities under Section 232. Includes both new construction or substantial rehabilitation and purchase or refinance of existing projects. Number of units shown includes beds and housing units.

Source: Office of Multifamily Housing Development (FHA F–47 Data Series), Department of Housing and Urban Development

Table 18. Mortgage Delinquencies and Foreclosures Started: 1986–Present*

Period	Delinquency Rates												Foreclosures Started					
	Total Past Due						90 Days Past Due											
		Conventional Loans						Conventional Loans						Conventional Loans				
	All Loans	Prime	Sub-prime	Sub-prime ARMs	FHA Loans	VA Loans	All Loans	Prime	Sub-prime	Sub-prime ARMs	FHA Loans	VA Loans	All Loans	Prime	Sub-prime	Sub-prime ARMs	FHA Loans	VA Loans
Annual Averages																		
1986	5.56	NA	NA	NA	7.16	6.58	1.01	NA	NA	NA	1.29	1.24	0.26	NA	NA	NA	0.32	0.30
1987	4.97	NA	NA	NA	6.56	6.21	0.93	NA	NA	NA	1.19	1.17	0.26	NA	NA	NA	0.34	0.32
1988	4.79	NA	NA	NA	6.56	6.22	0.85	NA	NA	NA	1.14	1.14	0.27	NA	NA	NA	0.37	0.32
1989	4.81	NA	NA	NA	6.74	6.45	0.79	NA	NA	NA	1.09	1.09	0.29	NA	NA	NA	0.41	0.37
1990	4.66	NA	NA	NA	6.68	6.35	0.71	NA	NA	NA	1.10	1.04	0.31	NA	NA	NA	0.43	0.40
1991	5.03	NA	NA	NA	7.31	6.77	0.80	NA	NA	NA	1.25	1.11	0.34	NA	NA	NA	0.43	0.42
1992	4.57	NA	NA	NA	7.57	6.46	0.81	NA	NA	NA	1.35	1.15	0.33	NA	NA	NA	0.45	0.40
1993	4.22	NA	NA	NA	7.14	6.30	0.77	NA	NA	NA	1.40	1.16	0.32	NA	NA	NA	0.48	0.42
1994	4.10	NA	NA	NA	7.26	6.26	0.76	NA	NA	NA	1.44	1.19	0.33	NA	NA	NA	0.56	0.48
1995	4.24	NA	NA	NA	7.55	6.44	0.74	NA	NA	NA	1.46	1.17	0.33	NA	NA	NA	0.53	0.50
1996	4.33	NA	NA	NA	8.05	6.75	0.63	NA	NA	NA	1.40	1.10	0.34	NA	NA	NA	0.58	0.46
1997	4.31	NA	NA	NA	8.13	6.94	0.58	NA	NA	NA	1.22	1.15	0.36	NA	NA	NA	0.62	0.51
1998	4.74	2.59	10.87	NA	8.57	6.80	0.66	0.28	1.31	NA	1.50	1.23	0.42	0.22	1.46	NA	0.59	0.44
1999	4.48	2.26	11.43	NA	8.57	6.80	0.63	0.24	1.23	NA	1.50	1.23	0.38	0.17	1.75	NA	0.59	0.44
2000	4.54	2.28	11.90	NA	9.07	6.84	0.62	0.22	1.21	NA	1.61	1.22	0.41	0.16	2.31	NA	0.56	0.38
2001	5.26	2.67	14.03	NA	10.78	7.67	0.80	0.27	2.04	NA	2.12	1.47	0.46	0.20	2.34	NA	0.71	0.42
2002	5.11	2.63	14.33	14.72	11.53	7.86	0.89	0.29	3.16	2.42	2.36	1.61	0.45	0.19	2.13	2.28	0.82	0.46
2003	4.74	2.51	12.17	13.06	12.21	8.00	0.88	0.30	3.24	2.71	2.66	1.77	0.42	0.20	1.65	1.92	0.90	0.48
2004	4.49	2.30	10.80	10.34	12.18	7.31	0.87	0.29	2.72	2.03	2.75	1.60	0.43	0.19	1.50	1.52	0.98	0.49
2005	4.45	2.30	10.84	10.61	12.51	7.00	0.89	0.32	2.59	2.13	3.08	1.60	0.41	0.18	1.42	1.52	0.85	0.38
2006	4.61	2.39	12.27	12.98	12.74	6.67	0.96	0.36	2.89	2.94	3.38	1.55	0.46	0.19	1.81	2.20	0.83	0.35
Quarterly Data (Seasonally Adjusted)																		
2006																		
Q3	4.67	2.44	12.56	13.22	12.80	6.58	0.94	0.34	2.96	2.93	3.28	1.48	0.46	0.19	1.82	2.19	0.79	0.32
Q4	4.95	2.57	13.33	14.44	13.46	6.82	0.96	0.33	3.13	3.38	3.30	1.50	0.54	0.24	2.00	2.70	0.93	0.34
2007																		
Q1	4.84	2.58	13.77	15.75	12.15	6.49	0.98	0.36	3.35	4.05	3.34	1.52	0.58	0.25	2.43	3.23	0.90	0.41
Q2	5.12	2.73	14.82	16.95	12.58	6.15	1.11	0.42	3.83	4.44	3.16	1.37	0.65	0.27	2.72	3.84	0.79	0.37
Q3	5.59	3.12	16.31	18.81	12.92	6.58	1.26	0.51	4.62	5.16	3.22	1.53	0.78	0.37	3.12	4.72	0.95	0.39

*All data are seasonally adjusted.

NA = Not applicable.

Note: Table 18 has been reformatted to include data on subprime loans in the three major categories of Total Past Due, 90 Days Past Due, and Foreclosures Started. The data for All Conventional Loans in these three major categories has been eliminated since it is no longer collected by the Mortgage Bankers Association.

Source: National Delinquency Survey, Mortgage Bankers Association

http://www.mbaa.org/marketdata (See Residential Mortgage Delinquency Report.)

Table 19. Expenditures for Existing Residential Properties: 1977–Present

Annual Data (Millions of Dollars)

Period	Total Expenditures	Maintenance and Repairs[1]	Improvements: Total	Additions and Alterations[2]: Total	Additions[3]	Improvements	To Property Outside the Structure	Major Replacements[5]
1977	31,280	11,344	19,936	14,237	2,655	8,505	3,077	5,699
1978	37,461	12,909	24,552	16,458	3,713	8,443	4,302	8,094
1979	42,231	14,950	27,281	18,285	3,280	9,642	5,363	8,996
1980	46,338	15,187	31,151	21,336	4,183	11,193	5,960	9,816
1981	46,351	16,022	30,329	20,414	3,164	11,947	5,303	9,915
1982	45,291	16,810	28,481	18,774	2,641	10,711	5,423	9,707
1983	49,295	18,128	31,167	20,271	4,739	11,673	3,859	10,895
1984	70,597	29,307	41,291	28,023	6,044	14,604	7,375	13,268
1985	82,127	36,349	45,778	29,259	4,027	17,922	7,309	16,519
1986	94,329	37,394	56,936	39,616	7,552	21,774	10,292	17,319
1987	98,413	40,227	58,186	41,484	9,893	22,503	9,088	16,701
1988	106,864	43,580	63,284	45,371	11,868	23,789	9,715	17,912
1989	108,054	46,089	61,966	42,176	7,191	24,593	10,391	19,788
1990	115,432	55,800	59,629	39,929	9,160	23,510	7,261	19,700
1991	107,692	55,505	52,187	33,662	8,609	17,486	7,567	18,526
1992	115,569	50,821	64,748	44,041	7,401	24,870	11,771	20,705
1993	121,899	45,785	76,114	53,512	16,381	27,657	9,472	22,604
1994	130,625	47,185	83,439	56,835	12,906	30,395	13,534	26,606
1995	124,971	47,032	77,940	51,011	11,197	29,288	10,526	26,928
1996	131,362	40,108	91,253	64,513	17,388	32,889	14,235	26,738
1997	133,577	41,145	92,432	65,222	14,575	37,126	13,523	27,210
1998	133,693	41,980	91,712	62,971	11,897	38,787	12,287	28,741
1999	142,900	42,352	100,549	72,056	16,164	42,058	13,833	28,493
2000	152,975	42,236	110,739	77,979	18,189	40,384	19,407	32,760
2001	157,765	47,492	110,273	77,560	14,133	47,208	16,218	32,714
2002	173,324	47,349	125,946	88,708	20,624	49,566	18,518	37,238
2003	176,899	44,094	132,805	93,458	20,994	55,028	17,435	39,347

Period	Total Expenditures	Maintenance and Repairs[1]	Improvements: Total	Additions and Alterations[2]: Total	Additions[3]	Alterations[4]	Other Property Improvements	Major Replacements[5]
2003	176,899	44,094	132,805		20,994	91,759	20,051	
2004	198,557	50,612	147,945		17,889	103,835	26,219	
2005	215,030	53,293	161,737		20,719	112,721	28,297	
2006	228,208	53,389	174,819		13,519	129,918	31,382	
Quarterly Data (Seasonally Adjusted Annual Rates)								
2006								
Q3	231,000	52,800	178,300		NA	NA	NA	
Q4	226,000	53,200	172,800		NA	NA	NA	
2007								
Q1	217,300	55,000	162,200		NA	NA	NA	
Q2	226,700	58,000	168,700		NA	NA	NA	
Q3	204,400	50,500	153,900		NA	NA	NA	

[1] Maintenance and repairs are incidental costs that keep a property in ordinary working condition.

[2] Additions and alterations to a property outside the structure include walks, driveways, walls, fences, pools, garages, and sheds.

[3] Additions refer to actual enlargements of the structure.

[4] Alterations refer to changes or improvements made within or on the structure.

[5] Major replacements are relatively expensive and are not considered repairs; they include furnaces, boilers, roof replacement, and central air conditioning. Effective with the first quarter of 2004, this survey no longer tabulates major replacements separately from other types of improvements. As a result, data previously tabulated as Major Replacements are now included in the columns of "Additions and Alterations."

NA = Data available only annually. Blank cells appear in the table because of a change in the survey.

Source: Census Bureau, Department of Commerce

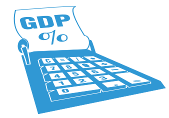
http://www.census.gov/const/www/c50index.html

Table 20. Value of New Construction Put in Place, Private Residential Buildings: 1974–Present

Period	Total	New Residential Construction: Total	New Residential Construction: Single-Family Structures	New Residential Construction: Multifamily Structures	Improvements
Annual Data (Current Dollars in Millions)					
1974	55,967	43,420	29,700	13,720	12,547
1975	51,581	36,317	29,639	6,679	15,264
1976	68,273	50,771	43,860	6,910	17,502
1977	92,004	72,231	62,214	10,017	19,773
1978	109,838	85,601	72,769	12,832	24,237
1979	116,444	89,272	72,257	17,015	27,172
1980	100,381	69,629	52,921	16,708	30,752
1981	99,241	69,424	51,965	17,460	29,817
1982	84,676	57,001	41,462	15,838	27,675
1983	125,833	94,961	72,514	22,447	30,872
1984	155,015	114,616	86,395	28,221	40,399
1985	160,520	115,888	87,350	28,539	44,632
1986	190,677	135,169	104,131	31,038	55,508
1987	199,652	142,668	117,216	25,452	56,984
1988	204,496	142,391	120,093	22,298	62,105
1989	204,255	143,232	120,929	22,304	61,023
1990	191,103	132,137	112,886	19,250	58,966
1991	166,251	114,575	99,427	15,148	51,676
1992	199,393	135,070	121,976	13,094	64,323
1993	225,067	150,911	140,123	10,788	74,156
1994	258,561	176,389	162,309	14,081	82,172
1995	247,351	171,404	153,515	17,889	75,947
1996	281,115	191,113	170,790	20,324	90,002
1997	289,014	198,063	175,179	22,883	90,951
1998	314,607	223,983	199,409	24,574	90,624
1999	350,562	251,272	223,837	27,434	99,290
2000	374,457	265,047	236,788	28,259	109,410
2001	388,324	279,391	249,086	30,305	108,933
2002	421,912	298,841	265,889	32,952	123,071
2003	475,941	345,691	310,575	35,116	130,250
2004	564,827	417,501	377,557	39,944	147,326
2005	641,345	480,807	433,510	47,297	160,538
2006	641,332	469,017	415,997	53,020	172,315
2007	524,153	352,825	303,471	49,354	171,328
Monthly Data (Seasonally Adjusted Annual Rates)					
2006					
Oct	601,304	430,047	375,691	54,356	NA
Nov	589,985	418,725	363,544	55,181	NA
Dec	580,723	411,123	356,469	54,654	NA
2007					
Jan	567,526	398,128	344,273	53,855	NA
Feb	562,934	386,124	333,053	53,071	NA
Mar	555,606	383,530	330,871	52,659	NA
Apr	551,730	377,968	326,884	51,084	NA
May	544,767	370,579	320,263	50,316	NA
Jun	538,721	364,693	315,015	49,678	NA
Jul	528,017	357,344	308,557	48,787	NA
Aug	520,056	346,597	298,322	48,275	NA
Sep	509,048	334,325	286,857	47,468	NA
Oct	490,023	321,267	274,628	46,639	NA
Nov	475,145	307,587	260,639	46,948	NA
Dec	462,007	292,744	246,691	46,053	NA

Source: Census Bureau, Department of Commerce
http://www.census.gov/const/C30/PRIVSAHIST.xls

Table 21. Gross Domestic Product and Residential Fixed Investment: 1960–Present



Period	Gross Domestic Product	Residential Fixed Investment	Residential Fixed Investment Percent of GDP
Annual Data (Current Dollars in Billions)			
1960	526.4	26.3	5.0
1961	544.7	26.4	4.8
1962	585.6	29.0	5.0
1963	617.7	32.1	5.2
1964	663.6	34.3	5.2
1965	719.1	34.2	4.8
1966	787.8	32.3	4.1
1967	832.6	32.4	3.9
1968	910.0	38.7	4.3
1969	984.6	42.6	4.3
1970	1,038.5	41.4	4.0
1971	1,127.1	55.8	5.0
1972	1,238.3	69.7	5.6
1973	1,382.7	75.3	5.4
1974	1,500.0	66.0	4.4
1975	1,638.3	62.7	3.8
1976	1,825.3	82.5	4.5
1977	2,030.9	110.3	5.4
1978	2,294.7	131.6	5.7
1979	2,563.3	141.0	5.5
1980	2,789.5	123.2	4.4
1981	3,128.4	122.6	3.9
1982	3,255.0	105.7	3.2
1983	3,536.7	152.9	4.3
1984	3,933.2	180.6	4.6
1985	4,220.3	188.2	4.5
1986	4,462.8	220.1	4.9
1987	4,739.5	233.7	4.9
1988	5,103.8	239.3	4.7
1989	5,484.4	239.5	4.4
1990	5,803.1	224.0	3.9
1991	5,995.9	205.1	3.4
1992	6,337.7	236.3	3.7
1993	6,657.4	266.0	4.0
1994	7,072.2	301.9	4.3
1995	7,397.7	302.8	4.1
1996	7,816.9	334.1	4.3
1997	8,304.3	349.1	4.2
1998	8,747.0	385.8	4.4
1999	9,268.4	424.9	4.6
2000	9,817.0	446.9	4.6
2001	10,128.0	469.3	4.6
2002	10,469.6	503.9	4.8
2003	10,960.8	572.4	5.2
2004	11,685.9	675.5	5.8
2005	12,433.9	768.2	6.2
2006	13,194.7	764.8	5.8
2007	13,843.0	641.5	4.6
Quarterly Data (Seasonally Adjusted Annual Rates)			
2006			
Q4	13,392.3	715.3	5.3
2007			
Q1	13,551.9	687.5	5.1
Q2	13,768.8	664.8	4.8
Q3	13,970.5	627.3	4.5
Q4	14,080.8	586.2	4.2

Source: Bureau of Economic Analysis, Department of Commerce
http://www.bea.doc.gov/bea/newsrel/gdpnewsrelease.htm (See Table 3 in pdf.)

Table 22. Net Change in Number of Households by Age of Householder: 1971–Present*

Period	Total	Less Than 25 Years	25 to 29 Years	30 to 34 Years	35 to 44 Years	45 to 54 Years	55 to 64 Years	65 Years and Older
Annual Data								
1971[1]	848	NA	NA	NA	NA	NA	NA	NA
1972	1,898	NA	NA	NA	NA	NA	NA	NA
1973	1,575	NA	NA	NA	NA	NA	NA	NA
1974[r]	1,554	NA	NA	NA	NA	NA	NA	NA
1975	1,358	NA	NA	NA	NA	NA	NA	NA
1976	1,704	NA	NA	NA	NA	NA	NA	NA
1977	1,275	114	87	570	255	85	149	14
1978	1,888	229	213	451	487	(303)	403	409
1979	1,300	122	81	84	359	(17)	101	570
1980[2]	3,446	228	573	935	652	69	241	749
1981	1,592	(127)	262	387	482	40	179	368
1982	1,159	(333)	11	163	864	(189)	243	400
1983	391	(415)	(60)	(163)	694	(151)	127	359
1984[r]	1,372	(237)	332	350	549	169	54	156
1985	1,499	(20)	(160)	388	912	105	(55)	328
1986	1,669	65	144	252	516	471	(221)	441
1987	1,021	(306)	(129)	221	706	112	16	402
1988[r]	1,645	109	(44)	163	624	389	(10)	414
1989	1,706	109	16	287	625	418	(53)	304
1990	517	(294)	(201)	(251)	602	496	(276)	440
1991	965	(239)	(177)	28	750	237	(5)	371
1992	1,364	(23)	(433)	120	474	796	36	394
1993[3]	750	398	46	1	84	866	(406)	(239)
1994	681	8	(387)	47	431	424	34	124
1995	1,883	179	(72)	(193)	621	753	36	559
1996	637	(162)	(46)	(181)	312	418	177	121
1997	1,391	(122)	293	(204)	597	835	68	(78)
1998	1,510	275	(184)	(97)	120	704	603	89
1999	1,346	335	56	(270)	25	611	499	92
2000	831	90	1	(193)	(13)	769	21	156
2001	1,712	532	(213)	140	(51)	870	351	83
2002[4]	2,880	(1)	105	329	127	411	1,260	648
2003	595	69	(18)	(92)	(237)	208	643	22
2004	1,028	98	278	(219)	(320)	365	714	112
2005	1,643	(3)	298	(283)	42	476	802	311
2006	1,344	43	185	(160)	(243)	508	682	329
2007	731	(85)	195	(74)	(381)	206	598	270
Quarterly Data								
2006								
Q4	303	(32)	53	117	(206)	(47)	390	28
2007								
Q1	(228)	(149)	74	(87)	(164)	(97)	94	102
Q2	637	(98)	138	(84)	149	261	36	233
Q3	(42)	265	(78)	24	(276)	73	(74)	24
Q4	579	(92)	85	17	45	(17)	504	38

*Units in thousands.

[r] Implementation of new March CPS processing system.

[1] Data from 1971 to 1979 weighted based on the 1970 decennial census.

[2] Data from 1980 to 1992 weighted based on the 1980 decennial census.

[3] Beginning in 1993, CPS data weighted based on the 1990 decennial census.

[4] Beginning in 2002, CPS data weighted based on the 2000 decennial census data and housing unit controls.

Source: Current Population Survey, Census Bureau, Department of Commerce (The source of annual data is the Current Population Survey March Supplement. The quarterly data source is the monthly Current Population Survey/Housing Vacancy Survey.)

Table 23. Net Change in Number of Households by Type of Household: 1971–Present*

Period	Total	Families[5]				Non-Family Households		One-Person Households	
		Husband-Wife		Other Male Headed	Other Female Headed	Male Headed	Female Headed	Males	Females
		With Children	Without Children						
Annual Data									
1971[1]	848	NA	NA	NA	NA	NA	NA	NA	NA
1972	1,898	NA	NA	NA	NA	NA	NA	NA	NA
1973	1,575	NA	NA	NA	NA	NA	NA	NA	NA
1974[r]	1,554	NA	NA	NA	NA	NA	NA	NA	NA
1975	1,358	NA	NA	NA	NA	NA	NA	NA	NA
1976	1,704	NA	NA	NA	NA	NA	NA	NA	NA
1977	1,275	(191)	366	36	206	199	109	223	326
1978	1,888	(228)	114	103	497	126	93	713	470
1979	1,300	(91)	396	53	182	143	131	112	375
1980[2]	3,446	426	1,024	115	485	240	60	502	592
1981	1,592	56	126	201	377	184	9	287	353
1982	1,159	(393)	730	53	322	(50)	81	229	189
1983	391	(2)	278	31	65	87	33	(31)	(73)
1984[r]	1,372	(60)	234	21	427	142	14	35	562
1985	1,499	(178)	447	189	233	(12)	62	436	319
1986	1,669	458	125	187	81	171	71	363	213
1987	1,021	75	529	96	235	43	95	(39)	(12)
1988[r]	1,645	(107)	244	344	243	62	51	557	249
1989	1,706	135	290	0	196	213	99	390	385
1990	517	(123)	341	30	5	(124)	97	(144)	435
1991	965	(66)	(104)	28	373	143	(1)	401	191
1992	1,364	(53)	363	114	430	115	12	163	220
1993[3]	750	550	83	44	364	37	87	(169)	(247)
1994	681	207	(128)	(145)	340	170	185	(4)	57
1995	1,883	250	439	308	(182)	28	(80)	700	421
1996	637	(333)	43	286	295	11	169	148	20
1997	1,391	153	(117)	340	270	204	37	154	349
1998	1,510	246	467	61	(136)	(143)	89	568	356
1999	1,346	(211)	663	63	139	280	132	(44)	323
2000	831	149	392	48	(98)	58	165	215	(97)
2001	1,712	189	99	231	(168)	221	42	356	743
2002[4]	2,880	371	778	195	608	(106)	81	467	485
2003	595	(38)	277	47	83	29	27	135	36
2004	1,028	(136)	341	283	175	39	(18)	167	176
2005	1,643	(111)	299	189	456	77	56	431	248
2006	1,344	64	226	54	169	93	100	452	186
2007	731	(101)	321	(14)	103	87	(80)	266	149
Quarterly Data									
2006									
Q4	303	50	(26)	(241)	(134)	234	(64)	233	249
2007									
Q1	(228)	373	(167)	72	13	(178)	(150)	(125)	(65)
Q2	637	211	218	58	(101)	32	174	(20)	66
Q3	(42)	(842)	310	15	278	78	(1)	261	(141)
Q4	579	45	(51)	19	(171)	204	(114)	172	475

*Units in thousands.

[r] Implementation of new March CPS processing system.

[1] Data from 1971 to 1979 weighted based on the 1970 decennial census.

[2] Data from 1980 to 1992 weighted based on the 1980 decennial census.

[3] Beginning in 1993, CPS data weighted based on the 1990 decennial census.

[4] Beginning in 2002, CPS data weighted based on the 2000 decennial census data and housing unit controls.

[5] Primary families only.

Source: Current Population Survey, Census Bureau, Department of Commerce (The source of annual data is the Current Population Survey March Supplement. The quarterly data source is the monthly Current Population Survey/Housing Vacancy Survey.)

Table 24. Net Change in Number of Households by Race and Ethnicity of Householder: 1971–Present*

Period	Total	Non-Hispanic				Hispanic
		White Alone	Black Alone	Other Race Alone	Two or More Races[5]	
Annual Data						
1971[1]	848	NA	NA	NA	NA	NA
1972	1,898	NA	NA	NA	NA	NA
1973	1,575	NA	NA	NA	NA	NA
1974[r]	1,554	NA	NA	NA	NA	NA
1975	1,358	NA	NA	NA	NA	NA
1976	1,704	NA	NA	NA	NA	NA
1977	1,275	832	288	22	NA	133
1978	1,888	1,356	190	119	NA	223
1979	1,300	1,115	96	102	NA	(13)
1980[2]	3,446	2,367	488	198	NA	393
1981	1,592	903	244	223	NA	222
1982	1,159	890	129	66	NA	74
1983	391	218	(37)	105	NA	105
1984[r]	1,372	434	299	58	NA	581
1985	1,499	938	250	94	NA	217
1986	1,669	954	283	102	NA	330
1987	1,021	527	116	173	NA	205
1988[r]	1,645	1,053	255	113	NA	224
1989	1,706	947	382	109	NA	268
1990	517	428	(49)	115	NA	23
1991	965	540	156	(18)	NA	287
1992	1,364	590	397	218	NA	159
1993[3]	750	(518)	183	312	NA	774
1994	681	590	(6)	(114)	NA	209
1995	1,883	1,307	387	(182)	NA	373
1996	637	(72)	(156)	660	NA	204
1997	1,391	308	509	288	NA	286
1998	1,510	696	363	87	NA	365
1999	1,346	641	89	145	NA	470
2000	831	242	245	85	NA	259
2001	1,712	557	483	328	NA	344
2002[4]	2,880	1,442	(100)	702	NA	836
2003	595	(666)	(5)	(443)	1,109	600
2004	1,028	417	208	164	39	201
2005	1,643	710	257	166	50	461
2006	1,344	511	214	126	26	467
2007	731	(28)	182	209	(68)	436
Quarterly Data						
2006						
Q4	303	109	51	55	(33)	121
2007						
Q1	(228)	(272)	(20)	131	(98)	32
Q2	637	219	184	4	6	223
Q3	(42)	(305)	30	40	76	117
Q4	579	509	40	(46)	(33)	110

*Units in thousands.

[r] Implementation of new March CPS processing system.

[1] Data from 1971 to 1979 weighted based on the 1970 decennial census.

[2] Data from 1980 to 1992 weighted based on the 1980 decennial census.

[3] Beginning in 1993, CPS data weighted based on the 1990 decennial census.

[4] Beginning in 2002, CPS data weighted based on the 2000 decennial census data and housing unit controls.

[5] Beginning in 2003, the CPS respondents were able to select more than one race.

Source: Current Population Survey, Census Bureau, Department of Commerce (The source of annual data is the Current Population Survey March Supplement. The quarterly data source is the monthly Current Population Survey/Housing Vacancy Survey.)

Table 25. Total U.S. Housing Stock: 1970–Present*

Period	Total[3]	Seasonal	Total Year Round	Total Vacant Year Round	For Rent	For Sale Only	Other Vacant	Total Occupied	Owner	Renter
Annual and Biannual Data										
1970[1]	68,672	973	67,699	4,207	1,655	477	2,075	63,445	39,886	23,560
1971	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1972	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1973	75,969	676	75,293	5,956	1,545	502	3,909	69,337	44,653	24,684
1974	77,601	1,715	75,886	5,056	1,630	547	2,879	70,830	45,784	25,046
1975	79,087	1,534	77,553	5,030	1,489	577	2,964	72,523	46,867	25,656
1976	80,881	1,565	79,316	5,311	1,544	617	3,150	74,005	47,904	26,101
1977	82,420	1,704	80,716	5,436	1,532	596	3,308	75,280	48,765	26,515
1978	84,618	1,785	82,833	5,667	1,545	624	3,498	77,167	50,283	26,884
1979	86,374	1,788	84,586	6,014	1,600	677	3,737	78,572	51,411	27,160
1980	88,207	2,183	86,024	5,953	1,497	755	3,701	80,072	52,516	27,556
1980[1]	88,411	1,718	86,693	NA	NA	NA	NA	80,390	51,795	28,595
1981[2]	91,561	1,950	89,610	6,435	1,634	812	3,989	83,175	54,342	28,833
1983	93,519	1,845	91,675	7,037	1,906	955	4,176	84,638	54,724	29,914
1985	99,931	3,182	96,749	8,324	2,518	1,128	4,678	88,425	56,145	32,280
1987	102,652	2,837	99,818	8,927	2,895	1,116	4,916	90,888	58,164	32,724
1989	105,661	2,881	102,780	9,097	2,644	1,115	5,338	93,683	59,916	33,767
1990[1]	102,264	NA	NA	NA	NA	NA	NA	91,947	59,025	32,923
1991	104,592	2,728	101,864	8,717	2,684	1,026	5,007	93,147	59,796	33,351
1993	106,611	3,088	103,522	8,799	2,651	889	5,258	94,724	61,252	33,472
1995	109,457	3,054	106,403	8,710	2,666	917	5,128	97,693	63,544	34,150
1997	112,357	3,166	109,191	9,704	2,884	1,043	5,777	99,487	65,487	34,000
1999	115,253	2,961	112,292	9,489	2,719	971	5,799	102,803	68,796	34,007
2000[1]	119,628	NA	NA	NA	NA	NA	NA	105,719	71,249	34,470
2001	119,116	3,078	116,038	9,777	2,916	1,243	5,618	106,261	72,265	33,996
2003	120,777	3,566	117,211	11,369	3,597	1,284	6,488	105,842	72,238	33,604
Quarterly Data										
2006										
Q4	126,651	4,044	122,607	12,675	3,779	2,100	6,798	109,932	75,763	34,169
2007										
Q1	127,266	4,170	123,096	13,392	3,956	2,179	7,257	109,704	75,006	34,698
Q2	127,728	4,330	123,398	13,057	3,731	2,037	7,289	110,341	75,283	35,058
Q3	128,189	4,558	123,633	13,334	3,866	2,074	7,394	110,299	75,181	35,118
Q4	128,649	4,447	124,202	13,324	3,838	2,179	7,307	110,878	75,164	35,714

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

[1] Decennial Census of Housing.

[2] American Housing Survey estimates are available in odd-numbered years only after 1981.

[3] Annual Housing Survey estimates through 1981 based on 1970 decennial census weights; 1983 to 1989 estimates based on 1980 decennial census weights; 1991 and 1995 estimates based on 1990 decennial census weights. No reduction in nation's housing inventory has ever occurred; apparent reductions are due to changes in bases used for weighting sample data.

Sources: Annual Data—Annual or American Housing Surveys; Quarterly Data—Current Population Series/Housing Vacancy Survey in *Current Housing Reports: Housing Vacancies and Homeownership,* Census Bureau, Department of Commerce

http://www.census.gov/hhes/www/hvs.html (See Table 4.)

Table 26. Rental Vacancy Rates: 1979–Present

Period	All Rental Units	Metropolitan Status[1]				Regions				Units in Structure		
		Inside Metro Area	In Central Cities	Suburbs	Outside Metro Area	North-east	Mid-west	South	West	One	Two or More	Five or More
Annual Data												
1979	5.4	5.4	5.7	5.1	5.4	4.5	5.7	6.1	5.3	3.2	6.6	7.6
1980	5.4	5.2	5.4	4.8	6.1	4.2	6.0	6.0	5.2	3.4	6.4	7.1
1981	5.0	4.8	5.0	4.6	5.7	3.7	5.9	5.4	5.1	3.3	6.0	6.4
1982	5.3	5.0	5.3	4.6	6.2	3.7	6.3	5.8	5.4	3.6	6.2	6.5
1983	5.7	5.5	6.0	4.8	6.3	4.0	6.1	6.9	5.2	3.7	6.7	7.1
1984	5.9	5.7	6.2	5.1	6.4	3.7	5.9	7.9	5.2	3.8	7.0	7.5
1985	6.5	6.3	6.6	6.0	7.1	3.5	5.9	9.1	6.2	3.8	7.9	8.8
1986	7.3	7.2	7.6	6.6	8.2	3.9	6.9	10.1	7.1	3.9	9.2	10.4
1987	7.7	7.7	8.3	6.9	7.8	4.1	6.8	10.9	7.3	4.0	9.7	11.2
1988	7.7	7.8	8.4	7.0	7.3	4.8	6.9	10.1	7.7	3.6	9.8	11.4
1989	7.4	7.4	7.9	6.6	7.7	4.7	6.8	9.7	7.1	4.2	9.2	10.1
1990	7.2	7.1	7.8	6.3	7.6	6.1	6.4	8.8	6.6	4.0	9.0	9.5
1991	7.4	7.5	8.0	6.8	7.3	6.9	6.7	8.9	6.5	3.9	9.4	10.4
1992	7.4	7.4	8.3	6.4	7.0	6.9	6.7	8.2	7.1	3.9	9.3	10.1
1993	7.3	7.5	8.2	6.6	6.5	7.0	6.6	7.9	7.4	3.8	9.5	10.3
1994	7.4	7.3	8.1	6.4	7.7	7.1	6.8	8.0	7.1	5.2	9.0	9.8
1995	7.6	7.6	8.4	6.6	7.9	7.2	7.2	8.3	7.5	5.4	9.0	9.5
1996	7.8	7.7	8.2	7.0	8.7	7.4	7.9	8.6	7.2	5.5	9.3	9.6
1997	7.7	7.5	8.1	6.9	8.8	6.7	8.0	9.1	6.6	5.8	9.0	9.1
1998	7.9	7.7	8.2	7.1	9.2	6.7	7.9	9.6	6.7	6.3	9.0	9.4
1999	8.1	7.8	8.4	7.2	9.6	6.3	8.6	10.3	6.2	7.3	8.7	8.7
2000	8.0	7.7	8.2	7.2	9.5	5.6	8.8	10.5	5.8	7.0	8.7	9.2
2001	8.4	8.0	8.6	7.4	10.4	5.3	9.7	11.1	6.2	7.9	8.9	9.6
2002	8.9	8.7	9.2	8.2	10.2	5.8	10.1	11.6	6.9	8.0	9.7	10.4
2003	9.8	9.6	10.0	9.2	10.6	6.6	10.8	12.5	7.7	8.4	10.7	11.4
2004	10.2	10.2	10.8	9.5	10.2	7.3	12.2	12.6	7.5	9.3	10.9	11.5
2005	9.8	9.7	10.0	9.4	10.5	6.5	12.6	11.8	7.3	9.9	10.0	10.4
2006	9.7	9.7	10.0	9.3	10.0	7.1	12.4	11.6	6.8	9.8	9.9	10.2
Quarterly Data												
2006												
Q4	9.8	9.9	10.1	9.5	9.7	6.5	11.9	12.4	7.0	10.3	9.8	9.7
2007												
Q1	10.1	10.1	10.2	10.1	10.0	7.1	12.1	13.1	6.5	10.3	10.2	10.7
Q2	9.5	9.6	10.0	9.2	8.4	7.4	11.1	11.5	6.7	9.2	9.8	10.1
Q3	9.8	9.8	10.2	9.3	9.4	7.1	11.6	12.1	6.8	9.4	10.2	10.4
Q4	9.6	9.6	9.6	9.7	9.5	6.6	11.1	12.3	6.8	9.5	9.8	10.1

[1] The Census Bureau has changed to OMB's new designation of metropolitan areas as Core Based Statistical Areas effective January 2005. The new statistical area definitions and data are not comparable with the previous ones.

http://www.census.gov/hhes/www/hvs.html (See Tables 2 and 3.)

Table 27. Homeownership Rates by Age of Householder: 1982–Present

Period	Total	Less Than 25 Years	25 to 29 Years	30 to 34 Years	35 to 44 Years	45 to 54 Years	55 to 64 Years	65 Years and Over
Annual Data								
1982	64.8	19.3	38.6	57.1	70.0	77.4	80.0	74.4
1983	64.6	18.8	38.3	55.4	69.3	77.0	79.9	75.0
1984	64.5	17.9	38.6	54.8	68.9	76.5	80.0	75.1
1985	63.9	17.2	37.7	54.0	68.1	75.9	79.5	74.8
1986	63.8	17.2	36.7	53.6	67.3	76.0	79.9	75.0
1987	64.0	16.0	36.4	53.5	67.2	76.1	80.2	75.5
1988	63.8	15.8	35.9	53.2	66.9	75.6	79.5	75.6
1989	63.9	16.6	35.3	53.2	66.6	75.5	79.6	75.8
1990	63.9	15.7	35.2	51.8	66.3	75.2	79.3	76.3
1991	64.1	15.3	33.8	51.2	65.8	74.8	80.0	77.2
1992	64.1	14.9	33.6	50.5	65.1	75.1	80.2	77.1
1993	64.5	15.0	34.0	51.0	65.4	75.4	79.8	77.3
1993[1]	64.0	14.8	33.6	50.8	65.1	75.3	79.9	77.3
1994	64.0	14.9	34.1	50.6	64.5	75.2	79.3	77.4
1995	64.7	15.9	34.4	53.1	65.2	75.2	79.5	78.1
1996	65.4	18.0	34.7	53.0	65.5	75.6	80.0	78.9
1997	65.7	17.7	35.0	52.6	66.1	75.8	80.1	79.1
1998	66.3	18.2	36.2	53.6	66.9	75.7	80.9	79.3
1999	66.8	19.9	36.5	53.8	67.2	76.0	81.0	80.1
2000	67.4	21.7	38.1	54.6	67.9	76.5	80.3	80.4
2001	67.8	22.5	38.9	54.8	68.2	76.7	81.3	80.3
2002[2]	67.9	22.9	38.8	54.9	68.6	76.3	81.1	80.6
2003	68.3	22.8	39.8	56.5	68.3	76.6	81.4	80.5
2004	69.0	25.2	40.2	57.4	69.2	77.2	81.7	81.1
2005	68.9	25.7	40.9	56.8	69.3	76.6	81.2	80.6
2006	68.8	24.8	41.8	55.9	68.9	76.2	80.9	80.9
Quarterly Data								
2006								
Q4	68.9	25.7	41.8	55.8	68.9	76.4	80.7	81.2
2007								
Q1	68.4	25.2	40.7	54.0	68.3	75.8	80.4	80.9
Q2	68.2	23.6	41.7	54.6	67.6	75.5	80.6	80.5
Q3	68.2	25.3	40.5	55.3	68.1	75.2	81.1	79.9
Q4	67.8	24.9	39.4	53.9	67.2	75.1	80.4	80.3

[1] Revised based on adjusted 1990 decennial census weights rather than 1980 decennial census weights, resulting in lower estimates.

[2] Beginning in 2002, CPS data weighted based on the 2000 decennial census data and housing unit controls.

Source: Census Bureau, Department of Commerce

http://www.census.gov/hhes/www/housing/hvs/hvs.html (See "Detail Tables," Table 7.)

Table 28. Homeownership Rates by Region and Metropolitan Status: 1983–Present

Period	Total	Region				Metropolitan Status[3, 5]		
						Inside Metropolitan Areas		
		Northeast	Midwest	South	West	Central City	Outside Central City	Outside Metro Area
March Supplemental Data								
1983[1]	64.9	61.4	70.0	67.1	58.7	48.9	70.2	73.5
1984	64.5	60.7	69.0	67.2	58.5	49.2	69.8	72.6
1985	64.3	61.1	67.7	66.7	59.4	NA	NA	NA
1986	63.8	61.1	66.9	66.7	57.8	48.3	71.2	72.0
1987	64.0	61.4	67.1	66.9	57.9	48.7	70.9	72.5
1988	64.0	61.9	67.0	65.9	59.0	48.7	71.1	72.1
1989	64.0	61.6	67.6	66.3	58.5	48.7	70.4	73.1
1990	64.1	62.3	67.3	66.5	58.0	48.9	70.1	73.5
1991	64.0	61.9	67.3	66.1	58.8	48.3	70.4	73.2
1992	64.1	62.7	67.0	65.8	59.2	49.0	70.2	73.0
1993[2]	64.1	62.4	67.0	65.5	60.0	48.9	70.2	72.9
Annual Averages of Monthly Data								
1994	64.0	61.5	67.7	65.6	59.4	48.5	70.3	72.0
1995	64.7	62.0	69.2	66.7	59.2	49.5	71.2	72.7
1996	65.4	62.2	70.6	67.5	59.2	49.7	72.2	73.5
1997	65.7	62.4	70.5	68.0	59.6	49.9	72.5	73.7
1998	66.3	62.6	71.1	68.6	60.5	50.0	73.2	74.7
1999	66.8	63.1	71.7	69.1	60.9	50.4	73.6	75.4
2000	67.4	63.4	72.6	69.6	61.7	51.4	74.0	75.2
2001	67.8	63.7	73.1	69.8	62.6	51.9	74.6	75.0
2002[4]	67.9	64.3	73.1	69.7	62.5	51.7	74.7	75.4
2003	68.3	64.4	73.2	70.1	63.4	52.3	75.0	75.6
2004	69.0	65.0	73.8	70.9	64.2	53.1	75.7	76.3
2005	68.9	65.2	73.1	70.8	64.4	54.2	76.4	76.3
2006	68.8	65.2	72.7	70.5	64.7	54.3	76.1	75.9
2007	68.1	65.0	71.9	70.1	63.5	53.6	75.5	75.1
Quarterly Averages of Monthly Data								
2006								
Q4	68.9	65.3	73.0	70.8	64.5	54.4	76.4	75.7
2007								
Q1	68.4	64.8	72.2	70.6	63.6	54.1	75.7	75.1
Q2	68.2	65.4	71.8	69.9	64.1	53.8	75.6	74.9
Q3	68.2	65.2	71.9	70.1	63.5	53.5	75.7	75.2
Q4	67.8	64.6	71.7	70.0	62.7	53.0	75.3	75.0

[1] Data from 1983 to 1992 weighted based on the 1980 decennial census.

[2] Beginning in 1993, CPS data weighted based on the 1990 decennial census.

[3] From 1983 and 1984, the metropolitan data reflect 1970 definitions. From 1985 to 1994, the metropolitan data reflect 1980 definitions. Beginning in 1995, the metropolitan data reflect 1990 definitions.

[4] Beginning in 2002, CPS data is weighted based on the 2000 decennial census data and housing unit controls.

[5] The Census Bureau has changed to OMB's new designation of metropolitan areas as Core Based Statistical Areas effective January 2005. The new statistical area definitions and data are not comparable with the previous ones.

Source: Current Population Survey, Census Bureau, Department of Commerce (The annual data come from two sources: for years 1983 to 1993, the source is the Current Population Survey March Supplement; for years 1994 and later, the data are the average of the 12 monthly Current Population Surveys/Housing Vacancy Surveys. The quarterly data source is the monthly Current Population Survey/Housing Vacancy Survey.)

http://www.census.gov/hhes/www/hvs.html (See Table 6.)

Table 29. Homeownership Rates by Race and Ethnicity: 1983–Present

Period	Non-Hispanic				Hispanic
	White Alone	Black Alone	Other Race Alone	Two or More Races[4]	
March Supplemental Data					
1983[1]	69.1	45.6	53.3	NA	41.2
1984[r]	69.0	46.0	50.9	NA	40.1
1985	69.0	44.4	50.7	NA	41.1
1986	68.4	44.8	49.7	NA	40.6
1987	68.7	45.8	48.7	NA	40.6
1988[r]	69.1	42.9	49.7	NA	40.6
1989	69.3	42.1	50.6	NA	41.6
1990	69.4	42.6	49.2	NA	41.2
1991	69.5	42.7	51.3	NA	39.0
1992	69.6	42.6	52.5	NA	39.9
1993[2]	70.2	42.0	50.6	NA	39.4
Annual Averages of Monthly Data					
1994	70.0	42.5	50.8	NA	41.2
1995	70.9	42.9	51.5	NA	42.0
1996	71.7	44.5	51.5	NA	42.8
1997	72.0	45.4	53.3	NA	43.3
1998	72.6	46.1	53.7	NA	44.7
1999	73.2	46.7	54.1	NA	45.5
2000	73.8	47.6	53.9	NA	46.3
2001	74.3	48.4	54.7	NA	47.3
2002[3]	74.7	48.2	55.0	NA	47.0
2003	75.4	48.8	56.7	58.0	46.7
2004	76.0	49.7	59.6	60.4	48.1
2005	75.8	48.8	60.4	59.8	49.5
2006	75.8	48.4	61.1	59.9	49.7
2007	75.2	47.8	60.3	59.0	49.7
Quarterly Averages of Monthly Data					
2006					
Q4	76.0	48.9	60.8	61.1	49.5
2007					
Q1	75.3	48.6	59.6	58.7	50.1
Q2	75.4	47.1	60.6	58.7	50.0
Q3	75.3	47.2	60.9	60.3	50.1
Q4	74.9	48.3	59.9	58.4	48.5

[r] Implementation of new March CPS processing system.

[1] CPS data from 1983 to 1992 weighted based on the 1980 decennial census.

[2] Beginning in 1993, CPS data weighted based on the 1990 decennial census.

[3] Beginning in 2002, CPS data weighted based on the 2000 decennial census data and housing unit controls.

[4] Beginning in 2003, the CPS respondents were able to answer more than one race.

Source: Current Population Survey, Census Bureau, Department of Commerce (The annual data come from two sources: for years 1983 to 1993, the source is the Current Population Survey March Supplement; for years 1994 and later, the data are the average of the 12 monthly Current Population Surveys/Housing Vacancy Surveys. The quarterly data source is the monthly Current Population Survey/Housing Vacancy Survey.)

Table 30. Homeownership Rates by Household Type: 1983–Present

Period	Married Couples		Other Families		Other
	With Children	Without Children	With Children	Without Children	
March Supplemental Data					
1983[1]	75.0	80.8	38.3	67.5	44.5
1984[r]	74.2	80.9	39.1	66.4	44.6
1985	74.0	81.1	38.6	65.4	45.0
1986	73.4	81.4	38.0	65.7	43.9
1987	73.8	81.6	37.6	66.3	43.9
1988[r]	73.9	81.7	38.0	64.9	44.6
1989	74.3	82.0	35.8	64.4	45.6
1990	73.5	82.2	36.0	64.3	46.6
1991	73.0	83.0	35.6	65.6	46.8
1992	73.4	83.0	35.1	64.9	47.3
1993[2]	73.7	82.9	35.5	63.9	47.1
Annual Averages of Monthly Data					
1994	74.3	83.2	36.1	65.3	47.0
1995	74.9	84.0	37.7	66.2	47.7
1996	75.8	84.4	38.6	67.4	48.6
1997	76.5	84.9	38.5	66.4	49.2
1998	77.3	85.4	40.4	66.0	49.7
1999	77.6	85.7	41.9	65.8	50.3
2000	78.3	86.1	43.2	65.8	50.9
2001	78.8	86.6	44.2	66.1	51.7
2002[3]	78.6	86.8	43.5	66.3	52.3
2003	79.1	87.0	43.8	66.5	52.7
2004	79.7	87.7	45.3	67.8	53.5
2005	80.3	87.5	45.2	67.4	53.3
2006	79.9	87.6	45.2	67.7	53.4
2007	79.4	87.5	44.2	65.7	52.7
Quarterly Averages of Monthly Data					
2006					
Q4	80.2	87.6	45.6	68.0	53.5
2007					
Q1	79.1	87.6	44.4	66.5	53.1
Q2	79.2	87.7	43.9	65.0	53.0
Q3	80.0	87.5	44.5	65.5	52.4
Q4	79.2	87.2	44.0	65.7	52.3

[r] Implementation of new March CPS processing system.

[1] CPS data from 1983 to 1992 weighted based on the 1980 decennial census.

[2] Beginning in 1993, CPS data weighted based on the 1990 decennial census.

[3] Beginning in 2002, CPS data weighted based on the 2000 decennial census data and housing unit controls.

Source: Current Population Survey, Census Bureau, Department of Commerce (The annual data come from two sources: for years 1983 to 1993, the source is the Current Population Survey March Supplement; for years 1994 and later, the data are the average of the 12 monthly Current Population Surveys/Housing Vacancy Surveys. The quarterly data source is the monthly Current Population Survey/Housing Vacancy Survey.)

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