4th Quarter 2008

U.S. Housing Market Conditions

February 2009

Summary

Housing market conditions continued their downward slide in 2008, after most indicators peaked during 2005 or 2006. The 2008 data show declines of between 30 and 60 percent in the numbers of building permits, starts, completions, and new and existing sales compared with the record highs recorded for these indicators in 2005 or 2006. According to the Bureau of Economic Analysis, the overall economy grew at a rate of 1.3 percent in 2008 and the housing market's effect on real Gross Domestic Product (GDP) was to reduce growth by 0.93 percentage point, a bit better than the percentage-point decrease in growth of 1.02 recorded in 2007. During the fourth quarter of 2008, housing market conditions reached very low levels. The housing market reduced real GDP by 0.85 percentage point at a seasonally adjusted annual rate (SAAR) in the fourth quarter compared to reductions of 0.60, 0.52, and 1.12 percentage points in the third, second, and first quarters of 2008, respectively.

2008 Annual Data

In 2008, housing production indicators (permits, starts, and completions) were 26 to 36 percent below their 2007 levels, and permits and starts were down more than 55 percent from the record levels set in 2005. During the past year, home sales declined, especially new home sales, and builders' attitudes about the housing market reached record lows. The mortgage interest rate averaged 6.03 percent in 2008, 31 basis points lower than in 2007. The housing sector (residential fixed investment) decreased by 20.8 percent in 2008 compared with a decline of 17.9 percent in 2007.

- Builders took out single-family and multifamily permits for 892,500 new housing units in 2008, a decrease of 36 percent from 2007. In 2008, single-family permits were issued for 569,900 new homes, down 42 percent from 2007.
- Housing starts totaled 904,300 units in 2008, down 33 percent from 2007. Single-family housing starts equaled 622,400 units, down 40 percent from 2007.
- In 2008, construction was completed on 1,116,600 new housing units, down 26 percent from 2007. A total of 817,200 single-family units were ready for occupancy in 2008, down 33 percent from 2007.
- Builders were considerably less optimistic in 2008 than they were in 2007. The National Association of Home Builders/Wells Fargo (NAHB/Wells Fargo) Housing Market Index averaged 16 points in 2008, down 11 points from 2007. The 2008 value is the lowest annual value in the 24-year history of this attitude survey.
- Builders sold 482,000 new single-family homes in 2008, down 38 percent from the 776,000 homes sold in 2007.
- The NATIONAL ASSOCIATION OF REALTORS® (NAR) reported that 4,912,000 existing single-family homes were sold in 2008, a 13-percent decrease from the 5,652,000 sold in 2007.
- According to the NAR® Housing Affordability Index, housing affordability improved in 2008, increasing by 15 percent from 2007. A family earning the median level of income ($59,339) had 128.6 percent of the income needed to purchase the median-priced existing home ($197,100) in 2008. Falling interest rates, lower home sales prices, and higher median income all contributed to the increase in affordability.

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- The average interest rate for 30-year, fixed-rate mortgages, as reported by Freddie Mac's Primary Mortgage Market Survey, was 6.03 in 2008, 31 basis points below the 2007 annual average but 20 basis points above the record low set in 2003.

- The Federal Housing Administration guaranteed 1,468,057 mortgages in 2008, up 219 percent from 460,317 loans in 2007. In contrast, private mortgage insurance on mortgage loans decreased by 38 percent in 2008, from 1,567,961 loans in 2007 to 971,595 loans in 2008.

- The Mortgage Bankers Association reported that the delinquency rate on all loans in the third quarter of 2008 was 6.99 percent, up 20 percent from 5.82 percent at the end of 2007. Foreclosure starts amounted to 1.07 percent of all loans in the third quarter of 2008, up 22 percent from 0.88 percent at the end of 2007. (The data are reported with a 2-month lag.)

- Based on the Current Population Survey/Housing Vacancy Survey, the proportion of American households who owned their own homes in 2008 was 67.8 percent, 30 basis points below the 2007 homeownership rate. The overall minority homeownership rate of 50.6 percent in 2008 was 30 basis points below the 2007 rate.

- Multifamily housing (five or more units) had mixed results in 2008. The number of permits and starts decreased, but the number of completions increased. The absorption of new apartments rose slightly, but the rental vacancy rate also increased. The 2008 annual total for multifamily permits was 290,300, down 17.0 percent from 2007. Construction was started on 264,700 multifamily housing units in 2008, down 5 percent from 2007. Completions of multifamily housing units totaled 276,000 units, up 9 percent from 2007. The average absorption or lease rate for newly completed apartments rented within 3 months of their completion was 54.5 percent in 2008 compared with 53.3 percent in 2007. The vacancy rate for rental units increased to 10.0 percent in 2008, up 30 basis points from 2007.

Fourth Quarter Data

The housing market reached very low levels in the fourth quarter of 2008. In the production sector, the number of single-family building permits, starts, and completions all declined. In the marketing sector, sales of new and existing homes also declined. Excessive inventories of both new and existing homes remain, enough to last an average of 12.5 months for new homes and 10.3 months for existing homes at the current sales rate. The subprime meltdown has slowed slightly, with foreclosure start rates on all subprime loans down 1 percent and foreclosure start rates on subprime adjustable-rate mortgages down 2 percent. The multifamily sector had mixed results in the fourth quarter; the number of permits and starts decreased, but the number of completions increased. Conditions in the rental housing market were similar. During the fourth quarter, the rate of apartment absorptions rose, but the vacancy rate also increased. The advance estimate of real growth in the national economy indicated a decline of 3.8 percent (SAAR) in the fourth quarter of 2008, up from a decline of 0.5 percent in the third quarter. The housing component of GDP decreased 23.6 percent in the fourth quarter of 2008, which contributed to a reduction in the growth of real GDP by 0.85 percentage point.

Housing Production

All housing production indicators declined in the fourth quarter of 2008 and, overall, reflected steeper declines than they did in the previous quarter. The number of building permits issued declined, as did the number of housing starts and completions. Manufactured housing continued a downward trend that began after the hurricane-induced orders of late 2005.

- During the fourth quarter of 2008, builders took out permits for new housing at 631,000 (SAAR) units, down 27 percent from the third quarter and 46 percent from the fourth quarter of 2007. Single-family permits were issued for 416,000 (SAAR) housing units, a decrease of 25 percent from the third quarter and 46 percent from the fourth quarter of 2007. This drop is the 13th consecutive quarterly decline for single-family permits.

- Builders started construction on 656,000 (SAAR) new housing units in the fourth quarter of 2008, down 25 percent from the third quarter and 43 percent from the fourth quarter of 2007. Single-family housing starts totaled 465,000 (SAAR) housing units, down 23 percent from the third quarter and 44 percent from the fourth quarter of 2007. This drop is the 11th consecutive quarterly decline for single-family starts.

- Builders completed 1,047,000 (SAAR) new housing units in the fourth quarter of 2008, down 3 percent from the third quarter and 24 percent from the fourth quarter of 2007. Single-family completions totaled 730,000 (SAAR) in the fourth quarter of 2008, down 7 percent from the third quarter and 34 percent from the fourth quarter of 2007. The reduction is the 11th consecutive quarterly decline for this indicator.

- Manufactured housing shipments reached a new record low of 68,000 (SAAR) units in the fourth quarter of 2008, the lowest level since the series began in 1959. Manufacturers' shipments were down 16 percent from the third quarter and 27 percent from the fourth quarter of 2007.

Housing Marketing

The number of new and existing homes sold and median and average sales prices for new and existing homes all fell in the fourth quarter of 2008. Sales of new homes have declined for the past 13 quarters. During the fourth quarter of 2008, average inventories of new homes available for sale were sufficient to last for the next 12.5 months and inventories of existing homes were high enough to last 10.3 months at the current sales rates. The nearly continuous drop in new home sales and prices and the buildup in inventories caused builders' confidence, as measured by the NAHB/Wells Fargo Housing Market Index, to fall again in the fourth quarter.

- During the fourth quarter of 2008, 375,000 (SAAR) new single-family homes were sold, down 19 percent from the 462,000 (SAAR) homes sold in the third quarter and down 42 percent from the fourth quarter of 2007.
- REALTORS® sold 4,700,000 (SAAR) existing single-family homes in the fourth quarter of 2008, down 6 percent from both the third quarter of 2008 and the fourth quarter of 2007.
- The median price of new homes sold in the fourth quarter of 2008 was $211,800, down 6 percent from the third quarter and 11 percent from the fourth quarter of 2007. The average price of new homes sold in the fourth quarter was $274,700, down 4 percent from the third quarter and 10 percent from the fourth quarter of 2007. A constant-quality house would have sold for $286,000 in the fourth quarter of 2008, down 5 percent from the third quarter and 6 percent from the fourth quarter of 2007.
- NAR® reported that the median price of existing homes was $180,700 in the fourth quarter of 2008, down 10 percent from the third quarter and 13 percent from the fourth quarter of 2007. The average price of existing homes in the fourth quarter was $222,900, down 9 percent from the third quarter and 13 percent from the fourth quarter of 2007.
- During the fourth quarter of 2008, the average inventory of new homes for sale was 386,000 units, down 9 percent from the third quarter and 23 percent from the fourth quarter of 2007. This inventory would support 12.5 months of sales at the current sales pace, up 1.2 months from the third quarter and 3.2 months from the fourth quarter of 2007. The average inventory of existing homes available for sale during the fourth quarter consisted of 4,012,000 homes, down 9 percent from the third quarter and 5 percent from the fourth quarter of 2007. This inventory would last for 10.3 months at the current sales rate, down 0.2 month from the third quarter but up 0.2 month from the fourth quarter of 2007.
- Home builders were more pessimistic in the fourth quarter of 2008. The NAHB/Wells Fargo composite Housing Market Index slid to 11 in the fourth quarter of 2008, down 5 points from the third quarter and 8 points from the fourth quarter of 2007. The index is based on three components—current sales expectations, future sales expectations, and prospective buyer traffic—and ranges from 0 to 100. All three components fell in the fourth quarter of 2008.

Affordability, Homeownership, and Foreclosures

Housing affordability increased in the fourth quarter of 2008, according to the NAR® Housing Affordability Index. The composite index for the fourth quarter suggests that a family earning the median income had 146.9 percent of the income needed to purchase the median-priced, existing single-family home using standard lending guidelines. This value is up 20.8 percentage points from the third quarter and 26.1 percentage points from the fourth quarter of 2007. The increase in affordability is attributed to a 10-percent decrease in the median price of existing single-family homes, a 0.5-percent increase in median family income, and a 38-basis-point decrease in mortgage interest rates.

The delinquency rate on subprime mortgage loans increased, while foreclosure start rates on subprime mortgages decreased slightly in the third quarter of 2008. (The data are reported with a 2-month lag.) The delinquency rate for subprime loans was 20.03 percent in the third quarter of 2008, up from 18.67 percent in the second quarter and 16.31 percent in the third quarter of 2007. Foreclosures started on subprime loans decreased slightly to 4.23 percent in the third quarter of 2008, down from 4.26 percent in the second quarter but up 1.05 percentage points from 3.18 percent in the third quarter of 2007. Not all foreclosure starts end in foreclosure, but the average lag between a foreclosure start and a completed foreclosure is approximately 6 months.

The fourth quarter 2008 homeownership rate was 67.5 percent, down 40 basis points from the third quarter rate of 67.9 percent and down 30 basis points from the fourth quarter rate of 2007. The decline in homeownership reflects the high rate of foreclosures and a reduction in home purchases due to the recession that, according to the National Bureau of Economic Research, began in December 2007.

Multifamily Housing

Performance in the multifamily (five or more units) housing sector was mixed in the fourth quarter of 2008. In the production sector, the number of building permits and starts decreased while the number of completions increased. The absorption rate of new rental units rose slightly during the fourth quarter, but the rental vacancy rate showed a slight increase.

- In the fourth quarter of 2008, builders took out permits for 192,000 (SAAR) new multifamily units, down 30 percent from the third quarter and 44 percent from the fourth quarter of 2007.
- Construction was started on 180,000 (SAAR) new multifamily units in the fourth quarter of 2008, down 30 percent from the third quarter and 40 percent from the fourth quarter of 2007.
- Builders completed 300,000 (SAAR) units in the fourth quarter of 2008, up 10 percent from the third quarter and 18 percent from the fourth quarter of 2007.
- Market absorption of new rental apartments increased in the fourth quarter of 2008. Of the total number of new apartments completed in the third quarter, 55 percent were leased in the first 3 months following completion. This absorption rate is up 3 percentage points from the third quarter of 2008 but is unchanged from the fourth quarter of 2007.
- The rental vacancy rate in the fourth quarter of 2008 was 10.1 percent, up 0.2 percentage point from the third quarter and up 0.5 percentage point from the fourth quarter of 2007.

HUD's Housing Market Analysis: History and Current State

The federal government's analysis of local housing market conditions, which predates the establishment of the U.S. Department of Housing and Urban Development (HUD), has its roots in the Federal Housing Administration (FHA), which was created by Congress in 1934. FHA market analysts monitored local housing market conditions and derived forecasts of the expected future demand for housing units. When President Lyndon Johnson signed the Housing and Urban Development Act into law in 1965, the FHA market analysts became part of HUD, a new executive department of the federal government. Today, regional and field office economists within HUD's Office of Policy Development and Research, Economic and Market Analysis Division (EMAD), have assumed the role of the former FHA market analysts, as they continue the work of analyzing local housing market conditions.

Why does EMAD assess conditions in local markets? First, a statutory requirement mandates that HUD monitor local housing market conditions. Section 209 of the National Housing Act states the following:

> The Secretary shall cause to be made such statistical surveys and legal and economic studies as he shall deem useful to guide the development of housing and the creation of a sound mortgage market in the United States, and shall publish from time to time the results of such surveys and studies. (National Housing Act, 1934, as amended)

EMAD's housing market analyses serve a variety of purposes. Sound analysis of housing markets is critical to HUD's own programs and missions, particularly in the Department's efforts to avoid adverse effects on existing supplies, promote affordable housing, and maintain stable housing and mortgage markets. Through its FHA mortgage insurance programs, HUD insures the mortgages of rental developments serving family and elderly households. HUD's field economists analyze market conditions and assess the demand for additional rental housing in specific housing market areas for every application for new construction and substantial rehabilitation project mortgage insurance. EMAD also conducts need assessments in support of the Section 202 Supportive Housing for the Elderly Program. More recently, EMAD has analyzed local housing market conditions after natural disasters, such as Hurricanes Katrina, Rita, and Ike, to assist policymakers with rebuilding efforts.

EMAD frequently provides market intelligence to other organizations within HUD, such as the HUD-FHA Single Family Housing Homeownership Center, Office of Public and Indian Housing, and Office of Community Planning and Development, and to the field office and regional office directors. EMAD assists other federal agencies, such as the Department of Agriculture's Rural Development Housing and Community Facilities Program and the Department of Defense's multifamily housing construction projects. Finally, HUD also publishes many of EMAD's housing studies and reports to provide information to builders, lenders, developers, planners, economic development officials, real estate professionals, local government officials, academics, and the general public. EMAD publishes the results of its housing analyses in the quarterly *U.S. Housing Market Conditions* report and the individual *Comprehensive Housing Market Analysis* reports (comprehensives), posted on the HUD USER website (http://www.huduser.org).

Background and Overview

Since 2002, HUD has published 136 comprehensives. Exhibit 1 lists the 18 comprehensives that were published in 2008, and Exhibit 2 lists the comprehensive studies that EMAD is currently conducting. In this article, we discuss the techniques that EMAD economists use in conducting comprehensive studies. These techniques are similar to those that the economists use in all EMAD housing studies.

The theoretical foundation for EMAD's housing market analysis techniques dates back to the days of the FHA market analysts and has been well documented in the *FHA Techniques of Housing Market Analysis* text. The techniques the economists use to conduct their analyses are grounded in a reconciliation-based framework. The FHA techniques text sums it up best with the following passage from the foreword:

> The analysis of a housing market is not a precise process utilizing formulas to develop an unqualified and certain answer. It is limited by the accuracy of statistical data and derivations, the reliability of the estimates developed, the competency of the judgments which must be incorporated into the analytical process at every step, and the uncertainties of projections of future economic developments. (*FHA Techniques of Housing Market Analysis*, Foreword, Revised August 1970)

Exhibit 1. Comprehensive Housing Market Analysis Reports Published in 2008

Augusta, Georgia-South Carolina
Baltimore, Maryland
Baton Rouge, Louisiana
Boise-Nampa, Idaho
Camden, New Jersey
Casper, Wyoming
College Station-Bryan, Texas
Corpus Christi, Texas
Fort Worth, Texas
Gainesville, Florida
New Orleans-Metairie-Kenner, Louisiana
Olympia, Washington
Orange County, California
Rapid City, South Dakota
Reno, Nevada
Sebastian-Vero Beach, Florida
Tucson, Arizona
Wichita, Kansas

Although the techniques employed have been updated and refined over time in response to an increased understanding of market behavior or new sources of data, much of the core methodology has remained relatively consistent.

The basic assumption of the EMAD methodology is that changes in the economy of an area, or an adjacent area in the case of a bedroom community, are typically the basis for changes in the housing market conditions in an area. As jobs are created in an area, the population will likely grow and new households will be formed. These new households represent a key component of the demand for new housing units. It is important to note that EMAD's approach is to estimate the demand for new housing units rather than to focus on "how much" housing will be consumed. This latter concept in the literature focuses more on housing characteristics, such as size, amenities, and neighborhood qualities, and ultimately attempts to determine what level of housing consumption will satisfy an individual's utility function. The EMAD methodology focuses on how many housing units are needed in a particular area to maintain balanced housing market conditions while housing existing households, replacing units lost from the housing stock, and allowing for an acceptable level of vacant units. To assess the current state of supply and demand within a housing market area, EMAD monitors demographic, economic, and building trends. EMAD economists analyze these trends to determine their relationships with each other and to assess their impact on market conditions.

Exhibit 2. Forthcoming Comprehensive Housing Market Analysis Reports

Abilene, Texas
Albuquerque, New Mexico
Beaumont-Port Arthur, Texas
Chattanooga, Tennessee
Dallas, Texas
Des Moines, Iowa
Fort Lauderdale, Florida
Grand Junction, Colorado
Houston, Texas
Las Vegas, Nevada
Mobile, Alabama
Norfolk, Virginia
Sacramento, California
Salt Lake City, Utah
San Antonio, Texas
San Jose, California
Shreveport, Louisiana
Spartanburg, South Carolina
St. George, Utah
Tacoma, Washington
Tulsa, Oklahoma
Ventura, California

A comprehensive housing market analysis focuses on four key dates: the two most recent census periods (currently 1990 and 2000), the "current" or "as of" date of the study, and the "forecast" date, which is typically 3 years from the current date. More recently, American Community Survey (ACS) data have been incorporated into the EMAD analyses because this survey provides a more up-to-date benchmark. The economists analyze trends in certain key variables between the four dates.

Getting Started—The Importance of Good Fieldwork

Every housing market area is unique. Data availability and the quality of data, demographics, history of the market area, seasonal fluctuations, cyclical patterns, local contacts, state of the housing inventory, geography, and local politics all are factors that tend to differ from market to market. Although the techniques we discuss can be applied to study any housing market area, it is important to understand that it takes much time and study for someone to become an expert both in the process and on a particular housing market area.

A typical comprehensive takes several months to complete. First, the economist needs to determine the definition of the housing market area. In general, a housing market area is a geography within which housing units are competitive with one another. Oftentimes, the market area is defined as a metropolitan area. Within a metropolitan area, however, unique submarkets may exist and may need to be discussed separately. For example, a suburban county or a particular neighborhood in a city, such as Center City Philadelphia, may represent a distinct housing submarket within the metropolitan area.

An analysis begins with the collection of a variety of data on the housing market area. The collection includes, but may not be limited to, the following: Census Bureau data on population, households, and housing inventory; Bureau of Labor Statistics (BLS) data on labor force, resident employment, unemployment, and sector-level employment data; building permits; residential construction data; population estimates; data on home sales; rental market data; and vital statistics. After collecting the initial data, the economist analyzes trends in the data and begins to formulate the "story" of that unique housing market. During this process, the economist compiles a list of issues that require additional information in order to be addressed. For example, odd trends in the data may appear to not make sense from an analytical perspective or the data may appear to contain errors. To address these issues, the economist conducts fieldwork in the housing market area.

Fieldwork, which is the most important part of any housing market analysis, serves numerous purposes, including to (1) obtain data not available from other sources, (2) verify the data already obtained, (3) collect observations on characteristics and operations of the housing market, and (4) attempt to address the issues raised in the initial analysis of the data. For a published comprehensive report, an economist spends approximately 1 week traveling throughout the market area. Even for market studies completed only for HUD's internal use, the economist conducts field research, although it may be "virtual" in nature and limited to phone calls. While conducting fieldwork, an economist talks with a variety of people and organizations, including local building permit officials, community planners, economic development officials, home builders associations, apartment associations, local housing authorities, REALTORS®, property managers, developers, college/university officials, the chamber of commerce, local labor market analysts, and military housing officers (in markets with a significant military installation). The expectations are that, through the fieldwork process, the answers to the questions raised will become apparent or that the economist will obtain data that enable him or her to make a reasoned judgment based on sound statistical analysis.

The Reconciliation Process

As previously mentioned, the methodology EMAD uses is a reconciliation-based approach that provides a series of checks and balances during the analytical process. Current estimates of both population and households are generated using two independent methods. A similar approach is used to generate the forecast estimates. One method of estimating population is through a demographic approach by looking at net natural change (NNC) and migration patterns:

$$\Delta Population = NNC + NetMigration.$$

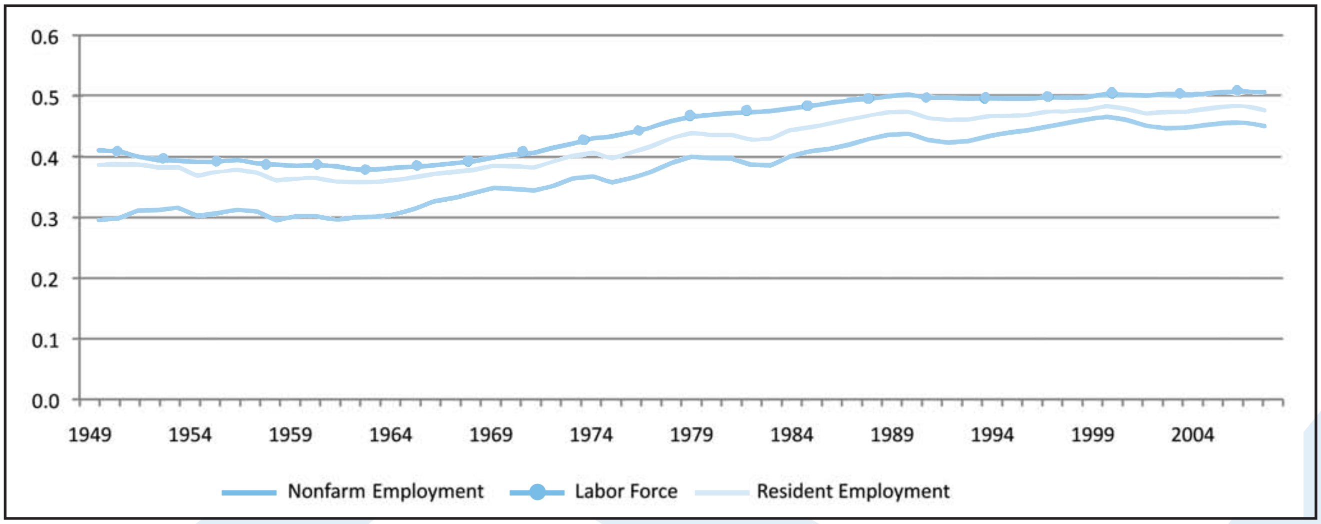
Vital statistics on resident births and deaths, which the economist collects from 1990 through the most recent month, provide a current record of the effect of NNC on population growth. The trends in NNC in general are stable over time. Because we know the total population at the two census dates, we can readily see the overall net-migration level during the decade; however, we can also examine annual population estimates from the Census Bureau, states, or other local agencies to develop annual trends for net migration. Annual population estimates enable the economist to examine net migration patterns in more recent years. An analysis of these patterns, information obtained during fieldwork, and a study of other key variables such as building permit activity enable the analyst to generate a current population estimate based on demographic factors.

A second method for estimating population is through the use of employment data. This method involves analyzing labor force, resident employment, and nonfarm payroll data and their respective participation rates. It is important to note that EMAD's definition of a participation rate differs from that used by the BLS. The BLS examines only the 16-and-over, civilian, noninstitutionalized population to derive a participation rate. To simplify the analysis, EMAD looks at the total population, which implies the EMAD rate will be lower when compared with the BLS rate. The following equation highlights the relationship between population, resident employment, and the resident employment participation rate (the equations for labor force and nonfarm employment have an identical relationship):

$$Population = \frac{Employment}{Employment\,Participation\,Rate}.$$

Using annualized data from the BLS on nonfarm payrolls, labor force, and resident employment, as well as 1990 and 2000 population counts from the census and annual population estimates, the relevant participation rates can be calculated and annual trends analyzed. Exhibit 3 shows the participation rate trends for the

Exhibit 3. Participation Rate Trends, 1949 Through 2008



Sources: U.S. Census Bureau; U.S. Bureau of Labor Statistics

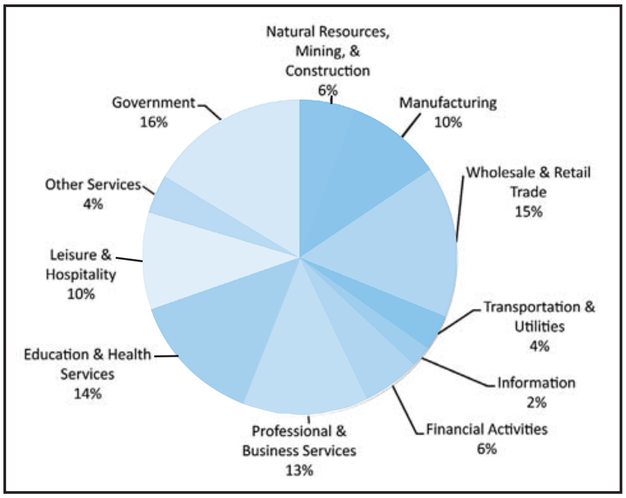
three variables for the United States from 1949 through 2008. Over time, the labor force participation rate appears to have the greatest stability. Although the trends in values and participation rates for all three variables are examined, resident employment is the primary variable of the three because it is based on where people live and need housing. From the BLS, the economist already has a current value for each of the three variables (EMAD typically uses the 12-month average through the preceding month of the "as of" date to avoid seasonal fluctuations). The economist estimates a current participation rate based on past trends, which in turn will develop a current population estimate.

At this point in the analysis, the economist has two population estimates—demographic and economic, which must be reconciled. The economist returns to each methodology and reevaluates particular assumptions until the two estimates are similar and logically consistent. The final estimate derived is the current population estimate in the study.

EMAD uses a similar method to generate the forecast population estimate. With this method, however, the economist must also estimate future values for labor force, resident employment, and nonfarm employment. To assist in this process, annual data on nonfarm employment sectors is collected and analyzed in order to provide an overall understanding of the economy of the market area and help the economist estimate future economic growth. Exhibit 4 shows the typical BLS sectors that are analyzed in a study as a percentage of total nonfarm employment in the United States during 2008. In addition to using this method to generate the population estimate, the economist also finds the information obtained during fieldwork as invaluable for generating these estimates.

After determining a current population estimate, the economist is ready to develop a current household estimate. Again, this determination involves two different methods and a reconciliation of the independent estimates. The first method uses the population estimate derived previously as the starting point. Because the economist is interested in the number of households, it is necessary to remove all people not living in a household (that is, nonhousehold population or group quarters). Exhibit 5 shows the components of group

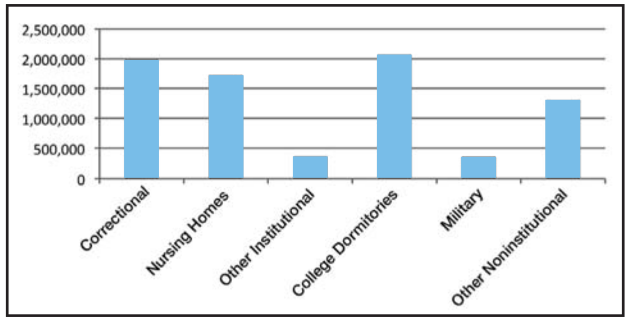
Exhibit 4. U.S. Nonfarm Employment by Supersector for 2008



Source: U.S. Bureau of Labor Statistics

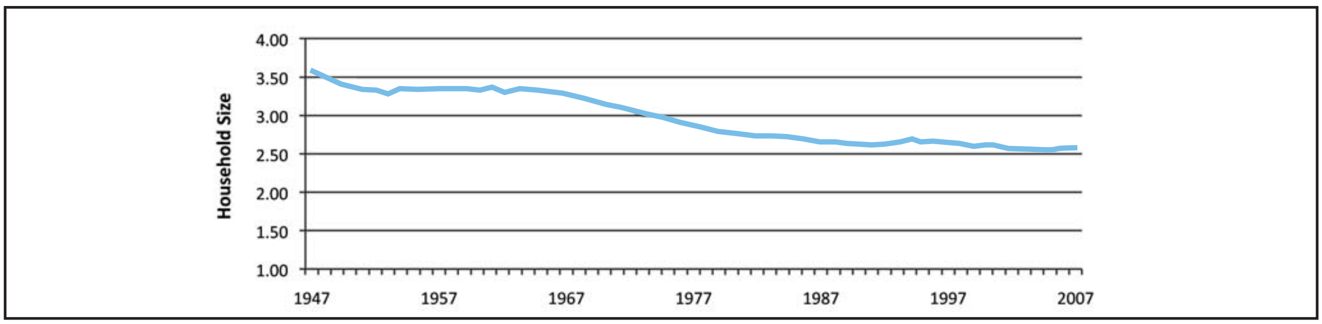
quarters for the United States in 2000. Through fieldwork and review of data published by the Census Bureau, the economist can verify much of the group quarters data. By subtracting the nonhousehold population from the population estimate, the economist obtains an estimate for household population. By applying an estimate of the current household size to that value, the economist generates an estimate of current households. Exhibit 6 shows trends for household size for the United States from 1947 through 2007. Household size has remained relatively stable in recent years on a national level but can vary significantly on a local level.

Exhibit 5. Group Quarters for the United States, 2000



Source: 2000 Census

Exhibit 6. U.S. Household Size, 1947 Through 2007

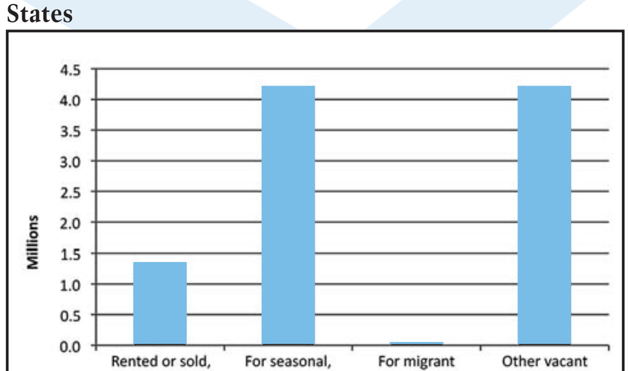


Source: U.S. Census Bureau

The second method for estimating the current number of households is the inventory method. Every occupied housing unit is a household. Using data obtained through fieldwork, building permits, the ACS, and third parties, the economist obtains an estimate of the current housing stock by tenure. In addition, the economist must also consider the number of units added to the housing inventory without a building permit, units lost from the inventory, and the number of mobile homes added to the inventory. One of the more difficult components to analyze is the number of "other vacant" housing units. Exhibit 7 illustrates the four primary categories of other vacant housing and their levels in the United States as reported in the most recent ACS data. Because occupied units are the basis for deriving an estimate of the number of households, the other vacant units are subtracted from the overall housing inventory. The remainder is the number of housing units that either are occupied or could be occupied (available vacant). By analyzing past trends, third-party data, and fieldwork, the economist derives current estimates for sales and rental vacancy rates. Applying these rates, the economist can factor out the vacant housing and determine the level of occupied owner and rental housing, which totals the number of households.

Again, the two household estimates must be reconciled to derive one current household estimate. Deriving a forecast household estimate is a bit less complicated. The economist applies an estimated household size based on trends for that market area to the estimated forecast population to obtain the number of households in the forecast.

Exhibit 7. Other Vacant Housing Units in the United States



Source: 2005–07 American Community Survey 3-year estimates

Housing Demand

The forecasted change in households is the basis for EMAD's estimate of new housing demand. Gross housing demand is equal to the change in the number of households plus replacement of units expected to be lost from the housing stock. The economist estimates a rate of housing loss, based on past trends in that market area and applies this rate to the current estimate of housing inventory to estimate expected losses. In addition, the economist adjusts the household estimate to account for household tenure shifts and inventory tenure shifts. Households have a tendency to switch from owner status to renter status or renter status to owner status, depending on the condition of the economy and housing market. In addition, units change tenure status from owner to rental or rental to owner. Examining past trends in household and inventory tenure shifts enables economists to make estimates of these changes. Finally, economists must take current market conditions into account by examining the status of "excess" available vacant units. A certain vacancy level is needed in healthy markets, but, when this level becomes too high, the market becomes soft. In such markets, the excess units should be absorbed before recommending the construction of new units. After this adjustment is made, the economist has the final estimate of demand for additional sales and rental housing. These estimates indicate the number of units that should be built during the forecast period to maintain or achieve balanced market conditions.

The economist then breaks down these quantitative demand estimates for sales and rental housing on a qualitative basis. The sales demand estimate is illustrated by price range based on information obtained during fieldwork. Exhibit 8 provides an example of sales demand in a recent comprehensive report for Boise, Idaho. The economist breaks down rental demand by number of bedrooms and price range, using fieldwork and derived factors from census data. Exhibit 9 illustrates an example of rental demand from a recent comprehensive analysis of Baltimore, Maryland.

After the economist completes the estimates and the subsequent comprehensive report, peers, supervisors, and headquarters staff review both the estimates and the report before HUD publishes it. All comprehensive reports are standard in terms of the structure of the report and the types of information presented, but each report is unique to its market area in content. Exhibit 10 lists the tables and figures included in each comprehensive report. In reports that contain submarkets, some of the tables and figures are repeated for each submarket.

As the United States has learned all too well during the past year, housing market conditions constantly change. As a result of these ever-changing conditions and the uniqueness of each market area and to promote stable market conditions and support HUD's missions, it is essential to have sound local housing market analyses based on common analytic principles.

Exhibit 8. Qualitative Sales Demand: Example From the Boise-Nampa, Idaho Comprehensive as of June 1, 2008

Table 4. Estimated Demand for New Market-Rate Sales Housing in the Boise-Nampa HMA, June 1, 2008 to June 1, 2011

| Price Range ($) | | Units of Demand | Percent of Total |
From	To		
70,000	119,999	125	0.9
120,000	159,999	800	6.1
160,000	199,999	2,250	17.1
200,000	249,999	3,700	28.1
250,000	299,999	2,300	17.5
300,000	349,999	1,200	9.1
350,000	399,999	1,050	8.0
400,000	449,999	525	4.0
450,000	499,999	475	3.6
500,000	and higher	750	5.7

Source: Estimates by analyst

Exhibit 9. Qualitative Rental Demand: Table From the Baltimore, Maryland Comprehensive as of April 1, 2008

Table 7. Estimated Demand for New Market-Rate Rental Housing in the Northern Suburbs Submarket, April 1, 2008 to April 1, 2011

Zero Bedrooms		One Bedroom		Two Bedrooms		Three or More Bedrooms	
Monthly Gross Rent ($)	Units of Demand	Monthly Gross Rent ($)	Units of Demand	Monthly Gross Rent ($)	Units of Demand	Monthly Gross Rent ($)	Units of Demand
900	125	1,100	625	1,550	870	1,700	180
950	110	1,150	550	1,600	720	1,750	160
1,000	100	1,200	510	1,650	660	1,800	150
1,050	90	1,250	450	1,700	590	1,850	130
1,100	70	1,300	400	1,750	510	1,900	100
1,150	60	1,350	340	1,800	440	1,950	90
1,200	50	1,400	280	1,850	370	2,000	80
1,300	40	1,500	230	1,950	300	2,100	60
1,400	30	1,600	180	2,050	190	2,200	40
1,500	20	1,700	140	2,150	130	2,300	30
1,600 and higher	20	1,800 and higher	110	2,250 and higher	90	2,400 and higher	30

Notes: Distribution above is noncumulative. Demand shown at any rent represents demand at that level and higher.
Source: Estimates by analyst

Exhibit 10. Figures and Tables in a Comprehensive Housing Market Analysis Report

Table 1. Housing Demand in the HMA: 3-Year Forecast
Table 2. Major Employers in the HMA
Table 3. 12-Month Average Employment in the HMA, by Sector
Table 4. Estimated Demand for New Market-Rate Sales Housing in the HMA, 3-Year Forecast
Table 5. Estimated Demand for New Market-Rate Rental Housing in the HMA, 3-Year Forecast
Figure 1. Trends in Labor Force, Resident Employment, and Unemployment Rate in the HMA Since 1990
Figure 2. Current Employment in the HMA, by Sector
Figure 3. Sector Growth in the HMA, Percentage Change, 1990 to Current
Figure 4. Population and Household Growth in the HMA, 1990 to Forecast
Figure 5. Components of Population Change in the HMA, 1990 to Forecast
Figure 6. Number of Households by Tenure in the HMA, 1990 to Current
Figure 7. Single-Family Building Permits Issued in the HMA, 1990 to Current
Figure 8. Rental Vacancy Rates in the HMA, 1990 to Current
Figure 9. Multifamily Building Permits Issued in the HMA, 1990 to Current
Table DP-1. HMA Data Profile, 1990 to Current

National Data

Housing Production

Permits*

Permits for the construction of new housing units in the fourth quarter of 2008, at a SAAR of 631,000 units, were down 27 percent from the third quarter of 2008and down 46 percent from the fourth quarter of 2007. Single-family permits in the fourth quarter of 2008, at 416,000 units, were down 25 percent from the level of the previous quarter and down 46 percent from the fourth quarter of 2008. Multifamily permits (five or more units in structure) in the fourth quartr of 2008, at 192,000 units, were 30 percent below the third quarter of 2008 and 44 percent below the fourth quarter of 2007.

In 2008, permits were issued for 892,500 housing units, down 36 percent from 2007. Of the annual total, 569,900 were for single-family units, a decrease of 42 percent from the previous year. Permits were issued for 290,300 multifamily units, 17 percent fewer than in 2007.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total	631	866	1,160	– 27	– 46
One Unit	416	558	764	– 25	– 46
Two to Four	22	33	52	– 32	– 57
Five Plus	192	275	344	– 30	– 44

*Components may not add to totals because of rounding. Units in thousands.
Source: Census Bureau, Department of Commerce

Starts*

Construction starts of new housing units in the fourth quarter of 2008 totaled 656,000 units at a SAAR, 25 percent below the third quarter of 2008 and 43 percent below the fourth quarter of 2007. Single-family starts in the fourth quarter of 2008, at 465,000 units, were 23 percent lower than the previous quarter and 44 percent lower than the fourth quarter level of 2007. Multifamily starts totaled 180,000 units in the fourth quarter of 2008, a statistically insignificant 30 percent below the previous quarter and 40 percent below the fourth quarter in 2007.

In 2008, 904,300 housing units were started, a decrease of 33 percent from 2007. Of the annual total, 622,400 were single-family starts, 40 percent fewer than in 2007. Multifamily starts totaled 264,700 in 2008, down 5 percent from 2007.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total	656	876	1,151	– 25	– 43
One Unit	465	603	826	– 23	– 44
Five Plus	180	256	301	– 30**	– 40

*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 2008 were at a SAAR of 823,000 units, 9 percent below the previous quarter and 22 percent below the fourth quarter of 2007. Single-family units stood at 401,000, 12 percent below the previous quarter and 34 percent below the fourth quarter of 2007. Multifamily units were at 404,000, down a statistically insignificant 6 percent from the previous quarter and down a statistically insignificant 3 percent from the fourth quarter of 2007.

At the end of 2008, 797,800 housing units were under construction, down 22 percent from 2007. Of the annual total, 380,500 were single-family units, a decrease of 34 percent from the previous year. Multifamily units under construction at the end of 2007 numbered 399,300, 4 percent below 2007.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total	823	905	1,055	– 9	– 22
One Unit	401	456	608	– 12	– 34
Five Plus	404	428	417	– 6**	– 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 2008, at a SAAR of 1,047,000 units, were down a statistically insignificant 3 percent from the previous quarter and down 24 percent from the fourth quarter of 2007. Single-family completions in the fourth quarter of 2008, at 730,000 units, were down a statistically insignificant 7 percent from the previous quarter and down 34 percent from the rate of a year earlier. Multifamily completions in the fourth quarter of 2008, at 300,000 units, were a statistically insignificant 10 percent above the previous quarter and 18 percent above the fourth quarter of 2007.

In 2008, 1,116,600 housing units were completed, a decrease of 26 percent from 2007. Of the annual total, 817,200 were single-family units, down 33 percent from the previous year. Multifamily units accounted for 276,000 of the completions in 2008, 9 percent more than in 2007.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total	1,047	1,084	1,378	– 3**	– 24
One Unit	730	786	1,100	– 7**	– 34
Five Plus	300	273	254	+ 10**	+ 18

*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 68,000 units in the fourth quarter of 2008, which is 16 percent below the previous quarter and 27 percent below the rate of a year earlier.

In 2008, manufacturers shipped 82,000 units, 14 percent fewer than in 2007.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Manufacturers' Shipments	68	80	93	– 16	– 27

*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 375,000 (SAAR) units in the fourth quarter of 2008, down 19 percent from the previous quarter and down 42 percent from the fourth quarter of 2007. The average monthly inventory of new homes for sale during the fourth quarter of 2008 was 386,000 units, a statistically insignificant 9 percent below the previous quarter and 23 percent below the fourth quarter a year ago. The months' supply of unsold homes based on monthly inventories and sales rates for the fourth quarter of 2008 was 12.5 months, a statistically insignificant 11 percent above the third quarter but a 35-percent increase over the fourth quarter of last year. For all of 2008, 482,000 new single-family homes were sold, a 38-percent decline from the 2007 level of 776,000.

Sales of existing homes—including single-family homes, townhomes, condominiums, and cooperatives—as reported by the NATIONAL ASSOCIATION OF REALTORS®, totaled 4,700,000 (SAAR) in the fourth quarter of 2008, down 6 percent from the previous quarter and down 6 percent from the fourth quarter of 2007. The average monthly inventory of units for sale during the fourth quarter of 2008 was 4,012,000, 9 percent lower than the previous quarter and 5 percent lower than the fourth quarter of 2007. The average months' supply of unsold units for the fourth quarter of 2008 was 10.3 months, 2 percent lower than the third quarter but 2 percent higher than the fourth quarter of last year. For all of 2008, sales of existing homes fell to 4,912,000, down 13 percent from the 2007 level of 5,652,000.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
New Homes					
New Homes Sold	375	462	651	– 19	– 42
For Sale	386	426	503	– 9**	– 23
Months' Supply	12.5	11.3	9.3	+ 11**	+ 35
Existing Homes					
Existing Homes Sold	4,700	5,023	4,997	– 6	– 6
For Sale	4,012	4,394	4,208	– 9	– 5
Months' Supply	10.3	10.5	10.1	– 2	+ 2

*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 2008 was $211,800, 6 percent lower than the previous quarter and 11 percent lower than the fourth quarter of 2007. The average price of new homes sold during the fourth quarter of 2008 was $274,700, a statistically insignificant 4 percent lower than the previous quarter and 10 percent lower than the fourth quarter of last year. The estimated price of a constant-quality house during the fourth quarter of 2008 is $286,000, a statistically insignificant 5 percent lower than the previous quarter and 6 percent below the fourth quarter of last year. The set of physical characteristics used to represent a constant-quality house is based on the kinds of houses sold in 2005.

For all of 2008, the median price of new homes sold was $230,600, 7 percent lower than the 2007 price of $247,900. The average price of new homes sold in 2008 was $291,800, also down 7 percent from the average price in 2007 of $313,600. The estimated price of a constant-quality house in 2008 was $295,800, 5.1 percent lower than the 2007 price of $311,600.

The median price of existing homes—including single-family homes, townhomes, condominiums, and co-operatives—that sold in the fourth quarter of 2008 was $180,700, down 10 percent from the previous quarter and 13 percent lower than the fourth quarter of 2007, according to the NATIONAL ASSOCIATION OF REALTORS®. The average price of existing homes sold, $222,900, was 9 percent below the previous quarter and 13 percent lower than the fourth quarter of last year.

For all of 2008, the median price of existing homes sold was $198,600, down 9.3 percent from $219,000 in 2007, while the average price of existing homes was $243,100, also down 9 percent from $266,000 in 2007.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
New Homes					
Median	$211,800	$226,500	$238,400	– 6	– 11
Average	$274,700	$285,100	$305,800	– 4**	– 10
Constant-Quality House[1]	$286,000	$300,000	$303,200	– 5**	– 6
Existing Homes					
Median	$180,700	$201,600	$207,500	– 10	– 13
Average	$222,900	$244,600	$254,900	– 9	– 13

**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 2008 shows that families earning the median income have 146.9 percent of the income needed to purchase the median-priced existing single-family home. This figure is 16 percent higher than the third quarter of 2008 and 22 percent higher than the fourth quarter of 2007.

The increase in the fourth quarter 2008 housing affordability index reflects current changes in the marketplace. Median family income in the fourth quarter of 2008 increased 0.5 percent from the previous quarter to $60,949, which represents a 1.9-percent gain over the fourth quarter of the previous year. The median sales price of existing single-family homes in the fourth quarter of 2008 decreased to $180,100, which is 10 percent below the previous quarter and 12 percent lower than the fourth quarter of 2007. In the fourth quarter of 2008, the national average home mortgage interest rate of 6.03 is 38 basis points lower than the previous quarter. The rise in median family income, the decrease in the median sales price of existing single-family homes, and lower home mortgage interest rates all had positive effects on housing affordability.

For all of 2008, the composite housing affordability index averaged 128.6, a 15-percent increase from 2007. The national average home mortgage interest rate for 2008 was 6.15, 37 basis points below the 2007 rate. The median sales price of existing single-family homes for 2008 was $197,100, 10 percent lower than the previous year, and median family income was $59,339, slightly higher than the 2007 level of $59,224. All changes helped increase housing affordability. The fixed-rate affordability index for 2008 increased 14 percent from the previous year to 127.4, and the adjustable-rate affordability index rose 17 percent from 2007 to 133.6.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Composite Index	146.9	126.1	120.8	+ 16	+ 22
Fixed-Rate Index	NA	NA	NA	NA	NA
Adjustable-Rate Index	NA	NA	NA	NA	NA

NA = Data are not available.

Note: Fixed- and adjustable-rate mortgage (ARM) affordability indexes were not derived for the fourth quarter because data on fixed and ARM mortgage rates were not available for December.

Source: NATIONAL ASSOCIATION OF REALTORS®

Apartment Absorptions

In the third quarter of 2008, 36,200 new, unsubsidized, unfurnished multifamily (five or more units in structure) rental apartments were completed, down a statistically insignificant 3 percent from the previous quarter but up 39 percent from the third quarter of 2007. Of the apartments completed in the third quarter of 2008, 55 percent were rented within 3 months. This absorption rate is a statistically insignificant 6 percent higher than the previous quarter but is unchanged from the third quarter of the previous year. The median asking rent for apartments completed in the third quarter of 2008 was $1,003, a decrease of 11 percent from the previous quarter and a decrease of 9 percent from the third quarter of 2007.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Apartments Completed*	36.2	37.4	26.1	– 3**	+ 39
Percent Absorbed Next Quarter	55	52	55	+ 6**	—
Median Asking Rent	$1,003	$1,132	$1,103	– 11	– 9

*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 2008 totaled 78,000 units at a SAAR, a statistically insignificant 4 percent below the level of the second quarter of 2008 and 19 percent below the third quarter of 2007. The number of homes for sale on dealers' lots at the end of the third quarter of 2008 totaled 35,000 units, a statistically insignificant 3 percent below the previous quarter and 8 percent below the third quarter of 2007. The average sales price of the units sold in the third quarter of 2008 was $65,000, a statistically insignificant 1 percent above the price in the previous quarter but a statistically insignificant 2 percent below the price in the third quarter of 2007.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Placements*	78.0	81.0	95.7	– 4**	– 19
On Dealers' Lots*	35.0	36.0	38.0	– 3	– 8
Average Sales Price	$65,000	$64,100	$66,400	+ 1**	– 2**

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

**This change is not statistically significant.

Note: Percentage changes are based on unrounded numbers.

Sources: Census Bureau, Department of Commerce; 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 2008, the current market activity index for single-family detached houses stood at 10, down 6 points from the previous quarter and down 8 points from the fourth quarter of 2007. The index for future sales expectations for the fourth quarter of 2008, at 18, declined 7 points from the third quarter of 2008 and fell 7 points below the fourth quarter of last year. Prospective buyer traffic for the fourth quarter of 2008 had an index value of 8, which is down 5 points from the previous quarter and down 7 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 2008, this index fell to 11, which is 5 points lower than for the third quarter of 2008 and 8 points below the third quarter of last year.

For all of 2008, the current sales index averaged 16, down 11 points from 2007. The average future sales expectations index was 25, 12 points lower than for the previous year. The prospective sales index averaged 14, down 7 points from 2007. The composite index for 2008 was 16, a decrease of 11 points from the previous year.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Housing Market Index	11	16	19	– 31	– 43
Current Sales Activity—Single-Family Detached	10	16	18	– 38	– 44
Future Sales Expectations—Single-Family Detached	18	25	25	– 28	– 28
Prospective Buyer Traffic	8	13	15	– 38	– 47

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 5.86 percent in the fourth quarter of 2008, 46 basis points below the previous quarter and 37 basis points lower than the fourth quarter of 2007. Adjustable-rate mortgages (ARMS) in the fourth quarter of 2008 were going for 5.15 percent, 6 basis points lower than the previous quarter and 40 basis points below the fourth quarter of 2007. Fixed-rate, 15-year mortgages in the fourth quarter of 2008, at 5.57 percent, were down 31 basis points from the third quarter of this year and down 31 basis points from the fourth quarter of 2007.

The 2008 annual rate for 30-year, fixed-rate, conventional mortgages was 6.03 percent, down 31 basis points from the 2007 annual rate.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Conventional, Fixed-Rate, 30-Year	5.86	6.32	6.23	– 7	– 6
Conventional ARMs	5.15	5.21	5.55	– 1	– 7
Conventional, Fixed-Rate, 15-Year	5.57	5.88	5.88	– 5	– 5

Source: Freddie Mac

FHA 1–4 Family Mortgage Insurance*

Applications for FHA mortgage insurance on 1-4 family homes were received for 630,200 properties in the fourth quarter of 2008, down 2 percent from the previous quarter but up 112 percent from the fourth quarter of 2007. Endorsements or insurance policies issued totaled 437,000, down 1 percent from the third quarter of 2008 but up 158 percent from the fourth quarter of 2007. Purchase endorsements, at 261,500, were down 6 percent from the previous quarter but up 231 percent from the fourth quarter of 2007. Endorsements for refinancing increased to 175,500, up 6 percent from the third quarter of 2008 and up 95 percent from the fourth quarter of 2007. These numbers are not seasonally adjusted.

The total number of FHA applications received in 2008 was 2,340,715, a 211-percent increase from 2007. Total endorsements were 1,468,057, an increase of 219 percent from last year. Purchase endorsements, at 810,712, increased 250 percent from 2007, and the 657,300 refinancing endorsements were 188 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	630.2	643.3	297.3	– 2	+ 112
Total Endorsements	437.0	442.1	169.1	– 1	+ 158
Purchase Endorsements	261.5	276.8	78.9	– 6	+ 231
Refinancing Endorsements	175.5	165.3	90.2	+ 6	+ 95

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

PMI and VA Activity*

Private mortgage insurers issued 118,200 policies or certificates of insurance on conventional mortgage loans during the fourth quarter of 2008, down 32 percent from the third quarter of 2008 and down 78 percent from the fourth quarter of 2007. The Department of Veterans Affairs (VA) reported the issuance of mortgage loan guaranties on 51,900 single-family properties in the fourth quarter of 2008, down 9 percent from the previous quarter but up 63 percent from the fourth quarter of 2007. These numbers are not seasonally adjusted.

In 2008, private insurers issued 971,595 certificates of insurance, a decrease of 38 percent from 2007. Total VA mortgage loan guaranties increased 95 percent to 199,679 from 2007 to 2008.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total PMI Certificates	118.2	173.9	528.7	– 32	– 78
Total VA Guaranties	51.9	57.3	31.9	– 9	+ 63

*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 6.99 percent in the third quarter of 2008, up 9 percent from the second quarter of 2008 and up 25 percent from the third quarter of 2007. Delinquencies for past due conventional subprime loans were at 20.03 percent, up 7 percent from the second quarter of 2008 and up 23 percent from the third quarter of the previous year. Conventional subprime adjustable-rate mortgage (ARM) loans that were past due stood at 21.31 percent in the third quarter of 2008, up 1 percent from the second quarter of 2008 and up 13 percent from the third quarter of 2007.

Ninety-day delinquencies for all loans were at 2.20 percent, up 20 percent from the second quarter of 2008 and up 75 percent from the third quarter a year ago. Conventional subprime loans that were 90 days past due stood at 7.22 percent in the third quarter of 2008, up 17 percent from the previous quarter and up 56 percent from the third quarter of 2007. Conventional subprime ARM loans that were 90 days past due were at 8.22 percent in the third quarter of 2008, up 9 percent from the second quarter of 2008 and up 59 percent from the third quarter of 2007.

During the third quarter of 2008, 1.07 percent of all loans entered foreclosure, down 1 percent from the downwardly revised rate in the second quarter of 2008 but up 37 percent from the third quarter of the previous year. In the conventional subprime category, 4.23 percent of loans entered foreclosure in the third quarter of 2008, a decrease of 1 percent from the downwardly revised rate in the second quarter of 2008 but an increase of 33 percent from the third quarter of 2007. In the conventional subprime ARM category, 6.47 percent of loans went into foreclosure in the third quarter of 2008, a decrease of 2 percent from the downwardly revised rate in the second quarter of 2008 but an increase of 35 percent from the third quarter of 2007.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total Past Due (%)					
All Loans	6.99	6.41	5.59	+ 9	+ 25
Conventional Subprime Loans	20.03	18.67	16.31	+ 7	+ 23
Conventional Subprime ARMs	21.31	21.03	18.81	+ 1	+ 13
90 Days Past Due (%)					
All Loans	2.20	1.83	1.26	+ 20	+ 75
Conventional Subprime Loans	7.22	6.19	4.62	+ 17	+ 56
Conventional Subprime ARMs	8.22	7.55	5.16	+ 9	+ 59
Foreclosures Started (%)					
All Loans	1.07	1.08	0.78	– 1	+ 37
Conventional Subprime Loans	4.23	4.26	3.18	– 1	+ 33
Conventional Subprime ARMs	6.47	6.63	4.78	– 2	+ 35

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 2008 was at a SAAR of $438.7 billion, 8 percent below the value from the third quarter of 2008 and 23 percent below the fourth quarter of 2007. As a percentage of the Gross Domestic Product (GDP), RFI for the fourth quarter of 2008 was 3.1 percent, 0.2 percentage point below the previous quarter and 1.0 percentage point below the fourth quarter a year ago.

RFI for all of 2008 was $487.8 billion, 23 percent below the 2007 rate. RFI in 2008 was 3.4 percent of GDP, a decrease of 1.1 percentage points from the previous year.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
GDP	14,264.6	14,412.8	14,031.2	– 1	+ 2
RFI	438.7	479.4	571.3	– 8	– 23
RFI/GDP (%)	3.1	3.3	4.1	– 6	– 24

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

Housing Inventory

Housing Stock*

At the end of the fourth quarter of 2008, the estimate of the total housing stock, 130,840,000 units, was up a statistically insignificant 0.4 percent from the third quarter of 2008 and up a statistically insignificant 1.7 percent from the fourth quarter of 2007. The number of all occupied units was up from the third quarter of 2008 by a statistically insignificant 0.1 percent and increased a statistically insignificant 0.9 percent from the fourth quarter of 2007. Owner-occupied units decreased a statistically insignificant 0.5 percent from the third quarter of 2008 and were up a statistically insignificant 0.5 percent above last year's fourth quarter. Renter-occupied units increased a statistically insignificant 1.4 percent from the previous quarter and increased a statistically insignificant 1.8 percent from the fourth quarter of 2007. Vacant units were up 1.9 percent from the previous quarter and increased 6.8 percent from the fourth quarter of 2007.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
All Housing Units	130,840	130,357	128,649	+ 0.4**	+ 1.7**
Occupied Units	111,854	111,730	110,878	+ 0.1**	+ 0.9**
Owner Occupied	75,508	75,896	75,164	– 0.5**	+ 0.5**
Renter Occupied	36,346	35,834	35,714	+ 1.4**	+ 1.8**
Vacant Units	18,986	18,626	17,771	+ 1.9	+ 6.8

*Components may not add to totals because of rounding. Units in thousands.
**This change is not statistically significant.
Source: Census Bureau, Department of Commerce

Vacancy Rates

The homeowner vacancy rate for the fourth quarter of 2008, at 2.9 percent, was was up a statistically insignificant 0.1 percentage point from the third quarter of 2008 and the fourth quarter of 2007.

The 2008 fourth quarter national rental vacancy rate, at 10.1 percent, was up a statistically insignificant 0.2 percentage point from the previous quarter and was up 0.5 percentage point from the fourth quarter of last year.

The homeowner vacancy rate for 2008 was 2.9 percent, a statistically insignificant 0.2 percentage point higher than in 2007. The annual rental vacancy rate for 2008 was 10.0 percent, a statistically insignificant 0.3 percentage point higher than in 2007.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Homeowner Rate	2.9	2.8	2.8	+ 4**	+ 4**
Rental Rate	10.1	9.9	9.6	+ 2**	+ 5

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

Homeownership Rates

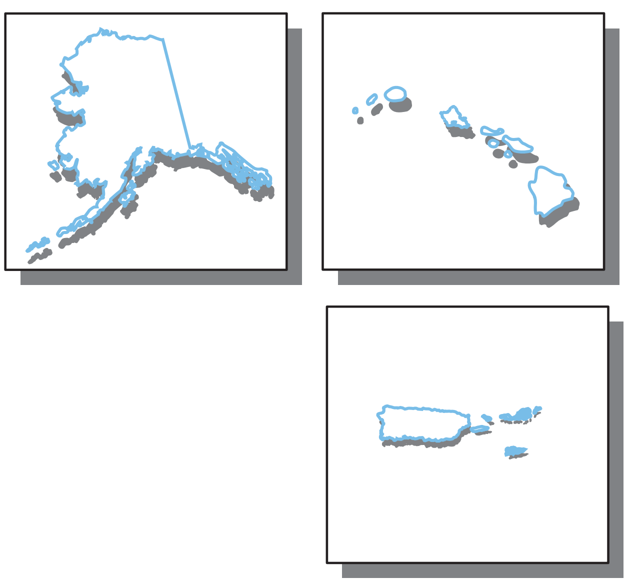
The national homeownership rate for all households was 67.5 percent in the fourth quarter of 2008, down a statistically insignificant 0.4 percentage point from the previous quarter and down a statistically insignificant 0.3 percentage point from the fourth quarter of 2007. The homeownership rate for minority households in the fourth quarter of 2008, at 50.1 percent, fell 0.9 percentage point from the third quarter of 2008 and fell a statistically insignificant 0.4 percentage point from the fourth quarter of 2007. The 61.0-percent homeownership rate for young married-couple households dropped in the fourth quarter of 2008; it was a statistically insignificant 0.9 percentage point below the third quarter of 2008 and a statistically insignificant 1.0 percentage point below the fourth quarter of 2007.

The annual national homeownership rate was 67.8 percent in 2008, down 0.3 percentage point from 2007. The annual homeownership rate for minority households was 50.6 percent, down a statistically insignificant 0.3 percentage point from the previous year. The annual homeownership rate for young married-couple households, at 62.0, was down a statistically insignificant 0.6 percent from 2007.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
All Households	67.5	67.9	67.8	– 0.6**	– 0.4**
Minority Households	50.1	51.0	50.5	– 1.8	– 0.8**
Young Married-Couple Households	61.0	61.9	62.0	– 1.5**	– 1.6**

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

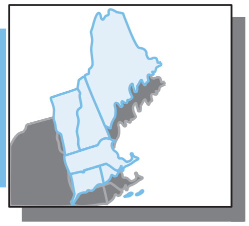
Regional Activity



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



Nonfarm employment in New England had peaked at about 7.2 million jobs by mid-2008. Declining employment during the rest of the year resulted in the average level of nonfarm employment for 2008 remaining virtually unchanged, at about 7.0 million jobs, from the level recorded for 2007. During 2007, nonfarm employment in the region had grown by 0.8 percent, or 58,200 jobs. During 2008, job growth occurred in Massachusetts, New Hampshire, and Connecticut; small job losses occurred in Maine and Vermont; and a significant number of jobs were lost in Rhode Island. During the past year, Massachusetts and New Hampshire added 7,500 and 6,000 jobs, respectively; the gains were almost entirely offset by the 12,500 jobs, a decrease of 2.5 percent, lost in Rhode Island.

In 2008, the region posted a net increase of 21,800 service-providing jobs, a 0.4-percent gain; 73,800 jobs were added in the sector in 2007. Five of the six states in the region gained service-providing jobs, including Massachusetts with the addition of 16,500 jobs, or 0.6 percent; New Hampshire with an increase of 7,100 jobs, or 1.3 percent; and Connecticut, Vermont, and Maine with smaller gains. During the past year, Rhode Island lost 8,000 service-providing jobs, a 1.9-percent decline, primarily in the trade and the professional and business services sectors. In Massachusetts, employers added 13,300 jobs in the education and health services sector and 3,800 jobs in the government sector. In New Hampshire, which had the highest rate of growth in service-providing employment in the region, gains were led by the education and health services and the government sectors. Connecticut added 5,300 service-providing jobs, an increase of 0.4 percent, almost exclusively in the healthcare and social services industries. During 2008, employers in goods-producing sectors throughout the region posted a loss of more than 22,000 jobs, a decrease of 2.1 percent compared with the number of jobs recorded during 2007. Losses were most prominent in Massachusetts and Rhode Island and were evenly distributed between the construction and manufacturing sectors. The unemployment rate in New England increased from an average of 4.4 percent in 2007 to 5.4 percent in 2008. New Hampshire had the lowest average unemployment rate, at 4.0 percent, and Rhode Island had the highest average rate, at 7.8 percent.

During 2008, homebuilding activity, as measured by the number of building permits issued, continued to decline significantly in all states in New England in response to lower sales levels and decreasing home sales prices. In 2008, the number of permits issued in the region totaled 23,575, down more than 35 percent from the number of permits issued in 2007 and down 50 percent from the number issued in 2006. More than 80 percent of the decline that occurred in 2008 was attributed to a significantly lower level of single-family construction, which decreased by 10,500 permits; this figure reflects a 40-percent reduction compared with the number of single-family permits issued in 2007. The level of single-family building activity was down in all states in the region, ranging from a decrease of 34 percent in Vermont to a decrease of 42 percent in both Massachusetts and Connecticut.

Overall, the level of multifamily construction, as measured by the number of units permitted, declined in New England in 2008. During the past year, 8,175 multifamily units were permitted, down 24 percent from the number permitted during 2007 and down more than 41 percent from the 4-year average of 14,000 units permitted from 2004 through 2007. The changes in multifamily construction activity among the individual states ranged from a 60-percent decline in Rhode Island to a 30-percent increase in New Hampshire. There is a considerable inventory of unsold condominium units in Providence. Although increased multifamily construction in New Hampshire occurred primarily in the two New Hampshire counties within the Boston metropolitan area, multifamily construction activity in the Boston metropolitan area overall continued to decline, with only 4,475 multifamily units permitted in 2008, down 25 percent from the number permitted in 2007 and down more than 50 percent from the record-setting 9,125 multifamily units permitted in 2005. During 2008, the number of multifamily units permitted in the Portland and Providence metropolitan areas declined from 540 to 200 units and from 830 to 325 units, respectively.

Home sales and prices continued to decline in the New England region during 2008. According to the Massachusetts Association of REALTORS® (MAR), home sales in the state totaled 36,140 units, a 13-percent decline compared with the number of sales recorded in 2007. During the same time, the median sales price fell 10 percent to $311,000 and the average monthly inventory of unsold homes decreased 6 percent to 32,065 homes, representing an 11-month supply. The Rhode Island Association of REALTORS® (RIAR) reported that home sales in the state were down 13 percent to 6,650 units during 2008 and the median price declined 15 percent to $234,900 compared with the number of sales and median price recorded in 2007. The Maine Real Estate Information System, Inc., reported that, during 2008, home sales in the state were down 21 percent to 9,500, and the median price was down 7 percent to $180,000, from $194,000 in 2007. According to the New Hampshire Association of REALTORS®, nearly 10,200 homes were sold in the state in 2008, down 15 percent from the number sold in 2007 and down 37 percent from the peak year of 2005. During the past year, the median price of homes sold in New Hampshire fell 10 percent to $235,000.

MAR reported that the number of homes sold in the greater Boston market area in 2008 totaled 8,500, down 16 percent from the number sold in 2007, and the median price decreased 6 percent to $450,000. The Greater Hartford Association of REALTORS® reported that 8,400 homes were sold in the greater Hartford market area in 2008, down 19 percent compared with the number sold in 2007, and the median selling price decreased 6 percent to $245,000.

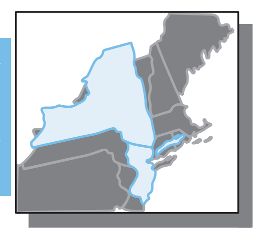
According to the Federal Housing Finance Agency, during the third quarter of 2008, home prices in the region decreased 3.7 percent from the prices recorded during the same quarter a year ago. This decreased price appreciation rate is lower than the U.S. decline of 4.0 percent and caused New England's price appreciation rank to improve to sixth place among the nine census divisions. Although New England improved in relative ranking from seventh to sixth place, only one state, Maine, had positive appreciation, at 1.4 percent. In addition, the S&P/Case-Shiller® Home Price Index indicated that the Boston metropolitan area ranked fifth in the nation for the lowest 1-year price depreciation rate, down more than 7 percent as of November 2008. The composite index derived from 20 metropolitan areas was down by slightly more than 18 percent compared with the level recorded as of November 2007.

Sales and median prices of condominiums also declined in New England in 2008. MAR reported that condominium sales in Massachusetts totaled 15,625 units, a 21-percent decline compared with the number of sales in 2007, and the median price was down 4 percent to $271,500. According to RIAR, during 2008, a little more than 1,200 condominium units were sold in Rhode Island, down 33 percent from the number sold during 2007, and the median selling price decreased 4 percent to $212,700.

Although rental housing markets throughout New England in general were balanced in 2008, markets in the larger metropolitan areas softened somewhat due to weakening economies and increased inventories of available units. According to Reis, Inc., the Boston metropolitan area rental market added nearly 7,800 new units during 2007 and 2008. With employment levels moderating, the rental vacancy rate increased to 6.0 percent in the fourth quarter of 2008 from 5.7 percent in the fourth quarter of 2007. In Connecticut, rental vacancy rates increased during the fourth quarter of 2008 in both Fairfield County and Hartford, to 4.3 and 5.2 percent, respectively. In Providence, the rental vacancy rate increased from 6.8 to 7.6 percent, the highest rate in the region, as a larger inventory of new units and a growing condominium shadow market increased unit availability. Other smaller metropolitan markets in New England tightened during the fourth quarter of 2008 because a limited number of rental units entered the market and tighter credit standards in the sales housing market caused some demand to shift to rental housing. In central and western Massachusetts, rental vacancy rates were down in Springfield, from 4.7 percent in the fourth quarter of 2007 to 3.4 percent in the fourth quarter of 2008, and fell in Worcester, from 5.8 to 4.1 percent. In Portland and Manchester, vacancy rates were also down in the last quarter of 2008, to 4.6 and 4.4 percent, respectively.

Despite the different dynamics of the larger and smaller rental housing markets, nearly all markets recorded increasing rent levels. According to Reis, Inc., Fairfield County, Connecticut, and Boston had the third and fourth highest average rent levels in the nation, at $1,816 and $1,739, respectively. Between the fourth quarter of 2007 and the fourth quarter of 2008, rents in the two areas increased by nearly 2 and 4 percent, respectively. Providence and Hartford have much lower rent levels but recorded rent increases of more than 1 percent to $1,235 and nearly 2 percent to $967, respectively. In contrast, several smaller tightening markets recorded higher rent increase rates, including Portland, where the average rent rose nearly 3 percent to $1,002, and Manchester and Springfield, where the average rent was up nearly 4 percent in both markets to $1,071 and $875, respectively.

NEW YORK/ NEW JERSEY



The economy of the New York/New Jersey region slowed in 2008. Nonfarm employment increased by only 9,800 jobs, or 0.1 percent, to nearly 12.9 million in 2008 compared with an increase of 122,000 jobs, or 1 percent, in 2007. During the past year, total nonfarm employment in New York State increased by 22,400 jobs, or 0.3 percent, to 8.8 million; this gain was offset by the loss of 12,600 jobs in New Jersey, a 0.3-percent decline to nearly 4.1 million.

Due primarily to job growth in New York State, employment in the service-providing sectors in the region increased by 43,800 jobs to 11.5 million in 2008, or less than 0.5 percent compared with the number of jobs recorded in 2007. Employment increased by a total of 51,200 jobs in the education and health services, information, and leisure and hospitality sectors, reflecting

1- to 2-percent gains in each sector. This job growth was offset by losses in the manufacturing and financial activities sectors of 27,800 and 16,000 jobs, respectively. Employment in the manufacturing sector declined by 3 percent in both states, with New York losing 17,500 jobs and New Jersey losing 10,300 jobs. Layoffs in the financial activities sector resulted in the loss of 7,800 jobs in New York and 8,200 jobs in New Jersey.

In 2008, employers in New York City added 20,100 new jobs, a 0.5-percent increase to 3.8 million. This rate of growth was significantly lower than that recorded in 2007, when employers in the city added 78,800 jobs, a 2.2-percent increase compared with the number of jobs in 2006. In 2008, job growth of 2 to 3 percent occurred in the information and leisure and hospitality sectors, which added a total of 10,900 jobs. During 2008, the financial activities sector lost 3,800 jobs, a 1-percent decline to 464,100 jobs. According to the Federal Reserve Board's Beige Book, declining tourism in the city caused occupancy and room rates at Manhattan hotels to decrease in both November and December of 2008 compared with rates recorded during those same months in 2007. In December 2008, attendance at Broadway theaters was reported to have decreased approximately 7 percent compared with December 2007 attendance figures.

Due to the weak economy, the unemployment rate in the New York/New Jersey region increased from 4.4 percent in 2007 to 5.5 percent in 2008. The unemployment rate increased in New York from 4.5 to 5.4 percent, in New Jersey from 4.2 to 5.5 percent, and in New York City from 5.0 to 5.5 percent.

Existing home sales declined throughout the New York/New Jersey region. In the 12-month period ending December 2008, the New York State Association of REALTORS® reported that 78,850 single-family homes were sold in the state (excluding parts of New York City), a 16-percent decline compared with the number sold during the same period ending December 2007. During 2008, the median sales price of an existing home in New York State was $215,000, a decrease of approximately 9 percent compared with the median price recorded during the previous year. According to the Greater Capital Association of REALTORS®, home sales in the Albany-Schenectady-Troy metropolitan area declined 15 percent to 8,485 units in 2008 and the median price declined 1 percent to $191,000 compared with sales and prices recorded in 2007. The Buffalo Niagara Association of REALTORS® indicated that 2008 home sales in the Buffalo metropolitan area totaled 10,240 units, an 8-percent decrease compared with 2007 sales, but the median price increased 3 percent to $104,600. Although the number of active real estate listings in the Buffalo metropolitan area in 2008 increased by 5 percent to 5,580 units compared with the number recorded in 2007, market conditions remain balanced. In the Rochester metropolitan area, the Greater Rochester Association of REALTORS® reported that annual home sales decreased approximately 14 percent to 19,770 homes, while the median price remained unchanged at $117,000.

For the first time in several years, slower employment growth in New York City has resulted in a softening of the previously strong Manhattan condominium/co-op market. According to Prudential Douglas Elliman, existing condominium/co-op sales declined 9 percent to 2,280 units during the fourth quarter of 2008 compared with the number of units sold during the fourth quarter of 2007. The listing inventory increased 40 percent to 9,080 units, and the amount of time units remained on the market increased from 131 to 159 days. During the fourth quarter of 2008, the median price of an existing condominium/co-op in Manhattan was $732,500, a 4-percent decrease compared with the median price recorded during the fourth quarter of 2007.

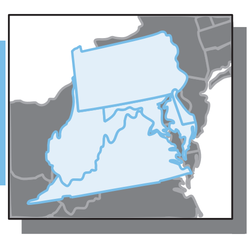
Sales of existing single-family homes in New Jersey also declined. According to the New Jersey Association of REALTORS®, single-family sales decreased nearly 20 percent to 116,300 units in the 12-month period ending September 2008 (the most recent data available) compared with the number of sales recorded during the same period in the previous year. This decline ranged from a 17-percent decrease to 30,480 homes in Central New Jersey to a 23-percent decrease to 30,990 homes in Southern New Jersey. During the third quarter of 2008, the median price of an existing home in New Jersey was $364,500, a 4-percent decline compared with the median price recorded during the third quarter of 2007. In Northern New Jersey, the highest housing-cost region in the state, the median price of a home was $450,700, a 5-percent decrease compared with the price recorded during the same quarter a year ago. During the fourth quarter of 2008, the median price of a home declined 3 percent to $361,200 in Central New Jersey and declined 5 percent to $232,100 in Southern New Jersey.

Due to fewer sales and increased unsold inventory, residential construction in the New York/New Jersey region declined significantly in 2008. In the region, building activity, as measured by the number of building permits issued, decreased 12 percent to 71,550 units compared with the number of permits issued in the previous year. The reduced level of construction activity included a 6-percent decline to 52,550 units permitted in New York and a 26-percent reduction to 19,000 units permitted in New Jersey. Both single-family and multifamily housing construction activity decreased in New Jersey. Regionwide, the level of single-family construction contracted by nearly 30 percent to 21,970 homes in 2008 compared with the level of construction recorded during the previous year. This contraction included a 26-percent decrease in single-family construction in New York to 12,970 homes and a 31-percent reduction in New Jersey to 9,000 homes. During this period, the level of multifamily construction, as measured by the number of units permitted, declined by 22 percent to 10,000 units permitted in New Jersey. This decrease was offset by a 4-percent increase to 39,600 multifamily units permitted in New York, which resulted in a regionwide decline in multifamily activity of only 3 percent to 49,600 units.

Rental vacancy rates increased slightly in Downstate New York and New Jersey, although rental market conditions remained tight in those markets and tightened in some Upstate New York metropolitan areas. Apartment vacancy rates in Downstate New York and New Jersey increased slightly and rent increases in many areas have moderated or declined slightly due to rent concessions. According to fourth quarter 2008 data from Reis, Inc., slight increases in apartment vacancy rates occurred in both New York City and New Jersey. The apartment vacancy rate in New York City increased from 2.1 percent in the fourth quarter of 2007 to 2.3 percent in the fourth quarter of 2008. During this period, the apartment vacancy rate in Central New Jersey and Northern New Jersey increased from 3.4 to 3.6 percent and from 3.2 to 3.5 percent, respectively. In New York City, the average monthly apartment asking rent was $2,883 in the fourth quarter of 2008, an increase of 1 percent compared with the average rent recorded during the same period a year ago. In the fourth quarter of 2008, average monthly apartment asking rents were $1,158 in Central New Jersey and $1,519 in Northern New Jersey; these rent figures represent increases of approximately 2 percent in each area compared with average rents recorded during the fourth quarter of 2007.

Unlike apartment vacancy rates in many downstate areas, vacancy rates in the Upstate New York metropolitan areas continued to decline; they currently range from a low of 3.6 percent in Syracuse to a high of 4.1 percent in Buffalo. During the fourth quarter of 2008, average monthly apartment asking rents in the smaller upstate metropolitan areas ranged from a low of $681 in Syracuse to a high of $748 in Rochester, with annual rent increases of 2 percent in both Buffalo and Rochester and 4 percent in Syracuse.

MID-ATLANTIC



Economic conditions in the Mid-Atlantic region slowed significantly during 2008. Average nonfarm employment in the region increased by only 0.3 percent to 14.1 million jobs, a gain of 40,200 jobs compared with an increase of 103,400 jobs, or 0.7 percent, during 2007. During 2008, employment in the education and health services sector grew by 2.4 percent, or 50,700 jobs, fractionally higher than the 48,900 jobs added during 2007 and a reflection of the strength of that sector in the region. The professional and business services sector, the fastest growing sector in the region between 2004 and 2006, continued to reflect decreasing rates of growth. During 2008, nearly 22,000 jobs were added in the sector, a gain of 1.1 percent, down from a growth rate of 1.9 percent, or 37,400 jobs added, during the previous year. Job losses in the manufacturing sector, construction sector, and retail trade subsector of 29,700, 15,500, and 15,050 jobs, respectively, mirrored changes in the national economy and reflected the sluggish conditions in the regional housing and credit markets.

Employment growth in Maryland, Virginia, West Virginia, and the District of Columbia remained positive during 2008, but both Pennsylvania and Delaware lost jobs. Maryland added 21,100 jobs, slightly more than the 20,550 added during 2007. In the District of Columbia, employment grew by almost 10,000 jobs during 2008 compared with a gain of 7,200 during the previous year. Maryland and the District together accounted for 70 percent of the region's growth in federal government employment during 2008, adding 1,400 and 1,250 jobs, respectively. In Virginia, job losses in the retail trade subsector and slower growth in the professional and business services sector resulted in an increase of only 12,300 jobs, approximately 60 percent fewer than the 31,200 jobs added in the state a year earlier. A net addition of 1,400 jobs in West Virginia resulted from 2,175 jobs created in the education and health services sector, up from 900 jobs added in the sector during 2007, and 1,125 jobs created in the leisure and hospitality sector, up from 500 jobs added in the sector during the previous year, offsetting job losses in the retail trade subsector and construction sector. In Pennsylvania, the loss of 18,525 manufacturing jobs, 9,250 retail jobs, and 5,150 construction jobs more than offset employment gains in other sectors, resulting in an overall decline of 3,950 jobs during 2008 compared with the addition of 39,675 jobs during 2007. In Delaware, a similar pattern of decline resulted in a loss of 700 jobs during 2008 compared with a gain of 850 jobs during the previous year. The regional unemployment rate rose from an average of 3.9 percent in 2007 to 4.8 percent during 2008 but remained lower that the national rate of 5.8 percent.

During 2008, slower economic growth and tight lending practices contributed to a decline in existing home sales throughout the Mid-Atlantic region. The Maryland Association of REALTORS® reported that, during the past year, the average monthly inventory of homes for sale in the state was 43,700, a decrease of 40 percent from the average recorded a year ago. Approximately 44,600 existing homes were sold in Maryland during 2008, a decrease of 27 percent compared with the 60,900 homes sold during 2007. The average home sales price declined by 6 percent to $338,300 during the past year, compared with the average price of $359,500 recorded during the previous year. The Metropolitan

Regional Information Systems, Inc. (MRIS®) reported that 21,500 homes were sold in the Baltimore metropolitan area in 2008 at an average price of $306,500; these figures reflect declines of 28 percent in the number of sales and 3 percent in the sales price compared with sales volume and the average price recorded in 2007. During 2008, the number of homes sold in the Maryland suburbs that surround the city of Washington, D.C., declined by 26 percent to 12,750 and the average price decreased almost 7 percent to $426,050 compared with the average price recorded during 2007.

According to the Virginia Association of REALTORS®, 81,900 existing homes were sold in the state during 2008, a 13-percent decline from the 94,300 homes sold during 2007. The average home price of $310,150 was relatively unchanged from the price recorded a year earlier. MRIS® reported a total of 22,300 homes sold in the Virginia suburbs of Washington, D.C., during the year, a 2-percent decline from the 22,700 homes sold during 2007. Average home prices in this area remained the highest in the state, at $445,250, but were down 16 percent from the average price of $532,150 reported in 2007. During the past year, homes for sale remained on the market an average of 100 days, up from 90 days during the previous year.

The rate of existing home sales declined in Delaware, Pennsylvania, and West Virginia in the third quarter of 2008 (the most recent data available) relative to the third quarter of 2007. According to the NATIONAL ASSOCIATION OF REALTORS®, the annual rate of home sales decreased 33 percent in Delaware to 10,400 homes compared with the annual rate posted a year earlier. In Pennsylvania, an annual rate of 174,400 home sales was recorded, down 27 percent compared with the rate recorded 1 year ago. In West Virginia, an annual rate of 25,200 home sales was recorded, a 7-percent decline from the previous year.

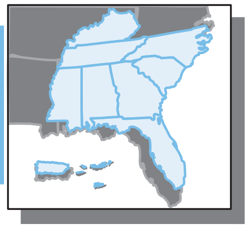
During 2008, the lack of available credit adversely affected the availability of mortgages for buyers and development capital for builders. Homebuilding activity in the Mid-Atlantic region, as measured by the number of single-family building permits issued, declined by more than one-third during the past year. Permits were issued for 52,230 homes compared with 80,345 permits issued during 2007. In percentage terms, the decline was equally dispersed throughout the region. Pennsylvania and Virginia produced the largest volume of new homes, issuing permits for almost 19,900 and 18,500 new homes, respectively, down from 29,800 and 28,000 permits issued, respectively, during 2007. Maryland issued permits for 8,675 new homes, or 38 percent fewer than during the previous year. New home construction activity declined by 38 percent in both Delaware, down to 2,700 permits, and West Virginia, where permits were issued for 2,290 homes. The District of Columbia reported issuing permits for 250 new homes during 2008, less than one-half the 560 permits issued during 2007. Among the metropolitan areas in the Mid-Atlantic region, Washington, D.C., accounted for 9,075 new homes and Philadelphia accounted for 6,860 homes; these figures represent declines of 39 and 27 percent, respectively, in production compared with activity levels recorded in the two areas during 2007.

Multifamily construction, as measured by the number of units permitted, declined in the region by almost 3,500 units, or 16 percent, to 18,045 units during 2008. In Virginia, a total of 6,920 multifamily units were permitted, relatively unchanged from a year ago. Construction declined by 11 percent, to 5,300 units, in Maryland and by 27 percent, to 4,245 units, in Pennsylvania. Delaware and the District of Columbia permitted 650 and 290 units, respectively, in 2008, down from the 835 and 1,465 units permitted in each area, respectively, in 2007. During 2008, the Washington, D.C. metropolitan area permitted 4,850 multifamily units, 40 percent fewer than the number of units the District permitted during 2007. In the past year, multifamily production decreased by almost 11 percent to 3,670 units in the Philadelphia metropolitan area.

During 2008, conditions fluctuated in the three largest rental housing markets in the Mid-Atlantic region. According to data from Delta Associates, the Washington, D.C. metropolitan area garden apartment market softened to 8.1 percent in December 2008, compared with 7.5 percent in December 2007. Vacancy rates in highrise units declined from 17 to 10 percent in Northern Virginia but increased in both the District of Columbia and the Maryland suburbs from 10 to 24 percent and from 21 to 31 percent, respectively. During the past year, concessions doubled to 6 percent of the market rent in the District of Columbia and rose by 1 percent in both the Maryland suburbs and Northern Virginia to 9 and 7 percent of the market rent, respectively. Rents for highrise apartments average $2,450 in the District of Columbia, $2,275 in suburban Maryland, and nearly $2,100 in Northern Virginia.

In the Baltimore metropolitan area, vacancy rates declined slightly from 9 percent in December 2007 to 8 percent in December 2008. Vacancy rates decreased in the northern suburbs of Baltimore and Harford Counties, declining from 8 to 4 percent. The market remains soft in the city of Baltimore, where the vacancy rate of 14 percent has decreased from the 16-percent rate recorded a year ago. Between December 2007 and December 2008, vacancy rates declined slightly in the Pennsylvania suburbs of the Philadelphia metropolitan area, decreasing from 9 to 7 percent in Pennsylvania but remaining unchanged at 9 percent in the Southern New Jersey suburbs. During the same period, the rental housing market tightened in the city of Philadelphia, where the vacancy rate fell from 11 to 7 percent and just 250 units were leasing, which is one-half the number available during the same period a year ago.

SOUTHEAST/ CARIBBEAN



The economy of the Southeast/Caribbean region contracted during 2008 for the first time since the 2001 recession. During the past year, total nonfarm employment decreased by 154,600 jobs, or 0.8 percent, to total 26.9 million jobs compared with an increase of 304,700 jobs, or 1.1 percent, in 2007. During 2008, employment increases of 81,700, 51,000, and 15,900 jobs, respectively, were recorded in the education and health services, government, and leisure and hospitality sectors, but these increases were not sufficient to offset large job declines in other sectors. Employment decreased by 103,400 jobs, or 7 percent, in the construction sector and by 109,100 jobs, or 4 percent, in the manufacturing sector, reflecting a continued decline in homebuilding activity and a growing weakness in the national economy. Employment also decreased by 41,200, 23,600, and 15,300 jobs, respectively, in the professional and business services, trade, and financial activities sectors. The unemployment rate for the region increased to an average of 6.4 percent in 2008 compared with an average of 4.8 percent in 2007.

During 2008, the pace of employment growth slowed in every state in the region. Five states—Florida, Georgia, Mississippi, South Carolina, and Tennessee—and Puerto Rico reported declines in the number of jobs compared with employment levels posted in 2007. The largest decline occurred in Florida, where 108,500 fewer nonfarm jobs were reported in 2008. The continued weakening in sales and rental housing markets in Florida led home builders and apartment developers to further reduce development activity, resulting in a decrease of 78,800 construction jobs, or 13 percent, during 2008. In Puerto Rico, nonfarm employment declined by 24,100 jobs, or 2.3 percent, including losses of 7,100 jobs in the trade sector and 4,700 jobs in both the manufacturing and the professional and business services sectors. Three states—North Carolina, Kentucky, and Alabama—each recorded employment gains of less than 0.5 percent during 2008.

The slowing regional economy contributed to a moderation in population growth for the region. According to the Census Bureau, as of July 1, 2008, the population of the region was approximately 63.7 million, an increase of 711,400, or 1.1 percent, since July 1, 2007, but the growth was less than the increase of 856,900, or 1.4 percent, recorded during the previous year. Population growth slowed in all states in the region during 2008 compared with growth during the previous year. North Carolina recorded the region's largest gain in population, increasing by approximately 180,800, or 2 percent, followed by Georgia, with an increase of 162,400, or 1.7 percent. In Florida, the population increase of 128,800, or 0.7 percent, in 2008 was significantly less than the average annual increase of 309,400, or 1.8 percent, recorded during the previous 5 years.

Home sales in most areas of the region were down in 2008 compared with 2007 as the economy continued to slow and as lending standards tightened in response to increasing numbers of foreclosures. Despite cutbacks in production by home builders, soft market conditions remain in most local sales housing markets due to reduced demand for new and existing homes. The Florida Association of REALTORS® reported that during 2008, 124,200 existing single-family homes were sold in the state, a decrease of 4 percent from the number sold in 2007 but an improvement from the 30-percent decrease in existing home sales recorded in 2007 compared with the number sold in 2006. Sales decreases were reported for 13 of 20 reporting areas in Florida. In 2008, the median sales price for an existing single-family home in Florida was $187,800, a decrease of 20 percent from $234,300 in 2007. Sales of existing condominium units declined statewide from 41,900 in 2007 to 37,800 in 2008; the median price decreased by 20 percent to $164,400.

In Alabama, approximately 43,700 homes were sold statewide in 2008 compared with 57,100 homes sold in 2007, a decrease of 24 percent, according to the Alabama Center for Real Estate. Double-digit percentage sales declines were reported in all metropolitan areas in the state, led by the Birmingham-Hoover area, where the number of homes sold decreased by 5,025, or 29 percent, to 12,450. During the same period, the average inventory of unsold homes in the state increased by 4 percent to 43,000 and the average number of days a home was on the market increased by 12 to 135. The median price of an existing single-family home sold in Alabama in 2008 was $156,400, a decrease of 1 percent from $158,100 in 2007.

According to data from the North Carolina Association of REALTORS®, in 2008, 92,200 homes were sold in 20 reporting areas in the state, a decline of 33,150 homes, or 26 percent, from the number sold in 2007. Sales declined in 19 of the 20 areas, including the three largest metropolitan areas of North Carolina; the exception was coastal Brunswick, where sales increased. In Charlotte and Greensboro, the number of existing homes sold fell by 30 and 21 percent to 26,900 and 12,750, respectively. In Raleigh, sales of new and existing homes decreased by 33 percent, to 22,850. Statewide, the average price of homes sold declined by 4 percent, or $8,700 to $214,900. The average price declined in 15 of the 20 reporting areas. Raleigh was the only one of the three largest metropolitan areas to record an increase in sales price, at 1 percent to an average of $242,000. The average price of a home sold in Charlotte declined by 5 percent to $220,500; in Greensboro, the price declined by 4 percent to $171,400.

South Carolina REALTORS® reported that 46,900 homes were sold in the state in 2008, a decline of 14,850, or 24 percent, from the number sold in 2007. The number of units sold was down in all 15 reporting areas in the state, led by Charleston with a 31-percent decline. The median price of a home sold in the state in 2008 was $154,900, down 3 percent from the price in 2007. In Kentucky, in 2008, home sales also decreased. The volume of sales decreased in Louisville by 23 percent to 10,050 and in Lexington by 14 percent to 7,575 compared with the sales volume recorded in the two areas in 2007, according to the Greater Louisville Association of REALTORS® and the Lexington-Bluegrass Association of REALTORS®. Median prices also decreased in both areas, by 4 percent to $136,000 in Louisville and by 2 percent to $143,000 in Lexington. In Tennessee, the number of single-family and condominium homes sold during 2008 decreased in Knoxville, Memphis, and Nashville compared with the number sold during 2007. In Knoxville, single-family home sales decreased by 25 percent to 10,550 units; in Memphis, sales decreased by 18 percent to 12,200; and, in Nashville, sales decreased by 27 percent to 19,750. The number of condominium units sold in the three areas decreased by 34, 27, and 32 percent, respectively.

Reduced demand for new homes, resulting from moderating employment and population growth and rising inventories of unsold homes in the region in 2008, led to sharp cutbacks in single-family homebuilding, as measured by the number of building permits issued. During the past year, permits were issued for 163,100 homes in the region, a decrease of 128,000, or 44 percent, compared with the 291,100 permits issued during 2007. Declines in the number of single-family homes permitted in the region ranged from 36 percent in South Carolina to 53 percent in Georgia. The sharp decline in Georgia is primarily due to reduced activity in the Atlanta metropolitan area, where the number of single-family permits issued decreased by 59 percent to 12,750 in 2008. In contrast, an annual average of 56,950 single-family home permits were issued in the Atlanta metropolitan area during the high-growth period from 2003 through 2006.

Weakening economic conditions and increasing competition from single-family homes and condominium units being placed on the rental housing market led to apartment vacancy rate increases throughout most of the region. Of 19 market areas surveyed in the region by Reis, Inc., all but 3 recorded higher vacancy rates during the fourth quarter of 2008 compared with the fourth quarter of 2007. Vacancy rates decreased slightly in Lexington and Louisville, from 7.1 to 6.5 percent and from 7.2 to 7 percent, respectively, reflecting balanced markets. Asking rent increases during the past year of more than 3 percent in the two areas were also among the highest in the region. The apartment vacancy rate in Knoxville remained stable at 5.3 percent during the fourth quarter of 2008 compared with the same quarter of 2007; asking rents increased by almost 3 percent.

In South Carolina, Columbia and Charleston had some of the highest vacancy rates in the region and the largest vacancy rate increases of any state in the region during the past year. Columbia posted the highest vacancy rate, at 13.4 percent, among the 19 markets surveyed in the region. The 4.2-percentage-point vacancy rate increase between the fourth quarter of 2007 and the fourth quarter of 2008 was also the largest increase for the region. In Charleston, the vacancy rate increased by 3.3 percentage points, the second largest increase reported for the region, to 11 percent as of the fourth quarter of 2008. In both Columbia and Charleston, the soft rental housing markets resulted from large apartment inventory increases occurring at the same time the local economies were slowing. In Atlanta, the apartment vacancy rate increased to just above 10 percent during the fourth quarter of 2008, the highest rate recorded in that area since 2002. The 2-percentage-point increase for the area during the past year was a result of significant negative absorption of 3,175 units, most of which occurred during the fourth quarter of 2008.

Multifamily construction activity, as measured by the number of units permitted, declined significantly in the region during the past year. The decrease occurred primarily in reaction to rising vacancy rates and increasing rental inventories. During 2008, 66,550 multifamily units were permitted, a decrease of 26,150 units, or 28 percent, compared with the number of units permitted in 2007. Florida and Georgia accounted for 71 percent of the decline. More than three-fourths of the decrease in the number of multifamily units permitted in Georgia resulted from reduced levels of apartment and condominium construction in the Atlanta metropolitan area. The only state in the region that recorded an increase in multifamily construction activity during 2008 was Kentucky, where 3,625 units were permitted, an increase of 21 percent compared with the number of units permitted in 2007. The gain was due primarily to significantly increased activity in Lexington, which accounted for 1,425 of the units permitted in the state.

MIDWEST

Employment levels declined in the Midwest region during 2008, a trend that began in the second quarter. During the past year, nonfarm employment decreased by 155,600 jobs, or 0.6 percent, to an average of 24.2 million jobs, compared with a gain of 14,400 jobs, or 0.1 percent, in 2007. Employment declined in most sectors; the exceptions were the education and health services sector, which increased by 59,000 jobs, and the government sector, which increased by 3,900 jobs. Sectors that lost significant numbers of jobs in 2008 include manufacturing, construction, and trade, which declined by 103,900, 50,100, and 20,000 jobs, respectively. Employment in the durable goods manufacturing subsector was down by 82,000 jobs, accounting for 79 percent of the jobs lost in the manufacturing sector, and employment in the transportation equipment manufacturing industry in the region declined by 55,400 jobs, or 10 percent.

Although all six states in the region lost jobs in 2008, the magnitude of loss varied. Michigan recorded the steepest decline, with a net loss of 78,100 jobs, including the loss of 15,100 construction jobs and 38,500 manufacturing jobs. Ohio lost 22,400, Indiana lost 21,200, and Wisconsin lost 20,100 jobs; decreases in the manufacturing sector accounted for 77, 98, and 67 percent, respectively, of the total nonfarm job losses recorded for each state. In Illinois and Minnesota, job losses were moderate, at 7,800 and 5,900 jobs, respectively, representing declines of less than 1 percent in each state. As a result of job losses across the region, the unemployment rate increased in all six states. During 2008, the average unemployment rate in the region was 6.5 percent, up from 5.4 percent in 2007; average unemployment rates in the states ranged from 5 percent in Wisconsin to 8.4 percent in Michigan.

Sales markets for existing homes in the region have continued to soften, a trend that began in 2006. Continued economic slowing in the region and tighter lending standards have contributed to the softening markets. According to the NATIONAL ASSOCIATION OF REALTORS®, in the third quarter of 2008, the annual rate of existing home sales declined by 13 percent to 852,000 homes from the rate of sales recorded in the third quarter of 2007, resulting in the lowest annual rate recorded in the past 10 years. All six states in the region recorded declines in the rate of sales of existing homes. Exacerbating the slow existing home sales market in the region is the 3.4-percent home foreclosure rate as of the third quarter of 2008, compared with the national rate of nearly 3.0 percent, as reported by the Mortgage Bankers Association.

In Illinois, existing home sales declined in the fourth quarter of 2008 due to record low consumer confidence and mounting job losses. The Illinois Association of REALTORS® reported that 107,700 existing homes were sold in the state in 2008, down 23 percent from the 140,400 existing homes sold in 2007. The median sales price also declined, from $200,000 in 2007 to $184,500 in 2008. Approximately 64 percent of the existing homes sold in Illinois in 2008 were in the Chicago metropolitan area. An estimated 68,700 homes were sold in the Chicago metropolitan area at a median price of $240,000, reflecting a 26-percent decrease in the number of sales and a 6-percent decrease in the median price compared with the sales volume and median price recorded in the area in 2007.

In Michigan, existing home sales increased 1 percent in 2008, to 100,900, while the average price declined 16 percent, to $117,900, according to the Michigan Association of REALTORS®. The Ohio Association of REALTORS® reported that the number of existing homes sold in the state totaled 113,800 in 2008, 13 percent below the 130,100 homes sold a year earlier, and the average price of an existing home decreased 9 percent to $136,700. In the Cleveland, Columbus, and Cincinnati metropolitan areas, existing home sales were down 9, 13, and 16 percent, respectively, and the average price decreased between 5 and 15 percent, to $139,400, $164,400, and $162,300, respectively. In Wisconsin, sales slowed in both Madison and Milwaukee. In the eight-county Madison housing market area covered by the South Central Wisconsin Multiple Listing Service, existing home sales declined 24 percent to 9,050 and the average price declined 2 percent to $207,000. In Milwaukee, existing home sales declined 18 percent to 13,500. In Minnesota, the Minneapolis-St. Paul metropolitan area recorded a 3-percent decline in the number of existing homes sold in 2008 and a 22-percent decline in the median price to $167,000. In the Indianapolis metropolitan market area, sales of existing homes were down 14 percent to 25,450 and the median price was down 4 percent to $117,000.

In response to slower economic growth in the Midwest region and declining demand for new homes, single-family construction in the region, as measured by the number of building permits issued, continued to decrease during 2008. In 2008, a total of 67,900 single-family permits were issued in the region, 42 percent below the number of permits issued in 2007. All states in the Midwest posted declines in single-family construction activity, ranging from 37 percent in both Ohio and Wisconsin to 51 percent in Illinois. Declines in single-family construction activity in Illinois and Ohio accounted for 46 percent of the total regional decrease. In Wisconsin and Indiana, the number of single-family permits issued declined by 37 and 39 percent to 10,450 and 11,850, respectively. In Minnesota and Michigan, activity declined by 40 and 44 percent, to 8,275 and 8,925 permits issued, respectively.

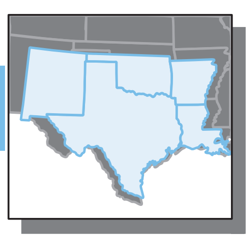
The volume of multifamily building activity in the Midwest region, as measured by the number of units permitted, also was down in 2008 despite rental markets that, in general, were balanced throughout the region. During the year, approximately 28,400 multifamily units were permitted, 31 percent below the 40,950 units permitted in 2007. Activity was down in Illinois, Michigan, Minnesota, and Ohio, with declines ranging from 30 to 46 percent. Multifamily activity was unchanged in

Indiana, at 4,700 units permitted, and up 8 percent in Wisconsin, to 5,100 units permitted. In Minneapolis-St. Paul, the soft condominium sales market put pressure on multifamily development, with 1,625 units permitted, down 32 percent from the number of units permitted in 2007. In Chicago, the number of multifamily units permitted in 2008 totaled 8,575, down 46 percent from the 15,850 multifamily units permitted in 2007 and 49 percent below the average number of units permitted during the 2005-through-2007 period. In 2008, an estimated 4,000 condominium and townhome units entered the downtown Chicago market; in 2009, an estimated 4,550 additional units are forecast to come on line.

Rental housing market conditions varied throughout the major metropolitan areas in the Midwest region in 2008. According to Reis, Inc., the apartment market in Minneapolis-St. Paul is tight, with an estimated vacancy rate of 4.2 percent for the fourth quarter of 2008, unchanged from the rate for the fourth quarter of 2007, although average contract rents increased approximately 3 percent to $959. In Indianapolis, the apartment vacancy rate declined from 8.3 to 7.6 percent and rents increased approximately 2 percent. In Milwaukee, the apartment market is also tight, with an estimated 4-percent vacancy rate, and rents increased 2 percent to $849.

In Michigan, the weak economy led to a slight increase in vacancy rates in the Detroit metropolitan area; Reis, Inc., reported that apartment vacancy rates increased from approximately 6.2 percent in the fourth quarter of 2007 to 6.5 percent in the fourth quarter of 2008; rents remained stable. The Chicago market experienced an increase in vacancies in the fourth quarter of 2008, likely the result of increased competition from condominium units entering the rental market, although the market remains balanced. As a result, the apartment vacancy rate increased to an estimated 5.3 percent in the fourth quarter of 2008. Concessions are becoming more common in the downtown Chicago submarket, generally consisting of 1 month's free rent. In Ohio, rental vacancies in Columbus increased from an average of 7.3 percent in the fourth quarter of 2007 to approximately 8 percent in the fourth quarter of 2008 and remained stable in Cleveland at approximately 5.5 percent. In Cincinnati, the vacancy rate decreased slightly, from 6.5 to 6 percent, and rents increased nearly 3 percent to $711.

SOUTHWEST



Economic expansion in the Southwest region, which began in 2004, continued in 2008 but at a slower pace compared with 2007. During the past year, average nonfarm employment increased by 283,000 jobs, or 1.8 percent, to 16.2 million jobs, following a growth of 2.6 percent in 2007. The professional and business services sector led job growth in the region with a gain of 64,000 jobs, or 3.4 percent. Of the states in the region, Texas led the growth in this sector with a gain of 5 percent. The education and health services sector gained 54,000 jobs, or 2.8 percent, regionwide; the growth in this sector was distributed throughout the states in the region. Employment in the leisure and hospitality sector increased by 46,000 jobs, or 3.1 percent, in the region, although the gain was concentrated in Texas, which added 38,000 jobs. The manufacturing sector recorded the largest loss among the employment sectors in the region, down 16,000 jobs, or 1.1 percent, with job losses in Arkansas, Louisiana, New Mexico, and Texas more than offsetting a small gain in Oklahoma. Despite a significant decrease in single-family homebuilding during the year, employment in the construction sector increased by 28,000 jobs in the region, up nearly 3 percent compared with the number of jobs recorded in 2007. The increase in construction jobs occurred in Texas, Louisiana, and Oklahoma, resulting from high levels of multifamily and commercial construction. With strong demand generated for area oil and gas products, the natural resources sector increased by 23,000 jobs, up nearly 7 percent from the number of jobs recorded in the sector a year ago.

Texas employers added 236,000 jobs, an increase of 2.3 percent, during 2008 and accounted for more than 80 percent of the total growth in nonfarm employment in the region. In 2008, Louisiana gained 24,000 jobs, or 1.3 percent, with total employment for the year exceeding pre-Hurricane Katrina job levels for the first time since the storm made landfall in August 2005. Led by strong growth in the natural resources and mining sector, employment in Oklahoma increased by 18,000 jobs, or 1.2 percent. Employment in New Mexico increased by 4,100 jobs, or less than 1 percent, with a gain of 4,000 jobs in the education and health services sector helping to offset losses in several other sectors. Employment in Arkansas remained stable in 2008 as job gains in the service-providing sectors offset losses in the goods-providing sectors.

The number of existing homes sold in Texas declined due to tighter lending standards, but sales housing markets throughout the state generally remained balanced due to a significant reduction in new home construction. During 2008, approximately 231,600 homes were sold in Texas, a decrease of 16 percent compared with the number sold during 2007 but well above the annual average of 218,000 homes sold from 2000 to 2005. Among the major markets in Texas, the number of homes sold declined by 15 to 23 percent. The average sales price of homes sold in Texas was unchanged during 2008, remaining at $191,700, the first time in more than 15 years that the average price did not increase. Slight increases in home prices in El Paso, Houston, and San Antonio offset declines elsewhere. According to data from the Real Estate Center at Texas A&M University, during 2008 the average price increased by about 3 percent in El Paso to $160,500, by about 1 percent in Houston to $205,700, and by about 1 percent in San Antonio to $182,000. In Fort Worth, the average price was flat for the year, remaining at $143,400. The largest declines in the state occurred in the Rio Grande Valley, where the average price fell in McAllen by more than 5 percent to $125,000 and in Brownsville by nearly 15 percent to $128,700. The average price dropped by more than 2 percent to $211,400 in Dallas and fell by 1 percent to $243,800 in Austin.

The number of existing homes sold also declined by double-digit percentages in markets elsewhere in the region. According to the Arkansas REALTORS® Association, during the 12 months ending November 2008, home sales were down 16 percent across the state to 24,600. Sales were down 19 percent in both Little Rock and Fayetteville to 8,100 and 5,200 homes, respectively. The average home price fell 5 percent to $148,000 for the state and to $163,000 for Little Rock. In Fayetteville, the average price decreased 3 percent to $188,000. According to the Oklahoma City Metropolitan Association of REALTORS®, during 2008, the number of homes sold in Oklahoma City was down 20 percent to 16,400, but the average price increased nearly 2 percent to $153,300. In Tulsa, home sales declined almost 12 percent to 12,000, according to the Greater Tulsa Association of REALTORS®, but the average price increased 1 percent to $147,100. The Greater Albuquerque Association of REALTORS® reported that, during 2008, the number of sales in Albuquerque was down 29 percent to 6,900 homes and the average price was down 6 percent to $230,000 compared with the average price recorded during 2007. Based on data from the Greater Baton Rouge Association of REALTORS®, during 2008, the number of homes sold in Baton Rouge decreased by 23 percent to 7,400 compared with the number sold during 2007, but the average price increased by 2 percent to $201,500. During 2008, the number of homes sold in New Orleans dropped 25 percent to 8,500, but the average price was unchanged at $207,000.

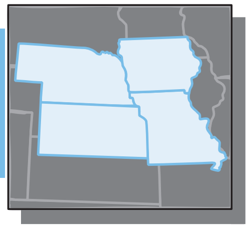
Single-family construction activity, as measured by the number of building permits issued, decreased significantly in the Southwest region during 2008 in response to declining demand and an increased inventory of unsold homes. During 2008, the total number of single-family homes permitted in the region was 107,900, a decline of 52,700 homes, or 33 percent, compared with the number of homes permitted during 2007. Declines in the number of permits issued ranged from 30 percent in Louisiana to 38 percent in New Mexico. Arkansas, Oklahoma, and Texas all recorded declines of about 33 percent.

Rental housing market conditions throughout most of the large metropolitan areas in Texas remained soft through 2008. According to ALN Systems, Inc., the apartment vacancy rate in Austin averaged 8.7 percent during 2008, up from 6.5 percent during 2007. During the same period, the average rent in Austin increased 6 percent to $860. In Dallas, the apartment vacancy rate remained unchanged during 2008, at 9.5 percent, but the average rent increased 4 percent to $813. The vacancy rate in Houston increased to 11.6 percent, up from 10.6 percent for 2007. The average rent in Houston during 2008 was $765, a gain of 5 percent. The rental housing market in Fort Worth is still very soft at 11.2 percent, unchanged from 2007. In San Antonio, the apartment vacancy rate increased to 10.2 percent from 9.4 percent, while the average rent was up 4 percent to $719. Corpus Christi reported the lowest vacancy rate in Texas, at 8 percent, with the average rent at $713 for the most recent 9 months for which data were available.

Rental housing market conditions were mixed in other large metropolitan areas throughout the Southwest region. The rental market in Albuquerque has become somewhat soft. According to Reis, Inc., the apartment vacancy rate in Albuquerque increased to 6.8 percent in 2008 from 4.5 percent in 2007, and the average rent increased by 3 percent to $771. Tight conditions in New Orleans have moderated significantly as the apartment rental vacancy rate increased to 7.2 percent during 2008 from 4.4 percent 2007, but the average rent remained relatively unchanged at $863. In Little Rock, for the fourth quarter of 2008, the apartment vacancy rate was 6.5 percent, down from 7.1 percent a year ago, but the average rent increased by 3 percent to $637. In Oklahoma City, for the fourth quarter of 2008, the apartment vacancy rate remained relatively unchanged at 8.6 percent, but average rents increased by 4 percent to $543. In Tulsa, the vacancy rate declined to 7.5 percent from 8.7 percent, but average rents were up by 5 percent to $583.

As a result of soft apartment markets in many large metropolitan areas, multifamily construction activity, as measured by the number of units permitted, decreased in the Southwest region during 2008 for the first year since 2004. The 57,400 units permitted in the Southwest region during 2008 reflected an 11-percent decrease compared with the number of units permitted during 2007. The number of units permitted was approximately the same as the number permitted annually in the Southwest from 2004 to 2006. Arkansas was the only state in the region to record an increase in the number of multifamily units permitted, up 26 percent, or 800 units, to 3,800 during 2008 compared with the unusually low levels of multifamily units permitted during 2006 and 2007, when 3,000 permits, on average, were issued each year. Texas recorded a decrease of 11 percent in the number of multifamily units permitted, down 6,100 units to 48,500. In the other states in the region, declines in the number of units permitted ranged from 13 percent in New Mexico to 29 percent each in Louisiana and Oklahoma. The declining construction levels in Oklahoma reflect builders' response to the soft rental housing markets that existed in 2007 in Oklahoma City and Tulsa.

Great Plains



The economy of the Great Plains region remained relatively stable in 2008. During the past year, nonfarm employment increased by only 0.1 percent, or 5,900 jobs, to nearly 6.7 million jobs, after increasing by 1.4 percent in both 2006 and 2007. Regional job gains were strongest in the government and the education and health services sectors, which increased by 9,900 and 6,600 jobs, respectively. Job losses were recorded in the manufacturing and information sectors, which lost 14,200 and 11,200 jobs, respectively. Between 2007 and 2008, employment expanded in three of the four states in the region. In Nebraska, nonfarm employment increased by 9,700 jobs, or 1 percent, led by growth in the professional and business services and education and health services sectors. In Iowa, employment rose by 6,100 jobs, or 0.4 percent; the education and health services and the government sectors accounted for 5,300 of the jobs added in the state. In Kansas, employers added 7,800 jobs, a gain of 0.6 percent; the professional and business services and government sectors accounted for 6,900 of the new jobs. The employment gains were partially offset by small declines in the information and financial activities sectors. In Missouri, nonfarm employment declined by 17,700 jobs, or 0.6 percent, with losses occurring primarily in the manufacturing sector, which lost 11,900 jobs, 6,100 of which were in the transportation equipment industries. In addition, the information sector lost 9,800 jobs in 2008, but the gain of 6,800 jobs in the education and health services sector and 3,200 jobs in the government sector helped offset some of the losses.

Reflecting the slower growth of the economy, the average unemployment rate for the Great Plains region increased from 4.3 percent in 2007 to 4.9 percent in 2008. From 2007 to 2008, the unemployment rate increased from 5.0 to 6.1 percent in Missouri, from 3.0 to 3.4 percent in Nebraska, from 3.0 to 4.0 percent in Iowa, and from 4.0 to 4.9 percent in Kansas. Despite the increases, the regional unemployment rate remains significantly lower than the national rate of 5.8 percent.

Despite the slowdown in the rate of growth in the regional economy, the population of the Great Plains region continued to increase at about the same level as it did in 2007 and 2006. According to the Census Bureau, as of July 1, 2008, the population of the region was estimated to be 13.5 million, up 91,100, or 0.7 percent, from the estimated population as of July 1, 2007. More than 80 percent of the population increase was attributed to net natural change (resident births minus resident deaths). Missouri continued to lead the region in population gain, growing by approximately 33,200, or 0.6 percent; 90 percent of that increase resulted from net natural change. As of the 12 months ending July 1, 2008, the populations of Kansas, Iowa, and Nebraska grew by 24,800, 19,200, and 14,000, respectively.

According to data from the NATIONAL ASSOCIATION OF REALTORS®, the decline in existing home sales in the Great Plains region that began in 2006 continued in 2008. During the third quarter of 2008 (the latest data available for states in the region), the annual rate of existing home sales totaled 259,600, down 12 percent from the annual rate reported during the same period a year ago. All four states in the region recorded a decline in the annual rate of existing home sales, ranging from 8 percent in Missouri to 20 percent in Nebraska.

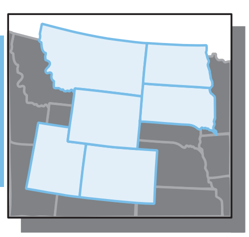
All metropolitan areas in the region recorded declines in home sales in 2008. According to data from local REALTORS® associations, in Kansas City total sales fell by more than 10 percent to 26,950. In Des Moines, the number of home sales declined by 32 percent, from 3,650 to 2,450. In both Wichita and Lincoln, home sales volume was down 16 percent to 10,050 and 13 percent to 3,200, respectively. In Omaha, the number of home sales declined from 530 to 450. Despite the declines in sales volume, median sales prices increased by 6 percent to $125,300 in Wichita, by 2 percent to $140,100 in Lincoln, and by 1 percent to $155,400 in Des Moines. Median prices declined by 6 percent to $152,000 in Kansas City, by 5 percent to $142,700 in St. Louis, and by 4 percent to $137,500 in Omaha. Foreclosures are putting downward pressure on median prices. According to AOL real estate, more than 60 percent of the homes listed for sale in Kansas City at the end of 2008 were foreclosures compared with less than 50 percent at the end of 2007. The average number of days a home for sale remains on the market currently exceeds 99 in Kansas City, Lincoln, and Omaha. In 2005, the average number of days on the market was less than 60.

Responding to slower sales, home builders in the Great Plains region continued a 4-year trend of reduced construction activity, as measured by the number of building permits issued. During 2008, all four states in the region recorded declines in the number of single-family permits issued compared with the number of permits issued in 2007. The number of single-family permits issued declined by 48 percent to 7,100 in Missouri and by 38 percent to 4,700 in Kansas. In Iowa and Nebraska, the number of single-family permits issued declined by 33 and 24 percent to 5,550 and 4,700 homes, respectively.

During 2008, multifamily housing construction in the region, as measured by the number of multifamily units permitted, totaled 11,300 units, a 5-percent decrease compared with the number of units permitted in 2007. During the past year, multifamily construction activity increased by 11 percent to 2,800 units in Kansas and by 10 percent to 1,700 units in Nebraska. Activity declined by 9 percent to 2,150 units in Iowa and by 14 percent to 4,700 units in Missouri. According to the McGraw-Hill Construction Pipeline database, most of the multifamily units permitted during 2008 were marketed as rental apartments, ranging from 65 percent in Nebraska to 90 percent in Missouri.

During 2008, rental housing market conditions in the larger metropolitan areas of the region were balanced; however, vacancy rates varied considerably. Conditions in Wichita improved from slightly soft at the end of 2007 to more balanced at the end of 2008. According to Reis, Inc., in Wichita, the rental vacancy rate declined from 8.4 percent in the fourth quarter of 2007 to 6.5 percent in the fourth quarter of 2008 and the average monthly rent increased by 4 percent to $494. In Des Moines, the apartment vacancy rate declined from 7.4 in the fourth quarter of 2007 to 5.5 percent in the fourth quarter of 2008 and the average monthly rent increased by 3 percent to $690. In Omaha, the apartment vacancy rate remained stable at 5.6 percent and the average monthly rent increased by 4 percent to $700. Vacancy rates increased from 6.7 to 7.6 percent in St. Louis and from 6.7 to 7.5 percent in Kansas City; however, conditions in both markets remained relatively balanced. This was the first year-to-year increase in vacancy rates in Kansas City since 2004. The higher vacancy rates in St. Louis and Kansas City resulted in moderate rent increases of 2 percent to $730 in St. Louis and 2 percent to $700 in Kansas City.

Rocky Mountain



The economy of the Rocky Mountain region continued its year-long slowdown in the fourth quarter of 2008. During 2008, nonfarm employment grew by 57,200 jobs, a 1.1-increase compared with the level of nonfarm employment recorded in 2007. In contrast, during 2007, employment grew by 136,400 jobs, a gain of 2.8 percent. The most significant employment gain in 2008 occurred in Colorado, where employment grew by 26,800 jobs, or 1.2 percent, primarily in the government and the education and health services sectors. Growth in education and health services employment was particularly strong in Denver and Fort Collins, where a total of 6,000 jobs were added in the sector. Employment in the state and local government subsectors was strong in Colorado Springs, Grand Junction, and Greeley, where the government sector increased by a total of 1,600 jobs.

Although employment in Utah increased by 8,300 jobs, or 0.4 percent, during the fourth quarter of 2008, it decelerated dramatically from the robust 4.4-percent growth rate recorded during the same period a year ago. In Utah, the large decline in residential construction and slow growth across all industries compared with the level of growth a year ago contributed to the relatively weak performance. Growth in Wyoming's energy-related industries during the fourth quarter of 2008 helped maintain the state as the fastest growing job market in the nation, with a 2.9-percent rate of growth, or a gain of 8,300 new jobs. During the same period, South Dakota, North Dakota, and Montana added 5,500, 4,600, and 3,800 jobs, respectively. The steady 1-percent-plus growth rate in these states was supported by relatively stable sales housing markets that have resulted in less volatility in the construction sector in the three states than in some other states in the region. Slower employment growth caused the average unemployment rate in the region to increase to 4.2 percent in 2008 from the 3.3-percent average rate posted in 2007. Unemployment rates ranged from 3.0 percent in South Dakota to 5.1 percent in Colorado, but all were well below the national average of 5.6 percent.

Despite the slower economy, the population of the Rocky Mountain region grew significantly in 2008. According to the Census Bureau, as of July 1, 2008, the population was estimated to be 10.6 million; this figure represents a 1.9-percent increase compared with the population estimate as of July 1, 2007. The annual rate of population growth in the region has remained approximately the same as that recorded during the previous 2 years. From July 1, 2007, through July 1, 2008, Utah ranked as the fastest growing state in the nation, with a 2.5-percent population growth rate. During the same period, Colorado and Wyoming ranked fifth and seventh, with 2- and 1.8-percent population growth rates, respectively. Montana and South Dakota recorded population gains of a little more than 1 percent, and North Dakota posted a population growth rate of 0.6 percent. Net in-migration accounted for 45 percent of the regional population increase of 196,500. Together, Colorado and Utah accounted for 84 percent of the total regional gain in net in-migration during the past year.

Slower economic growth and tighter lending standards in the region contributed to weakness in the single-family home sales market during the third quarter of

2008 (the most recent data available). According to the NATIONAL ASSOCIATION OF REALTORS®, for the third quarter of 2008, the annualized average rate of existing home sales was down 13 percent from the average rate recorded for the third quarter of 2007. During the 12-month period ending September 2008, home sales were down in all states in the region. The greatest rates of decline occurred in Utah and Wyoming, which recorded decreases of more than 40 and 25 percent, respectively, following relatively high levels of sales activity in the previous 12 months. Home sales were down by 15 percent in Montana and were off by 10 percent each in Colorado and North Dakota. In contrast, the number of homes sold in South Dakota declined by a modest 3 percent.

During the fourth quarter of 2008, soft home sales market conditions in major metropolitan areas of Utah continued a 2-year downward trend. According to NewReach, Inc., in 2008, the number of existing single-family homes sold in the Salt Lake City, Ogden-Clearfield, and Provo-Orem metropolitan areas was down by approximately 20 percent compared with the number sold in 2007. At the same time, average home sales prices for these areas were down by 3, 4, and 7 percent, respectively, to $276,100, $208,400, and $266,700. In 2008, the average inventory of unsold single-family homes grew by approximately 24 percent to 9,200 units in the Ogden-Clearfield area and 13,700 units in the Salt Lake City area; in the Provo-Orem area, the inventory grew by 6 percent to 4,100 units.

Markets in Colorado also recorded declines in sales of existing single-family homes. In Boulder, the number of homes sold in 2008 declined by 15 percent from the number sold in 2007, and the average sales price was down 4 percent to $426,100. Boulder ranks as the most expensive metropolitan area for housing in Colorado and in the region. In Denver, the average price of an existing single-family home declined by 13 percent to $270,300, and sales were off by 2 percent. In Colorado Springs, the average price of an existing home declined by 7 percent from the price recorded a year ago to $227,500, while the number of sales declined by 13 percent. Active listings of existing homes for sale in Colorado Springs, Boulder, and Denver were down 7, 8, and 20 percent, respectively, from a year ago. Inventories in these markets have subsided because of significant reductions in homebuilding and an increased number of sellers keeping homes off the market until prices have stabilized.

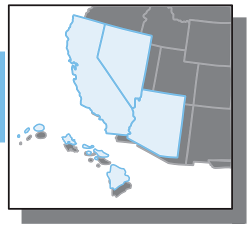
As tight lending standards and slower home sales persisted in 2008, single-family construction throughout the region continued to decline despite population growth. The level of single-family construction activity, as measured by the number of building permits issued, fell by 20,200 to a total of 22,900 homes in 2008; this figure represents a 47-percent decrease compared with the number of permits issued in 2007 and a 58-percent decrease from the number issued in 2006. During 2008, the number of single-family homes permitted declined in all states in the region and fell significantly in Colorado and Utah. Builders in both states curtailed production as sales of new homes continued to slow. The number of single-family building permits issued in Utah declined by 58 percent to 6,200 units and accounted for 43 percent of the regional decline in single-family construction. The decline in Utah followed a relatively high level of construction in 2007, which was accompanied by double-digit increases in home prices and eventually resulted in a slower pace of sales. In Colorado, the number of single-family permits declined by 46 percent to 9,800 units, representing 42 percent of the regional decline. Homebuilding was off by 38 percent in Montana and declined by 31 percent in Wyoming. North Dakota and South Dakota recorded the smallest decreases in the number of single-family permits issued, at 17 and 29 percent, respectively.

Rental housing markets are generally balanced but vacancy rates have trended upwards throughout much of the Rocky Mountain region in the fourth quarter of 2008. In the Salt Lake City area, where conditions are balanced to tight, the apartment vacancy rate in the fourth quarter of 2008 increased by 0.6 percentage point to 4.9 percent from the rate recorded in the fourth quarter of 2007, according to Reis, Inc., and the average rent increased by 4 percent to $752. According to *Apartment Insights*, published by Apartment Appraisers & Consultants, the apartment vacancy rate in Fort Collins, Colorado, increased by nearly 0.5 percentage point to 4.3 percent in the fourth quarter of 2008. Despite the increase, conditions remained tight. The apartment vacancy rate in Colorado Springs was 10.2 percent, up from 9.4 percent a year ago. The rental housing market in Colorado Springs has remained soft for nearly 6 years due to ongoing troop deployments from Fort Carson Army Base and business closures that have slowed employment growth. The vacancy rate in the Denver metropolitan area, where conditions have softened but remain nearly balanced, increased to 7 percent, up 1.0 percentage point from the rate recorded a year ago. With approximately 4,000 units currently under construction and expected to come on line in 2009, the Denver rental housing market is likely to continue to soften. In contrast, an Appraisal Services, Inc., survey for the Fargo-Morehead, North Dakota metropolitan area indicated the rental vacancy rate was 5.5-percent for the fourth quarter of 2008, down from 6.6 percent for the same quarter a year ago.

The level of multifamily construction activity, as measured by the number of units permitted, totaled 13,200 units in the Rocky Mountain region in 2008, down 16 percent, or 2,400 units, compared with the number of units permitted in 2007. The decline was primarily attributed to declining activity in Colorado and Montana, where the number of multifamily units permitted decreased by 1,350 and 570 units, respectively.

The decrease in multifamily building activity in these states was mostly attributed to a decline in condominium construction caused by the soft sales housing market. Approximately 50 percent of the multifamily units permitted in the region in 2008 were apartments compared with 40 percent in 2007.

PACIFIC



The economy of the Pacific region slowed during 2008. Nonfarm employment declined slightly by 115,300 jobs, or 0.6 percent, to an average of 19.6 million jobs in 2008, ending a 6-year expansion. In comparison, nonfarm employment increased by 153,200 jobs, or 0.8 percent, in 2007. Employment in the service-providing sectors rose by 43,800 jobs, or 0.3 percent, during 2008. The government and the education and health services sectors added 53,400 and 67,500 jobs, respectively. Because of continued weakness in the housing market, employment in the construction and financial activities sectors decreased by 128,000 and 43,900 jobs, respectively.

California employers decreased payrolls by 64,900 jobs, or 0.4 percent, during 2008 compared with the addition of 102,900 jobs in 2007. The gain of 45,100 jobs in the service-providing sectors was offset by the loss of 110,800 jobs in the construction and manufacturing sectors. Employment in the San Francisco Bay Area was nearly unchanged, with 4,600 job losses, a 0.1-percent decrease, recorded during 2008. In Southern California, employment declined by 82,000 jobs, a loss of nearly 1 percent. The Arizona and Nevada economies have slowed dramatically in the past year. During 2008, nonfarm employment in Arizona declined by 41,900 jobs, or 1.6 percent, reversing the gain of 31,500 jobs in 2007. In the past year, employment grew in the education and health services and government sectors, each of which increased by nearly 11,000 jobs. The weakness in the construction sector, which lost 32,700 jobs, due to the soft sales market, has spread to almost all other sectors. In Nevada, nonfarm employment decreased by 8,900 jobs, or 0.7 percent, in 2008 compared with the 12,300 jobs added in the previous year. In Hawaii, employers added 300 jobs during 2008, down from the 6,500 jobs added in 2007. As a result of the slower economy, the average unemployment rate in the Pacific region rose from 5.1 percent in 2007 to 6.8 percent in 2008. Unemployment rates increased in every state in the region, ranging from a low of 4 percent in Hawaii to a high of 7.2 percent in California.

The Census Bureau estimated the population of the Pacific region at 47.1 million as of July 1, 2008, a gain of 583,000, or 1.3 percent, compared with the estimate of July 1, 2007. Approximately 72 percent of the regional population increase resulted from net natural change (resident births minus resident deaths). Growth in Arizona, where the population rose 2.3 percent, ranked the state second in growth rate in the nation, and growth in Nevada, where the population increased 1.8 percent, ranked the state eighth. As a result of employment losses, net migration into both states slowed compared with the rate posted during the July 2006-to-2007 period. During 2008, the populations of California and Hawaii increased by 1.0 and 0.8 percent, respectively. California accounted for 65 percent of the regional population gain this past year compared with an average of 52 percent during the previous 5 years.

Home prices declined substantially in most of the Pacific region in 2008, although sales volumes increased in some major markets because of much more affordable price levels. According to the California Association of REALTORS®, in 2008, the number of existing homes sold in the state rose 27 percent to 439,600. Buyers were attracted by more affordable homes prices; the median price declined to $292,600 during the fourth quarter of 2008 compared with nearly $500,000 during the same quarter a year earlier. During the fourth quarter of 2008, foreclosed homes accounted for approximately 55 percent of existing home sales, up from 20 percent a year earlier, while the median number of days required to sell an existing home fell from 62 to 45. In Honolulu, the number of existing home sales totaled 6,700 in 2008, reaching the lowest level recorded since 1999 and declining 27 percent from the number of sales posted in 2007. In the fourth quarter of 2008, median prices for existing single-family and condominium homes were $615,300 and $315,400, respectively, which is relatively stable compared with median prices recorded during the same quarter a year earlier.

In Las Vegas, sales of new homes declined 47 percent to 10,500 homes in 2008 compared with the sales volume posted in 2007; the current level of sales was the lowest since 1988, according to the *Las Vegas Housing Market Letter*. In contrast, the number of existing homes sold rose from 24,900 in 2007 to 30,500 in the past year, a 23-percent gain. In the fourth quarter of 2008, the median price of an existing home was $172,300, down 32 percent from the median price recorded in the fourth quarter of 2007. The inventory of unsold existing homes has remained high, at more than 28,000 homes throughout most of the year. Approximately three-fourths of the existing homes sold during the fourth quarter of 2008 were foreclosures. In Phoenix, sales of new homes also declined to 20,550 homes sold in 2008 from 38,300 sold in the previous year, according to the *Phoenix Housing Market Letter*. The 58,600 existing homes sold in Phoenix in 2008 represented a slight increase from the number sold in 2007. During the fourth quarter of

2008, the median price of an existing home in Phoenix fell to $155,700, a decline of 33 percent from the median price recorded during the same quarter a year earlier. The decline partly reflects the high proportion of bank-owned homes, which accounted for more than 50 percent of the existing homes sold in the fourth quarter of 2008, and a very high inventory of more than 55,000 unsold homes.

Homebuilding activity in the Pacific region, as measured by the number of building permits issued, fell by 65,000 homes in 2008 to 59,000, a 52-percent decline compared with the number of permits issued in the previous year. Builders in all the metropolitan areas in the region cut production in response to slow new home sales, high inventories of unsold existing homes, and falling prices. In both California and Arizona, home construction activity declined by 52 percent, to 31,900 and 17,700 homes, respectively. In Nevada, the number of permits issued was down by 57 percent, to 7,100 homes in 2008. In Hawaii, home construction fell 47 percent to 2,400 homes during 2008. The Phoenix, Riverside-San Bernardino, and Las Vegas metropolitan areas accounted for more than one-half of the regional decline in homebuilding during the year.

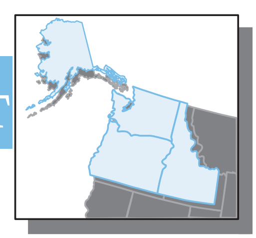
Rental housing market conditions in most major markets in the Pacific region in general remained balanced to tight in the fourth quarter of 2008. The San Francisco Bay Area rental market remained tight due to demand for rental housing resulting from employment and household growth, relatively high home prices, and limited rental construction activity. According to Reis, Inc., in the fourth quarter of 2008, the San Francisco submarket tightened as the apartment rental vacancy declined to 3.6 percent currently from 3.9 percent a year ago. The vacancy rate in the Oakland submarket increased to 4.7 percent in 2008 from 4.3 percent in 2007. Tight conditions in the San Jose submarket became more balanced as the rental vacancy rate increased to 4.3 percent from 3.5 percent a year ago. Increases in asking rents ranged from 3 percent in San Jose to nearly 4 percent in San Francisco. In the fourth quarter of 2008, average asking rents in the Oakland, San Jose, and San Francisco submarkets were $1,387, $1,590, and $1,934, respectively. In Sacramento, the apartment market remained balanced, with a vacancy rate of 5.7 percent in the fourth quarter of 2008, up from 5.3 percent in the fourth quarter of 2007. The average rent increased by more than 2 percent to $940 during the same period.

Rental market conditions in Southern California in general remained balanced during 2008, although rental vacancy rates rose in most major markets, primarily due to the increased conversion of single-family detached homes and condominiums into rental housing units. In Los Angeles County alone, an estimated 12,000 single-family detached homes and condominiums were converted into rental units during 2008. In Los Angeles, Orange, and Ventura Counties, rental vacancy rates increased in each county to 5 percent in the fourth quarter of 2008 from 4.5 percent in the fourth quarter of 2007. Riverside and San Bernardino Counties recorded 0.5-percentage-point increases to 8.5 and 7 percent, respectively. The rental vacancy rate in San Diego County remained unchanged at 5 percent. According to the Consumer Price Index for Southern California, the average rent increased by nearly 4 percent during 2008, significantly less than the 6-percent rent increase recorded during 2007.

In both Las Vegas and Phoenix, rental housing market conditions softened throughout 2008 as a result of reduced demand and the increased number of single-family and condominium homes available for rent. In Las Vegas, where rental conditions are balanced, the apartment vacancy rate increased 1.6 percentage points in the past year to 7.7 percent in the fourth quarter of 2008, according to Reis, Inc. During 2008, the average asking rent rose more than 1 percent to $864 in the fourth quarter. The rental market in Phoenix is currently soft. The apartment vacancy rate increased from an average of 8 percent in the fourth quarter of 2007 to nearly 11 percent in the fourth quarter of 2008, according to a Reis, Inc., survey. The average asking rent rose less than 1 percent to $777 in the current quarter compared with the average rent recorded in the same quarter a year ago; this figure is well below the 3-percent increase registered between the fourth quarters of 2006 and 2007. The overall rental vacancy rate in Honolulu averaged approximately 5 percent in both 2007 and 2008, reflecting relatively balanced conditions.

Multifamily building activity in the region, as measured by the number of units permitted, declined 30 percent to 44,950 units in 2008, the lowest level recorded since 1996. California accounted for most of the decline, down 28 percent to 28,800 units. In Arizona and Nevada, multifamily construction fell by 33 and 36 percent, respectively, to approximately 7,100 units permitted in each state. In Hawaii, the number of multifamily units permitted declined by just 14 percent to 1,950 units. More than two-thirds of the drop in regional multifamily construction activity levels occurred in the Los Angeles, Phoenix, and Las Vegas metropolitan areas, primarily due to reduced production of condominium homes in response to slower sales.

NORTHWEST



Employment growth continued to slow in the Northwest region during 2008, continuing a trend that began in 2006. During the past year, nonfarm employment grew by 17,200 jobs, or 0.3 percent, to an average of 5.7 million jobs compared with the average number of jobs recorded during 2007. The increase in regional jobs amounted to less than one-third of the 61,200 jobs added in 2007. In 2008, Washington and Alaska recorded employment growth of 0.8 and 0.7 percent, or 24,600 and 2,300 new jobs, respectively. In Oregon and Idaho, nonfarm employment declined by 3,800 and 6,000 jobs, respectively. In 2008, nonfarm employment in Oregon and Idaho averaged 1.7 million and 650,000, down 0.2 and 0.9 percent, respectively, from the number of jobs in 2007.

Regional job gains posted during 2008 were led by growth in the government, education and health services, and leisure and hospitality sectors, which added 21,300, 19,500, and 9,400 jobs, respectively. Declines occurred in the construction, manufacturing, and financial activities sectors, which lost 20,800, 12,600, and 5,900 jobs, respectively. Job losses in the construction and financial activities sectors were caused primarily by the soft conditions in the home sales market. The decline in employment in the manufacturing sector was due largely to the loss of 9,200 jobs in Oregon related to the wood products and electronics industries. In addition, Idaho lost 4,400 manufacturing jobs, mainly in the semiconductor industry. In Washington, employment in the manufacturing sector increased by 1,100 jobs, led by hiring at The Boeing Company. The aerospace manufacturer, however, announced that it will eliminate 10,000 jobs in 2009, with most job losses occurring in Washington, because of the worldwide contraction in the airline industry. The regional unemployment rate increased from an average of 4.6 percent in 2007 to 5.7 percent during 2008. The average unemployment rate, which increased in every state in the region, was 4.2 percent in Idaho, 5.5 percent in Washington, 6.3 percent in Oregon, and 6.8 percent in Alaska.

The slower pace of job growth and tighter lending standards have resulted in the second year of soft home sales market conditions with widespread sales price declines throughout the Northwest region. In Washington, according to Northwest Multiple Listing Service data, the Puget Sound metropolitan areas of Seattle, Tacoma, Bremerton, and Olympia recorded, for new and existing single-family homes, an average sales price decline of 8 percent to $422,000 and a drop of 32 percent in sales to 42,600 units in 2008 compared with home sales in 2007. The largest rate of decline in average price occurred in the Bremerton area, where the price was down 11 percent to $329,800 and where sales were off by 22 percent. In the Seattle metropolitan area, the number of homes sold was down 34 percent, to 26,900 units, and the average price declined by 6 percent to $491,200. In the Olympia and Tacoma metropolitan areas, average prices declined by 3 and 8 percent, respectively, to $291,800 and $301,000. Sales activity declined by 24 percent in the Olympia area and by 30 percent in the Tacoma area.

Markets in other states in the region also experienced declines in sales of new and existing single-family homes. During 2008, according to data from the local multiple listing services, the number of new and existing single-family homes sold in the 11 largest markets in Oregon totaled 39,800, a 30-percent decline compared with the number sold during 2007 and the average price decreased by 5 percent to $295,200. In the Portland-Vancouver-Beaverton, Oregon-Washington metropolitan area, sales of new and existing homes totaled 23,600, down 32 percent, and the average price decreased 5 percent to $295,200. Average prices were typically down by approximately 10 percent or less in the rest of the major markets in Oregon. Douglas County, Oregon, recorded the largest decline in average price in 2008, down 11 percent to $189,000 compared with the average price of $212,900 recorded during 2007. In Idaho, sales of new and existing homes in 19 counties declined to 9,000 units during 2008 from 12,700 homes sold during 2007, and the average price decreased 9 percent to $200,300. In the Boise metropolitan area, according to Intermountain Multiple Listing Service data, sales of new and existing homes totaled 7,000 units, a 29-percent decline compared with total sales recorded in 2007, and the average price decreased by 10 percent to $211,100. In Anchorage, according to Alaska Multiple Listing Service, Inc., data, the number of new and existing homes sold during 2008 totaled 2,500 units, a 10-percent decline compared with the number sold during 2007. During the past year, the average home price in Anchorage, at $323,800, was down 7 percent compared with the average price recorded in 2007.

Home construction activity, as measured by the number of single-family building permits issued, declined by 44 percent in the Northwest region in 2008 compared with 2007 activity. The decline occurred in response to the reduced volume of home sales. During the past year, the number of single-family building permits issued in the region totaled 31,600, representing 24,400 fewer homes than the number of permits issued during 2007. In Washington, the number of single-family permits issued declined by 11,800 to 11,000 homes, a 41-percent decrease compared with the number of permits issued in 2007. In Oregon and Idaho, the number of single-family permits issued decreased by approximately 8,000 to 7,900 and by 4,300 to 6,300, respectively. In Alaska, single-family permits issued totaled 650, down 400 from the number issued in 2007.

Multifamily construction activity, as measured by the number of units permitted, slowed in the Northwest region during 2008 due to the slower economic conditions and reduced financing options for multifamily developers. During the past year, the number of units permitted in the region totaled 16,300 units, down 9,500 units, or 37 percent, compared with the number permitted during 2007. In Washington, the number of multifamily units permitted declined by 6,000 to 8,900 units, and in Oregon, the number of units permitted totaled 4,000, a decline of 1,400 units. Multifamily construction activity in Idaho declined by 1,600 units to a total of 670 units. In Alaska, activity totaled 250 units, down 540 units from the number permitted in 2007.

Tight rental housing market conditions that existed in much of the Northwest a year ago became mostly balanced as of December 2008. Slower employment growth and the increasing conversion of sales units to rentals contributed to the easing of the previously tight conditions in most market areas. According to a survey by the O'Connor Consulting Group, LLC, the apartment rental vacancy rate in the Seattle metropolitan area was 5 percent as of December 2008, up 1.5 percentage points from the 3.5-percent rate recorded a year ago. The Tacoma metropolitan area apartment rental vacancy rate increased 2.5 percentage points to 5.7 percent. According to Reis, Inc., average apartment rents in the Seattle and Tacoma metropolitan areas increased 5 and 6 percent to $1,062 and $767, respectively.

In the Portland-Vancouver-Beaverton metropolitan area, rental housing market conditions were balanced as of December 2008, with an apartment vacancy rate of 5 percent, up from 4.2 percent in December 2007. The average rent increased 3 percent to $825. In the Oregon metropolitan areas of Salem and Eugene-Springfield, the markets remained tight, each with apartment vacancy rates of approximately 3.5 percent, and the average rent increased by 4 percent in each area. Despite a slower economy, the markets in the Salem and Eugene-Springfield metropolitan areas remained tight because of limited new apartment construction. During the fourth quarter of 2008, rental housing market conditions were soft in the Boise metropolitan area. According to RealFacts data, job losses and new units entering the market caused the apartment vacancy rate to reach 9 percent, up from 6 percent during the same quarter a year ago. The average rent in the Boise area was $740, essentially unchanged compared with the average rent recorded for the fourth quarter of 2007.

Housing Market Profiles

Beaumont-Port Arthur, Texas

The Beaumont-Port Arthur metropolitan area, located along the Gulf of Mexico in southeastern Texas, approximately 90 miles east of Houston, consists of Jefferson, Hardin, and Orange Counties. As of December 1, 2008, the population of the metropolitan area is estimated at 379,000, an increase of 0.5 percent compared with the December 2007 estimate. Out-migration of an estimated 7,000 residents because of Hurricanes Rita in 2005 and Ike in 2008 has resulted in minimal population growth in recent years.

Economic growth in the metropolitan area has slowed compared with the level of growth in recent years. During the 12 months ending November 2008, total nonfarm employment increased by 700 jobs to 165,000, a 0.4-percent gain compared with a 2.6-percent gain for the 12 months ending November 2007. Hiring during the recent 12 months was led by gains in the education and health services sector, which added 500 jobs, an increase of 2.3 percent. New jobs created in the sector resulted partially from hiring at Memorial Hermann Baptist Hospital, which is currently expanding. On completion in the spring of 2009, the $51 million expansion is expected to create 100 total jobs. The natural resources and mining sector, which includes Entergy Texas, Inc., the leading employer in the area, with 13,475 employees, increased by 200 jobs, a gain of 1.1 percent. Current gains in the sector reflect the ongoing expansion in the oil and gas industries. Total Petrochemicals USA, Inc., is currently in the process of upgrading its facility in Port Arthur, an investment of $2.2 billion with an expected completion date of 2011. Valero Energy Corporation is also expected to upgrade facilities in the area with a $2.4 billion investment slated for completion in the fall of 2010. Hurricane Ike caused a spike in unemployment during October 2008, resulting in an unemployment rate of 6.4 percent for the 12 months ending November 2008, an increase of 1.1 percentage points compared with the unemployment rate for the previous 12-month period.

The sales housing market for existing single-family homes in the metropolitan area is soft as a result of tightening credit standards and the current economic slowdown. According to the Real Estate Center at Texas A&M University, during the 12 months ending November 2008, sales of existing homes in Beaumont totaled 2,100 units, a decrease of 16 percent compared with the number sold during the comparable period ending November 2007. In Port Arthur, sales totaled 920 units, a decrease of 12 percent compared with the number sold the previous year. Although the number of sales declined, the average sales price in Beaumont increased to $148,800 for the 12 months ending November 2008, up nearly 2 percent compared with the average price for the previous period. In Port Arthur the average price was up almost 5 percent to $130,100.

For the 12-month period ending November 2008, single-family construction activity, as measured by the number of building permits issued, totaled 430 homes, a decrease of nearly 28 percent compared with the number of permits issued for the previous 12 months. Construction activity during the past 24 months has been well below the record level average of 530 permits issued annually from 2003 through 2006. Home builders have reduced construction in response to declining sales and the increased inventory of unsold homes. Despite the decline in single-family construction, employment in the construction sector has remained stable because of repairs following Hurricane Ike, which impacted the area in September 2008. According to the Federal Emergency Management Agency (FEMA), as of November 1, 2008, an estimated 1,250 owner-occupied units, or 1 percent of owner-occupied units, were severely damaged.

The metropolitan area rental market is currently soft, with an estimated overall vacancy rate of 10 percent. According to AXIOMETRICS INC., as of the fourth quarter of 2008, effective apartment rents in the metropolitan area averaged $784, an increase of 7 percent compared with the average rent for the fourth quarter of 2007. Both Beaumont and Port Arthur have substantial numbers of low-income housing tax credit (LIHTC) projects. The Texas Department of Housing and Community Affairs reported 2,500 LIHTC units have been awarded in the metropolitan area since 2000, which represents approximately 65 percent of all multifamily units permitted.

Apartment construction, as measured by the number of multifamily units permitted, decreased by 7 percent to 960 units during the 12 months ending November 2008 compared with the number permitted during the previous 12 months. Apartment construction activity has increased as a result of rebuilding following Hurricane Rita in September 2005 and has been well above the average of 280 units permitted annually from 2000 to 2006. According to FEMA, approximately 250 rental units, less than 1 percent of the rental stock, were severely damaged by Hurricane Ike in September 2008, with more than 25 percent of all renter-occupied units receiving at least minor damage. Rental market conditions are expected to tighten through 2009 as expansions continue in the oil and gas industries. At least one rental development is nearing completion in Beaumont. The 160-unit Beaumont Trace apartments will offer one-, two-, and three-bedroom units, with rents ranging from $850 to $1,550, when completed around April 1, 2009.

Houston-Sugar Land-Baytown, Texas

The Houston-Sugar Land-Baytown metropolitan area, which encompasses 10 counties in the Gulf Coast region of southeastern Texas, is the sixth largest metropolitan area in the United States. Among areas with at least 1 million residents, it is the eighth fastest growing metropolitan area in the nation. As of December 1, 2008, the population of the metropolitan area is estimated at 5.8 million, which represents an average annual increase of 125,000, or 2.4 percent, since the 2000 Census. Harris County, with the primary city of Houston, is home to approximately 70 percent of the population of the metropolitan area. On the economic front, the Gulf Coast resort area of Galveston generated approximately $700 million a year from tourists before Hurricane Ike devastated the city in the fall of 2008.

On September 13, Hurricane Ike made initial landfall in Texas at Galveston before making final landfall near Baytown. The most significant damage occurred along the coast in Galveston, Harris, and Chambers Counties. According to the National Climatic Data Center, the hurricane left nearly $14 billion in damage to the Greater Houston area. According to Federal Emergency Management Agency estimates, approximately 3,300 owner-occupied and 1,425 renter-occupied dwellings were severely damaged by the storm. These figures represent an estimated 0.2 percent of the current owner- and renter-occupied housing stock in the metropolitan area.

Nonfarm employment gains began to slow in the metropolitan area during the 12 months ending November 2008, after 4 years of increasing rates of employment growth. Total nonfarm employment increased by 67,300 jobs, or 2.6 percent, during the 12 months ending November 2008, following a gain of 4.3 percent during the previous 12 months. Although employment growth has slowed in recent months, it has remained widespread with no sectors losing jobs during the recent 12 months. The professional and business services sector led job gains during this period, with an increase of 12,800 jobs, or 3.4 percent. Administaff, Inc., the second leading employer in the area behind Wal-Mart Stores, Inc. (with 29,400 employees), employs 22,475 people and grew by 8 percent during 2007. Houston-Sugar Land-Baytown ranks third among metropolitan statistical areas in the number of Fortune 500 company headquarters, behind only New York City and Chicago. Several major energy sector companies are headquartered or have significant operations in the area, including CITGO Petroleum Corporation, ConocoPhillips Company, Halliburton Energy Services, and Shell Oil Company. The fastest growing sector during the 12 months ending November 2008 was natural resources and mining, which gained 5,400 jobs, or 6.4 percent, and accounts for more than one-fourth of the area's $416.6 billion gross area product.

Home sales market conditions in the Houston-Sugar Land-Baytown metropolitan area are currently balanced but softening. Smaller job gains and tighter lending standards have combined to reduce the demand for single-family homes. According to the Real Estate Center at Texas A&M University, during the 12 months ending November 2008, 72,800 homes were sold, representing a 10-percent decline from the 80,700 homes sold during the previous 12-month period. Unsold inventory levels increased from 6 to 6.5 months during this same period. Despite the softening sales market, the average home sales price has continued to increase in the metropolitan area. The average price of a home sold increased 2 percent to $205,500 during the 12 months ending November 2008, slightly less than the 4-percent increase during the previous 12-month period.

Single-family home construction activity, as measured by the number of single-family building permits issued, declined dramatically during the past 2 years, following strong growth throughout most of the decade as builders have responded to declining sales. After reaching a peak of 55,700 homes permitted in the 12 months ending September 2006, single-family home construction activity has steadily declined. During the 12 months ending November 2008, 28,900 permits for single-family homes were issued, a decline of approximately 30 percent compared with the number of permits issued during the previous 12 months.

Despite the slowdown in single-family homebuilding activity, several new subdivisions are currently under construction or in development. One of the fastest growing areas continues to be Cinco Ranch, a master-planned community of 7,600 acres in the Greater Katy area, approximately 40 miles west of Houston. Cinco Ranch ranked as the top-selling master-planned community in the Houston area for both closings and starts during the 12 months ending March 2008. The community features a wide variety of retail, single-family, and multifamily developments and a 76-acre recreation center. Sales prices begin at $160,000 for a three-bedroom, 1,500-square-foot home. The average sales price in the community was $312,500 during the 12 months ending March 2008.

The rental housing market in the metropolitan area is currently soft. Production of new units peaked at 21,500 in late 2007 as economic growth began to slow. In-migration to the area also slowed compared with the very high levels of in-migration recorded in 2005 and 2006 as evacuees from Hurricane Katrina relocated to the area, which has reduced the demand for new rental units. According to Reis, Inc., the apartment vacancy rate was 9.5 percent during the third quarter of 2008, up from 8.3 percent during the third quarter of 2007, because the number of units completed outpaced net absorption at a rate of nearly 3 to 1. The rental market has continued to soften since the vacancy rate reached a low of 6 percent in late 2005, when approximately 130,000 evacuees from Hurricane Katrina entered the rental market. Average monthly rents increased 4 percent from $730 during the third quarter of 2007 to $760 during the third quarter of 2008. Multifamily construction, based on the number of units permitted, declined to 15,350 units during the 12 months ending November 2008 compared with a near-record level of 21,450 units during the previous 12 months.

Jackson, Mississippi

The Jackson metropolitan area is located in southwest Mississippi and consists of Copiah, Hinds, Madison, Rankin, and Simpson Counties. The city of Jackson is the capital of Mississippi and the most populous city in the state. As of December 1, 2008, the population of the metropolitan area was estimated to be 543,000. The population has increased by an average of 5,325, or 1 percent, annually since 2000. Nearly all population growth recorded since 2000 has occurred in Madison and Rankin Counties.

Employment growth in the metropolitan area has been slow during the past 2 years compared with the growth that occurred from 2004 to 2006. During the 12 months ending November 2008, nonfarm employment increased by 500 jobs, or 0.2 percent, compared with an increase of 600 jobs, or 0.3 percent, during the previous 12-month period. The education and health services sector recorded the largest growth, increasing by 800 jobs, or 2.3 percent. Job growth in this sector was due in part to an $80 million expansion at the Baptist Medical Center in November 2008. With 3,000 employees, Mississippi Baptist Health Systems, Inc., is the third leading employer in the metropolitan area. During the 12-month period ending November 2008, employment in the professional and business services sector increased by 700 jobs, or 2.2 percent. Automatic Data Processing, Inc., opened a new center in January 2008, which led to the growth in the sector. The company is expected to employ a total of 1,000 people over the next 5 years. During the 12 months ending November 2008, the government sector recorded the third largest employment increase, adding 500 jobs, or 0.9 percent. The leading employer in the metropolitan area, The University of Mississippi Medical Center, is part of this sector. The manufacturing sector did not fare as well. During this period, the sector experienced significant losses in employment, which decreased by 1,400 jobs, or 6.7 percent, as a result of layoffs and closures of several manufacturing plants, primarily in Hinds and Madison Counties. Nissan North America, Inc., the second leading employer in the metropolitan area, with 5,275 employees, also cut back production during the past 12 months.

Downtown revitalization in the city of Jackson has improved the local economy through commercial and residential growth. According to Downtown Jackson Partners, Inc., more than $2 billion in development projects are planned or under way. The $65 million Capital City Convention Center opened in January 2009. It is estimated that the convention center will create 1,300 jobs and generate $70 million annually for the city. The former King Edward Hotel is currently being renovated into an $89 million mixed-use project. When the renovations are completed in the summer of 2009, the building will reopen as the Hilton Garden Inn and will include 190 hotel rooms, retail space, and approximately 65 apartment units. One- and two-bedroom upper-level units are expected to rent from $950 to $1,250 a month. The revitalization of the Old Capitol Green neighborhood is currently in the planning phase. This $1.1 billion project consists of a 14-block, mixed-use development that will include approximately 4,300 apartments built over the next 10 years. Infrastructure upgrades are scheduled for 2009, although an exact start date has not been set.

The level of residential construction in the metropolitan area has declined along with the slowdown in employment and declining home sales. During the 12 months ending November 2008, single-family homebuilding, as measured by the number of single-family building permits issued, declined by 790 homes to 1,975, a 29-percent decrease compared with the number of permits issued during the previous 12-month period. Single-family construction activity increased from 2001 until peaking in 2006 at approximately 3,525 homes. Since 2006, the number of permits issued has declined each year due to weak employment growth and slowing home sales.

Conditions in the Jackson metropolitan area sales housing market are soft. During the past year, as the number of foreclosures on the market increased, the median sales price decreased. The median price declined by 7 percent from $145,400 in the third quarter of 2007 to $135,000 in the third quarter of 2008 (the most recent data available), according to the NATIONAL ASSOCIATION of REALTORS®.

Multifamily homebuilding, as measured by the number of units permitted, has also declined significantly during the past 12 months. During the 12 months ending November 2008, the number of multifamily units permitted declined by 120 to

50 units, a 70-percent decrease compared with the number of units permitted during the previous 12-month period. After the Nissan assembly plant opened in Madison County in 2003, the level of multifamily construction peaked in 2004, with 1,100 units permitted. Since 2004, the number of multifamily units permitted has averaged 110 units annually. A year-long moratorium passed in April 2007 that banned the construction of new apartment buildings in Pearl, the largest city in Rankin County, has contributed to the recent decline in multifamily construction.

The rental housing market in the metropolitan area is currently soft, with an overall vacancy rate of 9 percent. In 2000, the vacancy rate was 9.8 percent. The local apartment market has softened in the past year. According to Reis, Inc., as of the third quarter of 2008 (the most recent data available), the apartment vacancy rate was 8.8 percent compared with 8.3 percent as of the third quarter of 2007. During the same period, average rents in the metropolitan area increased from $642 in 2007 to $669 in 2008.

Lafayette, Louisiana

The Lafayette metropolitan area, which consists of Lafayette and St. Martin Parishes, is located in south-central Louisiana, approximately 60 miles west of Baton Rouge. As of November 1, 2008, the estimated population of the metropolitan area was 265,900, with 80 percent of the people residing in Lafayette Parish. Since July 2001, the population has increased by an estimated average of 2,000 annually. In addition, approximately 5,000 people relocated to the area following Hurricanes Katrina and Rita in 2005. The metroplitan area is home to the University of Louisiana at Lafayette (UL Lafayette), which has approximately 16,300 students and employs about 1,900 people in the metropolitan area. According to university estimates, UL Lafayette has an annual economic impact of $700 million on the Lafayette metropolitan area.

Nonfarm employment in the metropolitan area averaged 151,900 jobs during the 12 months ending November 2008, which represents an increase of 3,000, or 2 percent compared with the number of jobs during the previous 12 months. From 2004 to 2007, the annual average number of jobs added was about 5,350, a 3.9-percent annual increase. Recent job growth was led by hiring in the natural resources, mining, and construction sector, which added approximately 975 jobs during the recent 12 months, a 4.3-percent increase compared with the number of jobs in the sector during the previous 12 months. Two of the top five employers in the metropolitan area—Island Operating Company, Inc., and Halliburton Energy Services—are in this sector. Both companies are in the oil and gas industry and, together, employ about 2,875 employees. The education and health services sector added 560 jobs during the past 12 months, a 2.7-percent increase compared with the number of jobs in that sector during the previous 12-month period. Lafayette General Medical Center, which employs 1,750 workers, is the leading private-sector employer in the metropolitan area. The professional and business services sector added 525 jobs during the recent 12 months, a 3.0-percent increase compared with the number of jobs during the previous 12 months. The average unemployment rate increased to 3.1 percent during the 12 months ending November 2008, compared with the 2.8-percent rate recorded during the previous 12 months.

Sales market conditions in the Lafayette metropolitan area were balanced during the 12 months ending November 2008 despite declining home sales. According to Van Eaton & Romero REALTORS®, the number of homes sold from December 2007 to November 2008 totaled 2,281, down 16 percent compared with the number sold during the same period a year earlier due to tighter lender standards and slower employment growth. The average sales price decreased by nearly 4 percent to $198,550 during the 12-month period ending November 2008. Currently, prices for new homes with 1,200 square feet and two-car garages start at $125,000.

Sales market conditions had tightened immediately following Hurricanes Katrina and Rita, but with the high level of home construction activity that began in 2004, balanced market conditions returned in 2007. From 2004 to 2006, an annual average of 1,850 single-family homes were permitted. In response to the recent reduced volume of home sales, single-family construction activity, as measured by the number of building permits issued, decreased 20 percent to 845 homes during the 12-month period ending November 2008 compared with the number of permits issued during the previous 12-month period. An estimated 300 homes are currently under construction in the metropolitan area. New single-family developments are located in the southern and southeastern areas of Lafayette Parish in the municipalities of Broussard and Youngsville.

Rental housing market conditions in the Lafayette metropolitan area were balanced as of November 2008, with no reported concessions. The rental vacancy rate is currently estimated at 7 percent, relatively unchanged compared with the rate for the same period a year ago. The rental market has remained balanced since 2007 as people relocate to the area in response to the job growth that has continued since the hurricanes. Enrollment at UL Lafayette has remained fairly constant over the past 5 years. Approximately 15,000 students live off campus and represent 15 to 20 percent of the total renter households in the metropolitan area. As of November 2008, average rents were $640 for a one-bedroom unit and $760 for a two-bedroom, up 4 and 1 percent, respectively, from the rents recorded 12 months earlier.

Multifamily building activity, as measured by the number of units permitted, decreased by 61 percent to approximately 345 units during the 12 months ending November 2008 compared with 950 units during the previous 12 months. An average of 170 units were permitted annually from 2000 to 2004. Following Hurricanes Katrina and Rita, multifamily production increased in response to the number of people that relocated to the area. The number of multifamily units permitted during 2005 and 2006 averaged 570 annually. Since 2005, 31 apartment complexes have been constructed totalling 2,330 units, including about 290 low-income housing tax credit units. Recent market-rate developments include the Reserve at Acadiana, a 276-unit complex; Plantation Crossing, a 216-unit complex; and Ansley Walk, a recently opened 242-unit community. The rents for the latter development are $740 for a one-bedroom unit, $1,040 for a two-bedroom unit, and $1,125 for a three-bedroom unit.

Madison, Wisconsin

The Madison metropolitan area, which comprises Columbia, Dane, and Iowa Counties, is located in south-central Wisconsin. The city of Madison is home to the state capital and the main campus of the University of Wisconsin (UW). As of December 1, 2008, the estimated population of the Madison metropolitan area was nearly 565,500; this figure represents an increase of 1.4 percent, or 7,400, since December 1, 2007. Population growth is evenly divided between net in-migration and net natural change (resident births minus resident deaths). Dane County accounted for 5,550 of the additional residents in the metropolitan area, including approximately 2,000 people in the city of Madison.

The University of Wisconsin, with more than 18,000 employees and 42,000 students, is the area's leading employer. According to a June 2003 report by NorthStar Economics, Inc., the university has an annual economic impact of $4.7 billion on the metropolitan area. The insurance industry employs more than 15,000 people in the metropolitan area, including the 3,800 people who work for American Family Insurance, the second leading private-sector employer in the area. University of Wisconsin Hospital and Clinics and University of Wisconsin Medical Foundation together employ 10,000 people and account for approximately 43 percent of the healthcare workers in the area. UW is currently in the midst of a $500 million development program to increase the number of student housing units and activity centers, expand academic and research facilities, and build new hospitals and clinics; all construction is anticipated to be completed by 2013.

During the 12 months ending November 2008, nonfarm employment in the Madison metropolitan area averaged 348,600 jobs, an increase of 1,000, or 0.3 percent, from the number of jobs posted during the previous 12-month period and relatively unchanged from the rate of nonfarm employment growth recorded during the 12 months ending November 2006. During the past 12 months, the professional and business services sector increased by 1,100 jobs, primarily due to biotechnology and software design research conducted at UW. Hiring in the education and health services sector increased by 600 jobs, because hospitals and specialty clinics expanded in Madison. The average unemployment rate in the metropolitan area remains one of the lowest in the state, averaging 3.6 percent for the 12-month period ending November 2008, unchanged from a year ago.

The sales housing market in the metropolitan area is currently soft, as evidenced by fewer sales and an increased inventory of unsold homes. For the 12-month period ending November 2008, the South Central Wisconsin Multiple Listing Service (SCWMLS) reported sales of 4,600 new and existing single-family homes, a 30-percent decline from the 6,000 homes sold during the previous 12-month period. The decline was largely due to tighter credit standards. During the same period, the inventory of unsold homes rose by 8 percent to 6,600 units. In response to the slowdown in sales, home sales prices were flat for the 12 months ending November 2008; the median price for a single-family home was $215,000, unchanged from the price recorded for the same period a year ago.

In response to decreased demand, rising inventories, and declining sales, residential construction in the metropolitan area, as measured by the number of single-family building permits issued, declined significantly. During the 12 months ending November 2008, permits were issued for approximately 900 new single-family homes, down 40 percent from the number of permits issued during the 12-month period ending November 2007. Of the permits issued in the past 12 months, more than 80 percent were issued for homes in Dane County, continuing a historic trend. According to SCWMLS, the starting price for single-family homes in new subdivisions in the Madison metropolitan area is approximately $140,000.

During the 12-month period ending November 2008, condominium sales in Dane County totaled approximately 1,265 units, a 28-percent reduction compared with the 1,765 units sold during the same period a year ago. During the most recent 12-month period, the median price of a condominium declined by 1 percent to $164,000. According to SCWMLS, condominium sales averaged 1,900 units annually from 2003 through 2006. During this period of strong demand for condominiums, developers converted 2,000 rental apartments to condominiums.

Due to an increase in the inventory of unsold condominiums and fewer condominium sales, the number of multifamily units authorized by building permits remained stable at 1,200 units for the 12 months ending November 2008, unchanged from the number of units permitted during the 12-month period ending November 2007. Approximately 380 units were condominiums and the remaining units were apartments. From 2003 through 2006, an average of 2,200 multifamily units a year were permitted, compared with an average of 1,900 units a year permitted from 1999 through 2002. Of the 8,800 multifamily units permitted between 2003 and 2006, about 2,650, or 30 percent, were condominium units. Currently, several condominium projects totaling more than 650 units are under construction in downtown Madison and near the UW campus.

UW has a significant impact on the metropolitan area's rental housing market. Approximately 8,250 students reside in university-owned housing, and most of the more than 34,750 remaining students reside in the private rental market. Consequently, students represent about one-fifth of the total renter households in the Madison metropolitan area. The rental market in the Madison metropolitan area was soft as of December 2008. The rental vacancy rate increased to 7.5 percent from 7.0 percent a year ago. According to Reis, Inc., as of the third quarter of 2008, average apartment rents were up by an average of nearly 3 percent to $589 for a studio, $719 for a one-bedroom unit, $878 for a two-bedroom unit, and $946 for a three-bedroom unit. Rent specials, including free Internet access and reduced security deposits, are typically being offered in newly leasing apartments. Currently, an estimated 200 apartment units are under construction in the metropolitan area. Aspen Hill Apartments, a 158-unit rental community located in Verona, south of Madison, opened in July 2007; the property has leased 100 units and has a projected completion date of August 2009. Rents at Aspen Hill range from $705 to $735 for a studio, $895 to $950 for a one-bedroom unit, and $1,175 to $1,285 for a two-bedroom unit.

Oklahoma City, Oklahoma

The Oklahoma City metropolitan area, which comprises seven counties in central Oklahoma, includes the state capital of Oklahoma City, Tinker Air Force Base (TAFB), and The University of Oklahoma (OU). As of January 1, 2009, the population of the metropolitan area is estimated to be more than 1.2 million. During the past year, the population increased by 1 percent, or 13,000, a decline from the 1.5-percent average annual growth rate recorded from 2004 through 2006. Net in-migration accounted for approximately one-third of the total population growth posted during the past year. With 545,000 residents, Oklahoma City has the largest population in the metropolitan area.

Nonfarm employment in the metropolitan area increased by 7,400 jobs, or 1.3 percent, to 573,800 during the 12 months ending November 2008, up slightly from the 1.1-percent rate recorded during the previous 12 months. Job growth was strong in the education and health services, leisure and hospitality, and construction sectors. Medical facility expansions contributed to a gain of 3,000 jobs, or 4.2 percent, in the education and health services sector. The leisure and hospitality sector increased by 2,100 jobs, or 3.8 percent, partly due to hiring at several new downtown Oklahoma City businesses catering to an increasing tourism market. Employment in the construction sector increased by 1,900 jobs, or 7.3 percent, as a result of work at numerous privately and publicly funded projects. In downtown Oklahoma City, renovations totaling $120 million are under way at the Ford Center for the newly acquired National Basketball Association team, the Oklahoma City Thunder. The number of construction-related jobs is expected to continue to grow as a result of the planned construction of the Devon Energy Corporation headquarters building. The 54-story, $650 million building is scheduled to begin construction in the summer of 2009 and be completed in 2012. During the 12 months ending November 2008, the average unemployment rate for the metropolitan area was 3.8 percent, down from the 4.3-percent rate recorded during the previous 12 months.

Government employment during the 12 months ending November 2008 totaled 111,200, or nearly one-fifth of all nonfarm jobs. The state of Oklahoma is the leading employer, with approximately 38,000 workers, followed by TAFB, with 20,000 civilian workers and 8,000 military personnel. According to the TAFB Oklahoma City Air Logistics Center, TAFB has an annual economic impact on the metropolitan area of more than $1.7 billion. OU, the largest of the 10 publicly funded universities in the metropolitan area, employs 17,000 staff and faculty combined and enrolls 29,000 students. According to a study conducted by the university's Center for Economic & Management Research, OU's payroll for metropolitan area employees totaled nearly $800 million in 2007.

Sales housing market conditions in the metropolitan area remained balanced during the 12 months ending November 2008 but softened a bit compared with the sales market conditions during the same period a year ago. According to the Oklahoma City Metropolitan Association of REALTORS®, the number of homes sold decreased by 3,300, or 17 percent, to 16,600 homes during the 12-month period ending November 2008. During the same period, the inventory of unsold homes increased by 5 percent to 9,400 units. Despite declining sales and an increased amount of unsold inventory during this period, the average sales price increased by $3,500, or 2 percent, to $153,900. Tighter lending standards contributed to the decline in new and existing home sales. In response to the slower pace of sales, single-family home construction, as measured by the number of single-family building permits issued, decreased by 35 percent to 3,675 homes during the 12 months ending November 2008. In contrast, single-family home construction averaged 7,650 homes annually from 2004 through 2006.

Several townhome and single-family housing developments totaling approximately 900 units are currently under construction in the metropolitan area. The Brownstones at Maywood Park, a 120-unit rowhouse development near the Bricktown neighborhood in downtown Oklahoma City, is scheduled for completion in 2011. Homes in this development, which range in size from 2,375 to 3,350 square feet, are priced between $645,000 and $883,000.

The metropolitan area rental housing market was slightly soft as of October 2008, but conditions had tightened since October 2007. Continued population and employment growth, as well as reduced competition from the sales housing market, increased the demand for rental units. Conditions also tightened due to a reduced level of new apartment construction during 2008. According to Reis, Inc., the third quarter 2008 apartment vacancy rate was 7.9 percent, down from 8.5 percent in the third quarter of 2007. The average rent increased by nearly 6 percent to $542 while the percentage of complexes offering concessions declined from 33 to 25 percent. Typical rental concessions consist of 1 month of free rent on new 12-month leases. Approximately 300 new apartment units came on line in 2008, compared with more than 800 units completed in 2007. Multifamily construction, as measured by the number of units permitted, totaled 350 units during the 12 months ending November 2008, down 58 percent from the number permitted during the same period a year earlier.

An estimated 1,100 rental units are currently under construction or in the pipeline in the metropolitan area and are expected to be completed during the next 2 years. The Cottages of Norman, a $28 million, privately funded development catering to university students, is currently under construction about 1 mile from the OU main campus in Norman. The project will include 197 units ranging from two-bedroom cottages to 32-bedroom lodges with rents ranging from $490 per bedroom in lodge units to $730 per month for two-bedroom cottages. The project is scheduled to be completed in August 2009.

Omaha-Council Bluffs, Nebraska-Iowa

The Omaha-Council Bluffs metropolitan area, which spans the Missouri River on the Nebraska-Iowa border, consists of Cass, Douglas, Sarpy, Saunders, and Washington Counties in Nebraska and Harrison, Mills, and Pottawattamie Counties in Iowa. The population of the metropolitan area as of January 1, 2009, is estimated to be 842,300, which represents an increase of 8,700 a year, or 1.1 percent, over the past 3 years. Since 2006, nearly 85 percent of the population growth has been due to net natural change (resident births minus resident deaths).

The Omaha-Council Bluffs area is a regional hub for shipping and warehousing, health care, and financial services. The leading employer in the area is Offutt Air Force Base, which had roughly 8,000 military and 3,500 civilian personnel in 2007. According to an analysis prepared by the base, in 2007 the total economic impact on the metropolitan area was more than $2.2 billion. Other leading employers include The Nebraska Medical Center, Union Pacific Railroad, and ConAgra Foods, Inc., with 8,350, 4,500, and 3,300 employees, respectively. In addition, a number of major financial services companies are headquartered in Omaha, including Berkshire Hathaway, Inc.; Mutual of Omaha Insurance Company; and TD AMERITRADE, Inc.

Employment growth in the metropolitan area has slowed in recent months. From 2005 to 2007, nonfarm employment increased by an average of 6,700 jobs, or 1.5 percent, a year. During the 12 months ending November 2008, nonfarm employment rose by about 3,900 to total 468,100 jobs, a 0.8-percent increase from the number of jobs posted during the previous 12 months. The average unemployment rate during the 12 months ending November 2008 was 3.6 percent, up slightly from the 3.4-percent rate recorded during the previous 12 months.

Job growth in the past 12 months has been strongest in the service-providing sectors. A number of companies based in Omaha, such as Gallup, Inc., and TD AMERITRADE, Inc., have been expanding their corporate headquarters. As a result, during the 12 months ending November 2008, employment in the professional and business services sector increased by about 1,100 jobs, or 1.7 percent, compared with the number of jobs recorded during the preceding 12 months. During the same period, the education and health services sector added about 1,400 jobs, a 2.1-percent increase; a substantial amount of the job growth resulted from expansion at The Nebraska Medical Center. In addition, employment in the construction sector grew as increased office and retail building activity offset a slowdown in homebuilding. During the 12 months ending November 2008, employment in the mining and construction sector was up by about 400 jobs, or 1.6 percent, from the number of jobs posted during the previous 12 months.

The sales housing market in the metropolitan area is currently somewhat soft as a result of the slowdown in job growth and tighter mortgage lending standards. According to the Omaha Area Board of REALTORS®, in 2008, approximately 7,000 existing single-family homes and condominiums were sold in the area, a decline of 22 percent compared with the 9,000 existing units sold in 2007. In 2008, sales of new homes fell even more sharply, declining by 46 percent to 800 homes from the approximately 1,500 homes sold in 2007. In addition, average prices for existing homes fell by more than 1 percent, from about $154,500 in 2007 to $152,600 in 2008. The slowdown in sales has been most pronounced for existing homes priced above $250,000. Despite the decline in sales of new homes, the average price for new homes increased by 4 percent in 2008, from roughly $273,600 to $285,000. Part of that increase was due to a number of sales in high-end developments, such as Linden Estates in western Douglas County, and sales of new luxury condominiums in midtown Omaha. The number of active residential listings averaged about 6,600 during 2008, down from 7,250 in 2007.

With home sales declining, builders have reduced the level of single-family housing construction, as measured by the number of building permits issued. During the 12 months ending November 2008, permits were issued for approximately 3,150 single-family homes, a 21-percent decline compared with the 4,000 permits issued during the previous 12 months. The number of multifamily units permitted increased, however, from about 1,100 to 1,400, or by 29 percent, during the same period. Approximately 550 condominiums and 850 apartments are under construction in the area. One mixed-use project currently under way is Midtown Crossing at Turner Park, a $300 million retail and residential development in central Omaha. When completed in late 2009, the residential portion will include 297 condominiums, with prices starting at $191,500, and 196 luxury apartments.

The rental housing market in Omaha-Council Bluffs is currently balanced. According to Reis, Inc., as of the third quarter of 2008, the apartment vacancy rate in the metropolitan area was 5 percent compared with 5.6 percent a year earlier. As recently as 2004, the rental housing market in the area was somewhat soft, with an apartment vacancy rate above 7 percent. From 2004 to 2007, however, stronger job growth led to an increase in demand for rental housing. Construction generally kept pace with rising demand, and rent increases were modest through 2006—typically less than 2 percent a year. Since early 2007, rents have been rising a bit faster, by more than 4 percent a year. Currently, monthly rents average about $600 for a one-bedroom apartment, $800 for a two-bedroom apartment, and $1,000 for a three-bedroom apartment.

Richmond, Virginia

The Richmond metropolitan area encompasses 16 counties and 4 independent cities, including Richmond, the state capital. The population of the metropolitan area is estimated to be 1.2 million as of January 1, 2009. During 2008, the population increased by 13,750, or 1.1 percent, slightly less than the 1.2-percent growth rate that occurred during 2007.

Employment in the metropolitan area increased during the past 12 months, but at a slower pace than it did during the previous 2 years. For the 12-month period ending November 2008, average nonfarm employment totaled 635,900, an increase of 2,800 jobs, or 0.4 percent, compared with growth rates of 1.5 and 1.4 percent, respectively, during the comparable periods in 2006 and 2007. The service-providing sectors added fewer jobs, increasing by 4,000 jobs during the 12 months ending November 2008 compared with an increase of 9,400 jobs during the previous 12 months. During the 12 months ending November 2008, employment in the goods-producing sectors declined by 1,200 jobs compared with a decline of 500 jobs during the same period a year ago.

During the past 12 months, the government, education and health services, and leisure and hospitality sectors registered the largest job gains. The government sector increased by 1,900 jobs, or 1.7 percent, with the state government subsector accounting for more than two-thirds of the increase. Employment in the federal government subsector increased by 200 jobs, primarily due to gains at Fort Lee, the leading employer in the metropolitan area, with more than 10,700 military and civilian employees. The education and health services sector added 1,300 jobs, gaining 1.9 percent, and the leisure and hospitality sector expanded by 1,000 jobs, or 1.9 percent. During the 12 months ending November, 2008, the manufacturing sector lost 1,400 jobs, a decline of 3.3 percent compared with a decline of 1,600 jobs, or 3.6 percent, during the previous 12-month period. Plant closings contributed to the loss of jobs in the sector: in January 2009, office furniture manufacturer The HON Company closed its plant, which had employed 360 workers, and by June 2009, aluminum sheet manufacturer Reynolds Food Packaging, a division of Reynolds Packaging Group, will complete the closure of its facility, which had employed 490 workers.

As employment growth has moderated and credit standards have tightened, the demand for sales housing in the Richmond metropolitan area has decreased. Despite the declining demand, sales housing market conditions remain balanced. The Virginia Association of REALTORS® reported that, during the 9 months ending September 2008 (the most recent data available), nearly 7,400 homes were sold in the Richmond metropolitan area, a 20-percent decline compared with the number of homes sold during the 9 months ending September 2007. According to the NATIONAL ASSOCIATION OF REALTORS®, during the third quarter of 2008 (the most recent data available), the median sales price decreased by nearly 9 percent to $217,900 compared with $238,800 during the third quarter of 2007.

Developers have responded to the slowdown in home sales by reducing the level of construction of single-family homes, as measured by the number of building permits issued. During the 12-month period ending November 2008, the number of permits issued for single-family homes totaled 4,025 homes, a 33-percent decline compared with the number issued during the previous 12-month period, following a 22-percent decline in the number of permits issued during the 12-month period ending November 2006. In November 2008, an estimated 1,050 homes were under construction in the metropolitan area, 34 percent fewer than the number under construction a year earlier.

The rental housing market in the Richmond metropolitan area is currently balanced. According to Reis, Inc., the apartment vacancy rate declined from 6.6 percent in the third quarter of 2007 to 5.6 percent in the third quarter of 2008. During the same period, the effective rent level, including rent concessions, increased by nearly 4 percent, from $729 to $756. During the third quarter of 2008, effective rents in the metropolitan area ranged from a low of $511 in the Southside/Broad Rock area of the city of Richmond to a high of $884 in Hanover County. According to RealData, Inc., during the first 6 months of 2008 (the most recent data available), approximately 750 newly constructed rental units were in lease-up, almost double the estimated 400 units in lease-up during the same period the previous year. At the same time, absorption rates also nearly doubled. As a result, the vacancy rate declined slightly and the market has remained balanced.

Multifamily construction, as measured by the number of units permitted, declined by 5 percent to 900 units during the 12 months ending November 2008. The level of multifamily construction activity is approximately 20 percent below the average annual level of 1,150 units built from 2000 to 2007. Approximately one-half of the units currently under construction are located in Chesterfield County; these units are being built to satisfy demand for housing related to increased hiring at Fort Lee. According to Reis, Inc., in September 2008, an estimated 2,200 apartments were planned in the metropolitan area; of these units, more than 70 percent are to be located in the independent city of Petersburg and in Chesterfield County. Although no large-scale condominium developments are currently under construction, approximately 1,500 condominium units are planned during the next 3 years. More than 60 percent of the planned units will be located in Henrico County near Richmond International Airport.

In recent years, downtown Richmond has become increasingly popular among young professionals. According to downtown development organization Venture Richmond, in 2005, nearly 6,300 people resided in 3,580 residential units in the downtown area. Since then, an additional 1,300 sales and rental housing units have been developed in and adjacent to the downtown area. Those units include approximately 100 townhomes, 460 apartments, and 740 condominium units. Approximately one-third of the new units were developed through the rehabilitation of existing buildings. Sales prices for downtown condominium units typically range from $200,000 to $550,000; 90 percent of these units sell for between $200,000 and $350,000. According to Reis, Inc., in the third quarter of 2008, the effective rent level in downtown Richmond was $869, an increase of 4 percent from the rent $834 recorded in the same quarter of the previous year.

San Francisco, California

The San Francisco Housing Market Area (HMA) encompasses the two counties of Marin and San Mateo and the consolidated city-county of San Francisco (hereafter called the city of San Francisco). As of January 1, 2009, the population of the HMA is estimated to be 1,750,000, which represents an average annual gain of 2,150, or 0.1 percent, since 2000. The city of San Francisco and San Mateo County, with 780,000 and 719,000 residents, respectively, account for 85 percent of the HMA population. Since 2000, net population growth in the HMA has resulted from net natural change (resident births minus resident deaths), offset partially by the continued out-migration of residents to lower cost housing markets in the Oakland and San Jose metropolitan areas.

Entering the fourth year of an expansion, the economy of the San Francisco HMA is one of the strongest in the state. In 2008, nonfarm employment in the HMA increased by 10,100 jobs to total 996,900, a 1-percent gain compared with the number of nonfarm jobs posted in 2007. The rate of job creation has slowed; from 2006 to 2007, 22,400 jobs were added, a 2.3-percent increase. From 2007 to 2008, job growth occurred primarily in the professional and business services sector, which added 5,400 jobs, led by hiring at computer systems design and engineering firms; in the leisure and hospitality sector, which added 2,300 jobs; and in the government sector, which added 1,200 jobs. Tourism is significant in the HMA, especially in the city of San Francisco, where visitors spent $8.2 billion in 2007, according to the San Francisco Convention & Visitors Bureau. Employment in the leisure and hospitality sector increased partly due to the 2008 opening of the $195 million, 550-room InterContinental Hotel San Francisco and the $100 million, 140-room Cavallo Point Lodge. The California Academy of Sciences, a natural history museum, research facility, and aquarium, moved into a new $484 million building in September 2008. Recent growth offset minor job losses in the financial activities, transportation, and trade sectors. The average unemployment rate for the HMA was 5 percent in 2008, up from 4 percent in 2007.

The leading employer in the HMA is the University of California, San Francisco (UCSF), a medical research school with 21,550 faculty and staff and nearly 3,000 graduate students. Completion of UCSF's 43-acre Mission Bay campus is anticipated around 2020. The $240 million Helen Diller Family Comprehensive Cancer Center Research Building opened in late 2008. Construction of a new $1.6 billion, 289-bed hospital is expected to begin in late 2009. UCSF also attracts biotechnology and pharmaceutical firms to the city of San Francisco. Pfizer Inc., will relocate to the city after its building is completed in 2010, joining Merck & Co., Inc., and FibroGen, Inc.

The sales housing market in the HMA is currently soft. According to MDA DataQuick®, the volume of new and existing home sales totaled 14,000 in 2008, a decline of 17 percent compared with the sales volume recorded in 2007. The city of San Francisco and San Mateo County accounted for equal shares of 41 percent of the HMA's total sales. In 2008, the median sales price of an existing home was $689,700, a 14-percent decrease from the price in 2007. The tightening of credit standards affected the HMA as early as August 2007, when jumbo mortgages became more difficult and costly to obtain, reducing demand for homes selling for more than $700,000. Increasing foreclosure activity continues to place downward pressure on pricing. According to MDA DataQuick, 2,475 homes in the HMA were repossessed by banks in 2008, an increase of 180 percent from the number of homes repossessed in 2007. Although foreclosures have increased significantly, the rate of foreclosure in the HMA is the lowest in the greater San Francisco Bay Area and much lower than that of the entire state.

Sales of new homes are a minor part of the residential sales market in the HMA because of the limited amount of land available for development. In the 12 months ending September 2008, new home sales constituted about 14 percent of all home sales. According to Hanley Wood, LLC, 1,350 new homes were sold during the 12 months ending September 2008, a 25-percent decrease compared with the number sold during the previous 12-month period. The median sales price of new homes declined 8 percent to $731,500. Nearly 75 percent of the new homes sold were in the city of San Francisco, where the for-sale inventory is primarily in highrise and midrise condominium developments.

Single-family home construction, as measured by the number of building permits issued, has decreased in the HMA in response to declining sales. During the 12 months ending November 2008, 561 single-family permits were issued, a decrease of 39 percent from the number of permits issued during the previous 12-month period. Of the construction that occurred during the most recent 12-month period, nearly 55 percent was in San Mateo County, 35 percent was in Marin County, and 10 percent was in the city of San Francisco. In San Mateo County, due primarily to the limited availability of developable land, new single-family homes are typically scattered as infill development throughout the county in cities such as San Bruno and Millbrae.

Residential construction in the HMA consists primarily of multifamily condominium buildings. During the 12 months ending November 2008, 2,675 multifamily units were permitted, an 8-percent decrease from the number of units permitted during the same period the previous year. According to the McGraw-Hill Construction Pipeline database, 20 percent of the multifamily units under construction are apartments. Hanley Wood, LLC, reported that, at the end of September 2008, a combined total of 560 units were available for sale or under construction, a 16-percent decline from the number of units for sale or under construction at the end of September 2007. As a result of the current soft conditions, some builders have decided to postpone construction. In the city of San Francisco, the developers of both Radiance at Mission Bay and One Rincon Hill recently announced plans to defer the construction of the second phase of the condominium towers.

Currently, the rental housing market in the HMA is tight. Rising foreclosure activity and employment increased demand for rental housing, but the pace of new construction lagged as builders focused primarily on for-sale housing. According to Reis, Inc., the apartment rental vacancy rate in the HMA was 3.6 percent in the fourth quarter of 2008, down from the 3.9-percent vacancy rate recorded in the fourth quarter of 2007. In the fourth quarter of 2008, the average rent was $1,925, nearly a 4-percent increase from the average rent recorded in the fourth quarter of 2007.

Four projects with a total of 400 income-restricted units are expected to be completed in the city of San Francisco in 2009. By early 2010, the 260-unit Avalon at Mission Bay and the 440-unit Trinity Plaza Apartments, also in the city of San Francisco, will be ready for initial occupancy.

Seattle, Washington

The Seattle metropolitan area, comprising King and Snohomish Counties, is the employment and service center of the Puget Sound region in western Washington. As of December 1, 2008, the population in the Seattle metropolitan area was an estimated 2.6 million, up 1.3 percent, or 35,000, compared with the December 1, 2007, estimate. Population growth slowed slightly compared with a gain of 1.4 percent between December 1, 2006, and December 1, 2007, due to slower economic growth.

During the 12 months ending November 2008, employment growth in the Seattle metropolitan area moderated, mainly due to contraction in industries related to the sales housing market. Nonfarm employment increased by 28,200 jobs, or 1.9 percent, to an average of 1.5 million compared with a gain of more than 40,000 jobs, or 3 percent, in the previous 12 months. The professional and business services and education and health services sectors led hiring, up 8,300 and 3,900 jobs, respectively. The government sector gained 4,900 jobs, mainly due to hiring by local governments.

The pronounced slowdown in the construction sector, up just 200 jobs compared with a gain of 8,000 jobs in the 12 months ending November 2007 because of a decline in residential building, was the primary reason for the reduced nonfarm growth. The financial services sector declined by 1,000 jobs, with additional losses expected in 2009 due to the announced layoff of 3,400 employees at the former Washington Mutual, Inc., headquarters. Nonfarm job losses overall are likely in 2009 for the Seattle metropolitan area. The Boeing Company, the leading employer, with approximately 70,000 employees in the Puget Sound region, announced that it will eliminate approximately 3,500 jobs in the region during 2009 due to worldwide contraction in the airline industry. Microsoft, with approximately 40,000 employees in the Seattle metropolitan area, announced that it would lay off 5,000 employees companywide, including at least 1,400 in the Seattle area starting in January 2009. Waning employment growth caused the unemployment rate for the 12 months ending November 2008 to average 4.1 percent, compared with 3.7 percent for the same period in 2007.

Sales housing market conditions are currently soft in the Seattle metropolitan area. New and existing home sales in the area covered by the Northwest Multiple Listing Service totaled approximately 26,800 units in 2008, down 34 percent compared with the 40,600 homes sold in 2007 and down 50 percent compared with the peak in 2005, when 54,000 homes were sold. The average sales price declined 6 percent to $491,200 in 2008 compared with $524,800 in 2007, reversing a 15-year upward trend. The average time homes remained on the market increased to 80 days for existing homes, up from 63 days in 2007, and to an average of 114 days for new homes, up from 101 days in 2007. The reduced pace of sales caused single-family homebuilding activity, as measured by the number of building permits issued, to decrease by 45 percent. Approximately 4,900 single-family building permits were issued during the 12 months ending November 2008; nearly 9,000 permits were issued during the 12 months ending November 2007.

In 2008, sales of new and existing condominiums declined by 41 percent, or 7,900 units, compared with 13,400 units sold in 2007. Existing sales declined the most significantly, down 44 percent to 6,700 units, while new sales totaled 1,200 units, down 18 percent. The average sales price for existing condominiums was $317,700, up 1 percent compared with prices for the year-earlier period, while new condominiums had an average price of $390,400, up 2 percent. In downtown Seattle, sales of new condominiums totaled 186 units, up from 134 units in 2007. The average price for new condominiums, however, declined 10 percent to $615,300 compared with $683,700 in 2007.

Rental housing market conditions in the Seattle metropolitan area are currently balanced, having eased compared with the tight conditions a year ago. Slower job growth, an increase in the number of new apartments entering the market, and the shifting of single-family homes and condominiums to the rental market contributed to the change in conditions. According to O'Connor Consulting Group, LLC, the apartment rental vacancy rate in the metropolitan area was 5 percent as of December 2008, up 1.5 percentage points from the 3.5-percent rate recorded a year ago. Rent gains moderated considerably, with the average rent up more than 1 percent according to the O'Connor survey, compared with a gain of nearly 9 percent a year ago. Although the average rent increased overall during the current period, it fell nearly 4 percent in the latter half of 2008 in response to increased vacancies. Based on data from RealFacts, the average rent was $1,100 as of the fourth quarter of 2008 compared with $1,068 in the fourth quarter of 2007. Several proposed or recently completed condominium projects were converted to apartments due to lack of developer financing or slow sales, including a 251-unit development in downtown Seattle.

Multifamily building activity, as measured by the number of units permitted, declined 26 percent during the 12 months ending November 2008. An estimated 8,600 units were permitted during the period, compared with 11,800 units permitted during the 12 months ending November 2007. Condominiums accounted for approximately 40 percent of the multifamily activity in the metropolitan area overall, down from the typical level of 50 percent during the previous 5 years. In the city of Seattle, approximately 4,500 multifamily units were permitted during the current period, down from 6,300 units permitted in the previous 12 months. An estimated 800 apartment and 950 condominium units are currently under construction in downtown Seattle, but an additional 700 apartment and 2,500 condominium units have been deferred. Developer financing difficulties, weakening economic conditions, and reduced condominium sales have all contributed to projects being placed on hold. In addition, the impending loss of the former Washington Mutual, Inc., headquarters has adversely affected potential development of both commercial and residential projects in downtown Seattle.

Springfield, Missouri

The Springfield metropolitan area, situated along the Ozark Mountains in southwestern Missouri, comprises Christian, Dallas, Greene, Polk, and Webster Counties. The city of Springfield, located in Greene County, is the economic and service center of the southwestern Missouri region. The population of the metropolitan area as of December 1, 2008, is estimated to be 427,300, which represents an average annual increase of 2.1 percent since 2005. Leading private-sector employers include several companies with headquarters in the metropolitan area, such as Bass Pro Shops®, with more than 2,500 employees; O'Reily Automotive, Inc., with 1,300 employees; and the General Council of the Assemblies of God, with slightly fewer than 1,000 employees.

Economic growth in the Springfield area continued despite a recent slowdown in the economy and significant layoffs in the manufacturing sector. During the 12 months ending November 2008, nonfarm employment averaged 203,300 jobs, an increase of 1.7 percent compared with the number of jobs posted during the same period a year ago. Job growth averaged 2.6 percent a year between 2004 and 2007. During the past 12 months, the most significant job gains occurred in the education and health services and the government sectors, which together generated 2,400 new jobs and increased by 3.3 and 4.7 percent, respectively. St. John's Health System and CoxHealth, the largest healthcare employers in the area, have significantly expanded local operations in the past year. During the 12 months ending November 2008, the manufacturing sector continued to decline, losing 400 jobs, or 2 percent. Unemployment in the area averaged 5.2 percent compared with 4.1 percent a year earlier.

Current sales housing market conditions in the Springfield area are balanced to slightly soft. According to the Greater Springfield Board of REALTORS®, Inc., during the 12 months ending September 2008, the number of homes sold decreased by 17 percent to 5,575. The average sales price of an existing single-family home decreased by 25 percent to $147,750. Slightly more than 50 percent of the homes sold during the period were in Greene County, where the average price of an existing home declined by 2 percent to $147,850. The decrease in the average price was primarily the result of fewer homes sold that were priced at more than $300,000 and not necessarily a reflection of overall price depreciation. Local sources indicate that demand for existing homes is strongest for homes priced below $200,000. The inventory of homes at that price consists of an approximately 6-month supply; the inventory of homes priced at more than $300,000 contains more than a 1-year supply.

Single-family construction activity, as measured by the number of building permits issued, decreased by almost 50 percent to 700 units in 2008 as builders responded to the decline in home sales. The level of construction is significantly off the peak of 3,700 single-family permits issued in 2005. As credit standards tightened beginning in mid-2006 and the number of potential new homeowners declined, many area developers had difficulty completing residential developments. Currently, new home construction in the metropolitan area is primarily centered in suburban Greene County. New developments are relatively small in scale compared with the large, planned developments that were common a few years ago. Single-family starter homes closer in to the city of Springfield typically start at $120,000 for a 1,200-square-foot home.

Rental housing market conditions in the area are balanced. The rental market vacancy rate was 7 percent as of December 1, 2008, relatively unchanged from the rate recorded a year ago. According to Reis, Inc., the average rent for a two-bedroom apartment increased by nearly 3 percent to $579 in the third quarter of 2008 with no significant concessions being offered. Two new apartment developments, The Villages at

Nathanael Greene and Weaver Creek, are beginning to lease up in the area. Rents for apartments in newly constructed developments start at $625 for a one-bedroom unit, $750 for a two-bedroom unit, and $825 for a three-bedroom unit.

Multifamily construction, as measured by the number of units permitted, decreased by 18 percent to 1,275 units in 2008 compared with 1,550 units permitted in 2007 and 1,575 units permitted in 2006. Financing difficulties, caused partly by slowing sales market conditions, have forced planned condominiums in downtown Springfield's historic Heer's Department Store to be converted to apartments. The renovation will consist of 61 apartment units, with rents starting at $600 for a one-bedroom unit and $1,200 for a larger two-bedroom unit with views of the city. Construction on the development is expected to begin in late 2009.

Tucson, Arizona

The Tucson metropolitan area, which consists of Pima County, is located in southern Arizona and borders Mexico. The area's favorable weather and picturesque landscape attract many vacationers and retirees. Tucson is the second largest metropolitan area in Arizona, with an estimated population of approximately 1,021,000 as of January 1, 2009. The population has increased by an estimated average annual rate of 20,200, or 2.2 percent, since 2000, with net-in migration accounting for 75 percent of the increase.

A few leading employers largely influence economic conditions in the Tucson metropolitan area. The leading employer in the area is Raytheon Company, a defense and aerospace systems supplier with approximately 12,500 employees. The company increased its workforce by 1,350 employees in 2007. The second leading employer is The University of Arizona (the UA), with 10,550 employees and an annual enrollment of 34,500 students. According to Tucson Regional Economic Opportunities, Inc., the university has an annual economic impact of $2.3 billion on the state of Arizona. Another leading employer is Davis-Monthan Air Force Base (AFB), with 7,700 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.

During the 12 months ending November 2008, nonfarm employment decreased by 8,400 jobs to 375,200, a 2.2-percent decline compared with the number of nonfarm jobs posted during the previous 12 months; this decline is the first since 2002. In recent years, the local housing industry led economic growth due to migration to the area. This trend continued until 2007, when the sales housing market began to soften. Current employment has decreased across all sectors except for modest gains in the government, education and health services, wholesale trade, and natural resources and mining sectors. The largest employment declines occurred in the construction, financial activities, and retail trade sectors, which decreased by 3,000, 1,900, and 1,600 jobs, respectively. These sectors also posted some of the highest increases in employment from 2000 to 2006, adding a total of 5,000 construction jobs, 2,800 financial activities jobs, and 5,200 retail trade jobs during the period. During the 12 months ending November 2008, the unemployment rate increased from 4 to 5 percent. A proposed 525-room Sheraton Hotel & Suites in downtown Tucson, with a planned construction start date in 2010, is expected to generate employment during construction and after its completion, when the hotel attracts more conventions to the area.

In the past year, builders have continued to decrease the level of single-family home construction, as measured by the number of building permits issued, due to excess inventory in the sales housing market. In the 12 months ending November 2008, the number of single-family permits issued decreased by 44 percent from 5,175 to 2,900. Single-family home permits are down 73 percent from a peak of 10,850 recorded during the 12 months ending November 2005. Although single-family construction activity decreased in the past 12 months, the level of multifamily construction activity, as measured by the number of units permitted, has increased. During the 12 months ending November 2008, the number of multifamily units permitted increased by 10 percent from 580 to 640. Approximately one-half of the multifamily units permitted during the past 12 months will be constructed in northwest Tucson. One single-family development currently under construction is a Ritz-Carlton® resort and residential community located northwest of the city of Tucson. The project will include a 250-room golf and spa resort and 320 luxury homes. The model homes are now complete and the resort's estimated completion date is in late 2009.

Sales housing market conditions are currently soft in the Tucson metropolitan area. According to the Tucson Association of REALTORS®, during the 12 months ending November 2008, the number of existing homes sold decreased from 13,200 to 10,200, a 23-percent decline compared with the number sold during the previous 12 months. During this period, the number of active listings for existing homes decreased by 10 percent from 9,375 to 8,425. The average number of days a home remained on the market increased from 67 to 78. The average sales price of existing homes has continued to drop in the past 12 months. During the 12 months ending November 2008, the price fell from $272,200 to $246,800, a 9-percent decline compared with the average price recorded during the previous 12 months. New home sales have also dramatically declined. According to Hanley Wood, LLC, the number of new home closings decreased by 45 percent from 6,425 during the 12 months ending November 2007 to 3,550 during the 12 months ending November 2008.

The Tucson rental housing market is balanced. According to Reis, Inc., the apartment vacancy rate increased from 5.7 percent as of the third quarter of 2007 to 6.7 percent as of the third quarter of 2008. Currently, the highest vacancy rate is in the south/southwest Tucson submarket, at 9.3 percent, and the lowest vacancy rate is in the central/university submarket, at 4.2 percent. In the fall of 2011, the UA will add 1,200 on-campus units to the current stock of 6,000 units; this new construction should help ease tight apartment market conditions in the neighborhoods around the UA. The average asking rent for apartments in the Tucson metropolitan area increased from $633 in the third quarter of 2007 to $649 in the third quarter of 2008. The lowest average asking rents are in the south/southwest Tucson submarket, at $559, and the highest average asking rents are in the north/northwest Tucson submarket, at $752.

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

HUD Region and State	2008 Through December			2007 Through December			Ratio: 2008/2007 Through December		
	Total	Single Family	Multi-family*	Total	Single Family	Multi-family*	Total	Single Family	Multi-family*
Connecticut	5,086	3,099	1,987	7,576	5,370	2,206	0.671	0.577	0.901
Maine	3,573	3,003	570	5,690	4,893	797	0.628	0.614	0.715
Massachusetts	9,241	5,007	4,234	14,874	8,703	6,171	0.621	0.575	0.686
New Hampshire	3,250	2,340	910	4,528	3,826	702	0.718	0.612	1.296
Rhode Island	1,067	868	199	1,949	1,458	491	0.547	0.595	0.405
Vermont	1,357	1,082	275	1,988	1,641	347	0.683	0.659	0.793
New England	**23,574**	**15,399**	**8,175**	**36,605**	**25,891**	**10,714**	**0.644**	**0.595**	**0.763**
New Jersey	19,000	8,993	10,007	25,828	12,962	12,866	0.736	0.694	0.778
New York	52,555	12,972	39,583	55,736	17,486	38,250	0.943	0.742	1.035
New York/New Jersey	**71,555**	**21,965**	**49,590**	**81,564**	**30,448**	**51,116**	**0.877**	**0.721**	**0.970**
Delaware	3,349	2,701	648	5,192	4,357	835	0.645	0.620	0.776
District of Columbia	536	248	288	2,028	564	1,464	0.264	0.440	0.197
Maryland	13,976	8,675	5,301	19,940	13,985	5,955	0.701	0.620	0.890
Pennsylvania	22,693	18,448	4,245	33,776	27,976	5,800	0.672	0.659	0.732
Virginia	26,788	19,869	6,919	36,621	29,821	6,800	0.731	0.666	1.018
West Virginia	2,934	2,290	644	4,322	3,642	680	0.679	0.629	0.947
Mid-Atlantic	**70,276**	**52,231**	**18,045**	**101,879**	**80,345**	**21,534**	**0.690**	**0.650**	**0.838**
Alabama	15,176	11,376	3,800	23,911	18,434	5,477	0.635	0.617	0.694
Florida	61,958	39,571	22,387	104,292	71,964	32,328	0.594	0.550	0.692
Georgia	32,232	23,476	8,756	70,322	52,832	17,490	0.458	0.444	0.501
Kentucky	10,122	6,452	3,670	14,008	10,987	3,021	0.723	0.587	1.215
Mississippi	10,023	6,810	3,213	16,314	10,658	5,656	0.614	0.639	0.568
North Carolina	54,498	39,314	15,184	82,907	67,809	15,098	0.657	0.580	1.006
South Carolina	25,596	19,938	5,658	39,080	31,764	7,316	0.655	0.628	0.773
Tennessee	21,699	15,819	5,880	36,248	28,366	7,882	0.599	0.558	0.746
Southeast/Caribbean	**231,304**	**162,756**	**68,548**	**387,082**	**292,814**	**94,268**	**0.598**	**0.556**	**0.727**
Illinois	21,889	12,308	9,581	42,666	24,827	17,839	0.513	0.496	0.537
Indiana	16,535	11,831	4,704	24,130	19,374	4,756	0.685	0.611	0.989
Michigan	10,623	8,927	1,696	18,690	15,875	2,815	0.568	0.562	0.602
Minnesota	10,616	8,273	2,343	17,529	13,837	3,692	0.606	0.598	0.635
Ohio	21,123	16,155	4,968	32,828	25,734	7,094	0.643	0.628	0.700
Wisconsin	15,532	10,426	5,106	21,322	16,600	4,722	0.728	0.628	1.081
Midwest	**96,318**	**67,920**	**28,398**	**157,165**	**116,247**	**40,918**	**0.613**	**0.584**	**0.694**
Arkansas	8,671	4,845	3,826	10,318	7,277	3,041	0.840	0.666	1.258
Louisiana	15,829	11,365	4,464	22,537	16,282	6,255	0.702	0.698	0.714
New Mexico	5,989	5,126	863	9,239	8,247	992	0.648	0.622	0.870
Oklahoma	10,003	8,121	1,882	14,555	11,911	2,644	0.687	0.682	0.712
Texas	129,874	78,453	51,421	174,391	116,850	57,541	0.745	0.671	0.894
Southwest	**170,366**	**107,910**	**62,456**	**231,040**	**160,567**	**70,473**	**0.737**	**0.672**	**0.886**
Iowa	7,638	5,550	2,088	10,580	8,219	2,361	0.722	0.675	0.884
Kansas	7,195	4,545	2,650	10,499	7,663	2,836	0.685	0.593	0.934
Missouri	11,817	7,013	4,804	19,469	13,715	5,754	0.607	0.511	0.835
Nebraska	6,542	4,790	1,752	7,905	6,350	1,555	0.828	0.754	1.127
Great Plains	**33,192**	**21,898**	**11,294**	**48,453**	**35,947**	**12,506**	**0.685**	**0.609**	**0.903**
Colorado	19,086	11,885	7,201	30,420	21,087	9,333	0.627	0.564	0.772
Montana	2,485	2,043	442	4,609	3,496	1,113	0.539	0.584	0.397
North Dakota	2,870	1,720	1,150	3,073	2,119	954	0.934	0.812	1.205
South Dakota	4,117	2,926	1,191	5,227	3,803	1,424	0.788	0.769	0.836
Utah	10,969	7,438	3,531	21,194	17,117	4,077	0.518	0.435	0.866
Wyoming	2,384	1,974	410	3,050	2,743	307	0.782	0.720	1.336
Rocky Mountain	**41,911**	**27,986**	**13,925**	**67,573**	**50,365**	**17,208**	**0.620**	**0.556**	**0.809**
Arizona	25,232	17,762	7,470	49,072	37,642	11,430	0.514	0.472	0.654
California	61,222	32,024	29,198	104,788	65,528	39,260	0.584	0.489	0.744
Hawaii	4,115	2,510	1,605	6,946	4,443	2,503	0.592	0.565	0.641
Nevada	14,906	7,152	7,754	27,168	16,422	10,746	0.549	0.436	0.722
Pacific	**105,475**	**59,448**	**46,027**	**187,974**	**124,035**	**63,939**	**0.561**	**0.479**	**0.720**
Alaska	914	682	232	1,712	997	715	0.534	0.684	0.324
Idaho	7,281	6,550	731	12,706	10,398	2,308	0.573	0.630	0.317
Oregon	12,207	7,793	4,414	21,773	16,101	5,672	0.561	0.484	0.778
Washington	28,398	17,335	11,063	44,944	29,107	15,837	0.632	0.596	0.699
Northwest	**48,800**	**32,360**	**16,440**	**81,135**	**56,603**	**24,532**	**0.601**	**0.572**	**0.670**
United States	**892,771**	**569,873**	**322,898**	**1,380,470**	**973,262**	**407,208**	**0.647**	**0.586**	**0.793**

*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	2008 Through December		
		Total	Single Family	Multifamily*
35620	New York-Northern New Jersey-Long Island, NY-NJ-PA	52,594	8,941	43,653
26420	Houston-Sugar Land-Baytown, TX	42,697	28,152	14,545
19100	Dallas-Fort Worth-Arlington, TX	36,533	17,841	18,692
12060	Atlanta-Sandy Springs-Marietta, GA	19,034	12,307	6,727
38060	Phoenix-Mesa-Scottsdale, AZ	17,558	11,549	6,009
16980	Chicago-Naperville-Joliet, IL-IN-WI	16,126	7,778	8,348
42660	Seattle-Tacoma-Bellevue, WA	15,389	6,529	8,860
31100	Los Angeles-Long Beach-Santa Ana, CA	15,048	4,559	10,489
12420	Austin-Round Rock, TX	14,250	8,025	6,225
47900	Washington-Arlington-Alexandria, DC-VA-MD-WV	13,926	9,076	4,850
29820	Las Vegas-Paradise, NV	12,538	5,874	6,664
16740	Charlotte-Gastonia-Concord, NC-SC	12,231	7,303	4,928
39580	Raleigh-Cary, NC	11,386	6,559	4,827
37980	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	10,527	6,858	3,669
36740	Orlando-Kissimmee, FL	10,284	5,288	4,996
41700	San Antonio, TX	10,261	5,990	4,271
45300	Tampa-St. Petersburg-Clearwater, FL	9,528	5,082	4,446
40140	Riverside-San Bernardino-Ontario, CA	9,062	5,825	3,237
19740	Denver-Aurora, CO	8,800	3,947	4,853
34980	Nashville-Davidson--Murfreesboro, TN	8,142	5,621	2,521
33100	Miami-Fort Lauderdale-Miami Beach, FL	7,846	3,358	4,488
38900	Portland-Vancouver-Beaverton, OR-WA	7,698	4,167	3,531
14460	Boston-Cambridge-Quincy, MA-NH	7,477	3,323	4,154
41860	San Francisco-Oakland-Fremont, CA	7,176	2,329	4,847
26900	Indianapolis, IN	7,004	4,410	2,594
27260	Jacksonville, FL	6,949	5,135	1,814
33460	Minneapolis-St. Paul-Bloomington, MN-WI	5,674	4,171	1,503
41180	St. Louis, MO-IL	5,661	4,657	1,004
12580	Baltimore-Towson, MD	5,577	3,121	2,456
40900	Sacramento--Arden-Arcade--Roseville, CA	5,488	3,924	1,564
28140	Kansas City, MO-KS	5,431	2,690	2,741
41740	San Diego-Carlsbad-San Marcos, CA	5,132	2,160	2,972
47260	Virginia Beach-Norfolk-Newport News, VA-NC	5,114	3,246	1,868
40060	Richmond, VA	4,970	3,932	1,038
16700	Charleston-North Charleston, SC	4,947	3,666	1,281
35380	New Orleans-Metairie-Kenner, LA	4,769	2,736	2,033
36540	Omaha-Council Bluffs, NE-IA	4,524	3,154	1,370
18140	Columbus, OH	4,407	2,666	1,741
17900	Columbia, SC	4,352	3,492	860
17140	Cincinnati-Middletown, OH-KY-IN	4,145	3,314	831
41620	Salt Lake City, UT	4,084	1,810	2,274
36420	Oklahoma City, OK	4,036	3,672	364
46140	Tulsa, OK	3,953	2,833	1,120
21340	El Paso, TX	3,859	2,774	1,085
48900	Wilmington, NC	3,682	2,991	691
31140	Louisville, KY-IN	3,671	2,581	1,090
32580	McAllen-Edinburg-Mission, TX	3,628	3,097	531
38300	Pittsburgh, PA	3,477	2,965	512
12940	Baton Rouge, LA	3,472	2,342	1,130
13820	Birmingham-Hoover, AL	3,455	2,421	1,034

*Multifamily is two or more units in structure. **As per new Office of Management and Budget 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	North-east	Mid-west	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	1,398.4	979.9	28.1	31.5	349.5	1,207.1	191.3	150.6	211.7	692.2	343.9
2008	892.5	569.9	15.8	16.4	290.3	771.0	121.6	118.3	136.8	442.8	194.6
Monthly Data (Seasonally Adjusted Annual Rates)											
2007											
Oct	1,182	811	48		323	NA		145	185	554	298
Nov	1,187	767	53		367	NA		126	192	594	275
Dec	1,111	714	56		341	NA		134	166	560	251
2008											
Jan	1,052	675	43		334	NA		126	180	539	207
Feb	981	646	40		295	NA		105	130	504	242
Mar	932	621	37		274	NA		111	126	502	193
Apr	982	649	38		295	NA		108	157	499	218
May	978	635	34		309	NA		137	147	460	234
Jun	1,138	616	33		489	NA		295	148	459	236
Jul	937	584	33		320	NA		105	147	487	198
Aug	857	553	31		273	NA		82	143	443	189
Sep	805	538	34		233	NA		93	134	408	170
Oct	730	470	29		231	NA		75	131	363	161
Nov	615	414	21		180	NA		68	103	292	152
Dec	547	364	17		166	NA		61	84	288	114

*Authorized in permit-issuing places. **Components may not add to totals because of rounding. Units in thousands. NA = Data published only annually.

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	1,355.0	1,046.0	12.1	19.6	277.3	1,196.0	159.1	142.9	210.1	681.1	320.9
2008	904.3	622.4	6.3	10.8	264.7	798.2	106.1	120.9	135.1	452.6	195.7
Monthly Data (Seasonally Adjusted Annual Rates)											
2007											
Oct	1,275	884	NA		351	NA		161	204	629	281
Nov	1,179	816	NA		342	NA		128	209	587	255
Dec	1,000	779	NA		211	NA		101	137	549	213
2008											
Jan	1,064	750	NA		287	NA		137	156	531	240
Feb	1,107	722	NA		356	NA		129	154	577	247
Mar	988	711	NA		261	NA		115	135	515	223
Apr	1,004	681	NA		308	NA		93	164	504	243
May	982	682	NA		280	NA		123	139	500	220
Jun	1,089	663	NA		404	NA		251	139	490	209
Jul	949	644	NA		291	NA		168	155	441	185
Aug	854	615	NA		224	NA		134	128	401	191
Sep	824	551	NA		254	NA		112	138	410	164
Oct	767	536	NA		221	NA		76	121	409	161
Nov	651	460	NA		175	NA		55	106	356	134
Dec	550	398	NA		145	NA		62	80	277	131

*Components may not add to totals because of rounding. Units in thousands. NA = Data published only annually.

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: 1 Unit	2 Units	3 and 4 Units	5 Units or More	MSAs: Inside	Outside	Regions: 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	1,025.0	579.1	10.9	18.7	416.3	907.2	117.7	155.9	162.5	431.6	274.9
2008	797.8	380.5	5.8	12.3	399.3	719.8	78.1	161.1	109.7	316.9	210.1
Monthly Data (Seasonally Adjusted Annual Rates)											
2007											
Oct	1,096	647	NA		417	NA		161	169	465	301
Nov	1,077	623	NA		424	NA		161	170	455	291
Dec	1,055	608	NA		417	NA		157	166	448	284
2008											
Jan	1,034	590	NA		416	NA		157	165	435	277
Feb	1,024	580	NA		416	NA		159	162	428	275
Mar	1,013	563	NA		423	NA		161	158	423	271
Apr	1,006	550	NA		429	NA		158	157	420	271
May	989	530	NA		434	NA		156	152	415	266
Jun	977	511	NA		442	NA		169	145	403	260
Jul	955	489	NA		442	NA		169	144	391	251
Aug	939	479	NA		437	NA		172	139	377	251
Sep	905	456	NA		428	NA		172	126	365	242
Oct	877	438	NA		419	NA		170	120	355	232
Nov	851	417	NA		415	NA		167	114	346	224
Dec	823	401	NA		404	NA		163	113	329	218

*Components may not add to totals because of rounding. Units in thousands. NA = Data published only annually.

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	1,502.8	1,218.4	12.4	19.0	253.0	1,332.9	169.9	144.8	222.7	766.1	369.3
2008	1,116.6	817.2	9.3	14.0	276.0	974.5	142.0	112.3	175.6	565.4	263.4
Monthly Data (Seasonally Adjusted Annual Rates)											
2007											
Oct	1,401	1,133	NA		240	NA		184	209	696	312
Nov	1,404	1,140	NA		234	NA		124	216	686	378
Dec	1,329	1,026	NA		287	NA		143	194	645	347
2008											
Jan	1,331	998	NA		291	NA		125	191	680	335
Feb	1,251	906	NA		315	NA		101	228	682	240
Mar	1,192	909	NA		269	NA		104	183	613	292
Apr	1,033	808	NA		192	NA		117	146	523	247
May	1,144	877	NA		249	NA		135	182	574	253
Jun	1,131	844	NA		266	NA		85	201	582	263
Jul	1,086	830	NA		233	NA		136	141	536	273
Aug	1,012	708	NA		286	NA		91	170	538	213
Sep	1,155	820	NA		300	NA		113	237	535	270
Oct	1,054	752	NA		289	NA		90	165	541	258
Nov	1,071	769	NA		280	NA		116	170	518	267
Dec	1,015	668	NA		330	NA		143	113	501	258

*Components may not add to totals because of rounding. Units in thousands. NA = Data published only annually.

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	112	8	15	66	24	64,300	37
2007	96	95	7	11	59	18	65,100	36
2008	82	NA	NA	NA	NA	NA	NA	NA
Monthly Data (Seasonally Adjusted Annual Rates)								
2007								
Aug	96	94	8	7	62	18	69,900	39
Sep	94	94	9	12	55	17	65,200	38
Oct	94	97	6	12	63	16	66,600	38
Nov	93	100	7	12	62	19	64,800	37
Dec	92	81	4	7	55	14	64,500	38
2008								
Jan	91	76	6	8	49	13	66,100	37
Feb	94	92	3	10	67	12	59,400	36
Mar	90	77	4	8	52	13	64,500	37
Apr	92	83	5	9	54	15	64,500	37
May	87	81	6	9	53	14	64,200	37
Jun	84	79	7	7	52	14	63,700	36
Jul	84	76	3	8	51	14	65,200	37
Aug	81	80	6	8	52	15	65,200	37
Sep	76	78	4	9	53	13	64,500	35
Oct	70	72	7	7	47	11	65,900	35
Nov	68	70	3	8	47	11	63,600	35
Dec	65	NA	NA	NA	NA	NA	NA	NA

*Components may not add to totals because of rounding. Units in thousands. NA = Not available.

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: U.S.	North-east	Mid-west	South	West	For Sale at End of Period: U.S.	North-east	Mid-west	South	West	U.S.	Months' Supply at Current U.S. Sales Rate
Annual Data												
1970	485	61	100	203	121	227	38	47	91	51		NA
1971	656	82	127	270	176	294	45	55	131	63		NA
1972	718	96	130	305	187	416	53	69	199	95		NA
1973	634	95	120	257	161	422	59	81	181	102		NA
1974	519	69	103	207	139	350	50	68	150	82		NA
1975	549	71	106	222	150	316	43	66	133	74		NA
1976	646	72	128	247	199	358	45	68	154	91		NA
1977	819	86	162	317	255	408	44	73	168	123		NA
1978	817	78	145	331	262	419	45	80	170	124		NA
1979	709	67	112	304	225	402	42	74	172	114		NA
1980	545	50	81	267	145	342	40	55	149	97		NA
1981	436	46	60	219	112	278	41	34	127	76		NA
1982	412	47	48	219	99	255	39	27	129	60		NA
1983	623	76	71	323	152	304	42	33	149	79		NA
1984	639	94	76	309	160	358	55	41	177	85		NA
1985	688	112	82	323	171	350	66	34	172	79		NA
1986	750	136	96	322	196	361	88	32	153	87		NA
1987	671	117	97	271	186	370	103	39	149	79		NA
1988	676	101	97	276	202	371	112	43	133	82		NA
1989	650	86	102	260	202	366	108	41	123	93		NA
1990	534	71	89	225	149	321	77	42	105	97		NA
1991	509	57	93	215	144	284	62	41	97	83		NA
1992	610	65	116	259	170	267	48	41	104	74		NA
1993	666	60	123	295	188	295	53	48	121	73		NA
1994	670	61	123	295	191	340	55	63	140	82		NA
1995	667	55	125	300	187	374	62	69	158	86		NA
1996	757	74	137	337	209	326	38	67	146	74		NA
1997	804	78	140	363	223	287	26	65	127	69		NA
1998	886	81	164	398	243	300	28	63	142	68		NA
1999	880	76	168	395	242	315	28	64	153	70		NA
2000	877	71	155	406	244	301	28	65	146	62		NA
2001	908	66	164	439	239	310	28	70	142	69		NA
2002	973	65	185	450	273	344	36	77	161	70		NA
2003	1,086	79	189	511	307	377	29	97	172	79		NA
2004	1,203	83	210	562	348	431	30	111	200	91		NA
2005	1,283	81	205	638	358	515	47	109	249	109		NA
2006	1,051	63	161	559	267	537	54	97	267	119		NA
2007	776	65	118	411	181	496	48	79	248	121		NA
2008	482	35	69	266	112	359	38	58	179	85		NA
Monthly Data	(Seasonally Adjusted Annual Rates)					(Not Seasonally Adjusted)					(Seasonally Adjusted)	
2007												
Oct	723	65	128	379	151	518	49	79	264	127	513	8.6
Nov	629	55	86	339	149	508	48	79	257	124	502	9.5
Dec	600	56	74	335	135	496	48	79	248	121	494	9.8
2008												
Jan	597	55	77	318	147	488	46	78	246	117	484	9.8
Feb	572	39	77	314	142	475	45	76	241	113	477	9.7
Mar	513	28	70	293	122	465	46	74	233	113	469	11.2
Apr	542	40	82	294	126	463	45	73	234	111	463	10.3
May	515	31	76	292	116	458	45	73	231	109	459	10.9
Jun	499	35	70	279	115	445	44	71	222	107	445	10.9
Jul	505	41	66	274	124	434	44	70	215	103	433	10.6
Aug	448	29	74	252	93	427	44	69	211	102	428	11.7
Sep	434	25	65	242	102	418	44	68	206	100	416	11.5
Oct	406	35	64	222	85	407	42	67	200	97	403	12.2
Nov	388	39	54	206	89	395	41	66	194	94	397	12.5
Dec	331	28	51	181	71	359	38	58	179	85	357	12.9

*Components may not add to totals because of rounding. Units in thousands. NA = Not applicable.

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	3,974	NA
2008	4,912	849	1,129	1,864	1,070	3,676	NA
Monthly Data (Seasonally Adjusted Annual Rates)							
2007							
Oct	5,060	920	1,210	2,050	880	4,433	10.5
Nov	5,020	890	1,190	1,990	950	4,217	10.1
Dec	4,910	840	1,160	1,960	950	3,974	9.7
2008							
Jan	4,890	800	1,210	1,950	930	4,160	10.2
Feb	5,030	890	1,240	1,990	920	4,018	9.6
Mar	4,940	910	1,170	1,920	940	4,118	10.0
Apr	4,890	870	1,100	1,920	1,000	4,549	11.2
May	4,990	910	1,160	1,910	1,020	4,482	10.8
Jun	4,850	850	1,110	1,860	1,030	4,495	11.1
Jul	5,020	910	1,130	1,850	1,130	4,575	10.9
Aug	4,910	850	1,140	1,860	1,070	4,335	10.6
Sep	5,140	840	1,170	1,900	1,230	4,272	10.0
Oct	4,910	830	1,080	1,840	1,170	4,198	10.3
Nov	4,450	730	1,000	1,620	1,100	4,163	11.2
Dec	4,740	720	1,040	1,740	1,250	3,676	9.3

*Components may not add to totals because of rounding. Units in thousands. NA = Not applicable.

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
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	247,900	320,200	208,600	217,700	330,900	313,600	311,600
2008	230,600	341,400	197,600	202,100	295,600	291,800	295,800
Quarterly Data							
2007							
Q4	238,400	336,900	197,400	214,900	321,300	305,800	303,200
2008							
Q1	233,900	325,900	219,200	202,200	293,700	290,400	293,400
Q2	235,300	352,500	198,500	208,100	302,500	304,200	302,900
Q3	226,500	385,200	184,700	203,300	290,700	285,100	300,000
Q4	211,800	313,800	200,800	184,700	298,100	274,700	286,000

[1] The components of a constant-quality house reflect the kinds of new single-family homes sold in 2005. 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] Effective with the December 2007 New Home 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 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	219,000	279,100	165,100	179,300	335,000	266,000
2008	198,600	266,500	154,100	169,800	270,800	243,100
Monthly Data						
2007						
Oct	206,700	257,500	160,200	171,000	316,900	255,100
Nov	208,800	257,900	160,300	172,900	325,400	255,700
Dec	207,000	254,900	159,000	172,300	311,100	254,000
2008						
Jan	199,700	268,500	148,500	164,000	296,200	245,500
Feb	195,600	264,500	142,800	163,300	292,400	242,000
Mar	200,100	283,600	150,900	167,700	284,800	247,100
Apr	201,200	261,300	157,700	170,000	285,700	247,200
May	207,900	278,300	162,900	174,900	286,000	252,600
Jun	215,100	264,900	172,700	185,700	285,700	257,900
Jul	210,300	278,300	167,700	176,900	282,000	253,300
Aug	203,100	271,100	168,000	176,500	251,600	245,400
Sep	191,400	250,800	149,700	165,700	255,100	235,000
Oct	186,500	241,800	145,400	160,800	258,900	229,700
Nov	180,300	257,400	140,900	153,600	241,000	223,000
Dec	175,400	235,000	140,800	158,600	213,100	216,000

*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: 1991–Present

Period	OFHEO Purchase-Only House Price Index (Seasonally Adjusted)[1]										Case-Shiller® Index[2]
	U.S.	New England	Middle Atlantic	South Atlantic	East South Central	West South Central	West North Central	East North Central	Mountain	Pacific	
Annual Average											
1991	100.3	98.1	99.3	100.3	100.7	100.8	100.5	101.2	101.0	99.4	74.5
1992	102.6	96.6	100.8	102.2	104.3	103.6	103.9	105.6	106.4	98.9	75.0
1993	105.1	94.9	101.3	103.9	108.8	107.8	109.2	110.2	115.5	96.8	75.5
1994	108.7	95.7	101.7	107.0	114.9	112.2	115.1	115.6	127.1	96.9	77.7
1995	111.5	95.9	101.4	109.9	119.8	115.0	119.8	121.2	134.3	96.9	79.1
1996	115.1	98.4	102.3	113.4	125.1	118.3	125.0	127.4	140.3	98.3	80.9
1997	118.6	101.6	103.8	117.0	129.4	121.3	129.5	132.1	144.8	101.3	83.6
1998	124.3	109.0	107.5	122.1	134.2	127.0	136.4	137.9	150.5	108.1	88.7
1999	131.7	119.6	114.1	128.5	140.1	134.1	145.5	145.3	158.7	115.7	95.5
2000	140.4	134.0	123.0	136.3	144.7	142.1	155.5	153.0	168.2	125.7	104.5
2001	150.1	151.4	134.4	145.9	148.9	148.6	166.5	160.4	177.6	138.3	113.4
2002	160.6	170.8	149.4	156.8	153.6	153.7	176.9	167.7	185.5	153.4	123.7
2003	172.7	190.2	166.8	169.7	160.1	158.8	187.7	175.6	196.8	172.6	136.4
2004	187.7	210.9	186.5	188.2	167.6	165.1	198.4	183.9	217.1	198.5	155.2
2005	205.5	229.4	207.5	213.4	178.2	174.5	208.0	191.4	246.8	229.9	179.0
2006	218.3	232.0	220.8	228.9	191.0	187.1	214.9	195.0	273.7	254.0	188.3
2007	221.7	228.8	225.5	232.6	198.5	196.0	217.5	192.6	285.3	255.3	182.5
Quarterly Data											
2007											
Q3	222.1	228.1	225.6	233.0	199.2	197.7	217.8	192.3	287.2	255.4	179.0
Q4	219.1	227.0	225.6	229.1	198.7	197.4	216.2	189.6	281.4	245.3	170.4
2008											
Q1	215.6	224.5	224.2	224.7	197.3	197.3	213.8	188.7	278.7	231.2	159.9
Q2	212.5	220.5	221.5	221.6	198.2	198.7	213.3	187.0	273.6	218.2	155.1
Q3	208.7	217.3	220.0	216.8	196.6	198.5	212.2	185.0	267.8	205.8	149.4

[1] Office of Federal Housing Enterprise Oversight. First quarter 1991 equals 100. **http://www.ofheo.gov/hpi_download.aspx**

[2] S&P/Case-Shiller® National Home Price Index. First quarter 2000 equals 100. **http://www.homeprice.standardandpoors.com**

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	217,900	6.52	59,224	52,992	111.8	111.7	113.8
2008	197,100	6.15	59,339	46,128	128.6	127.4	133.6
Monthly Data							
2007							
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	205,000	6.31	59,969	48,768	123.0	122.7	126.8
2008							
Jan	197,200	6.04	59,858	45,600	131.3	131.0	134.1
Feb	193,600	5.94	59,967	44,304	135.4	134.8	142.3
Mar	197,600	6.10	60,076	45,984	130.6	130.0	137.7
Apr	199,600	6.03	60,185	46,080	130.6	130.1	136.3
May	206,000	6.10	60,294	47,952	125.7	125.2	132.1
Jun	213,600	6.28	60,404	50,640	119.3	118.5	125.6
Jul	208,900	6.48	60,512	50,592	119.6	118.8	126.3
Aug	201,900	6.53	60,621	49,152	123.3	122.6	131.4
Sep	190,300	6.22	60,730	44,832	135.5	135.2	141.0
Oct	185,700	6.23	60,840	43,824	138.8	138.8	139.9
Nov	179,900	6.26	60,949	42,576	143.2	143.0	148.3
Dec[2]	174,700	5.59	61,058	38,448	158.8	NA	NA

*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 Association's monthly effective mortgage rate (points are amortized over 10 years) combines fixed- and adjustable-rate loans. Entries under Annual Data are averages of the monthly rates.

[2] December fixed- and adjustable-rate mortgage (ARM) affordability indexes could not be derived because fixed and ARM mortgage rates are not available for December.

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	116,400	58	$1,034
2007	104,800	54	$1,023
Quarterly Data			
2007			
Q3	26,100	55	$1,103
Q4	24,000	57	$1,044
2008			
Q1	28,400	54	$1,143
Q2	37,400	52	$1,132
Q3	36,200	55	$1,003

*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

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		Prospective Buyer Traffic
		Current Activity	Future Expectations	
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
2008	16	16	25	14
Monthly Data (Seasonally Adjusted)				
2007				
Oct	19	18	26	15
Nov	19	18	24	17
Dec	18	19	26	13
2008				
Jan	19	19	28	14
Feb	20	20	27	19
Mar	20	20	26	19
Apr	20	18	30	19
May	19	17	28	18
Jun	18	17	27	16
Jul	16	15	23	12
Aug	16	16	24	13
Sep	17	17	28	14
Oct	14	14	19	11
Nov	9	9	18	7
Dec	9	8	16	7
2009				
Jan	8	6	17	8

NA = Not applicable.

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

http://www.nahb.org/generic.aspx?sectionID=134&genericContentID=529 (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	9.05	1.1	NA	NA	NA	NA
1976	8.87	1.2	NA	NA	NA	NA
1977	8.85	1.1	NA	NA	NA	NA
1978	9.64	1.3	NA	NA	NA	NA
1979	11.20	1.6	NA	NA	NA	NA
1980	13.74	1.8	NA	NA	NA	NA
1981	16.63	2.1	NA	NA	NA	NA
1982	16.04	2.2	NA	NA	NA	NA
1983	13.24	2.1	NA	NA	NA	NA
1984	13.88	2.5	NA	NA	11.51	2.5
1985	12.43	2.5	NA	NA	10.05	2.5
1986	10.19	2.2	NA	NA	8.43	2.3
1987	10.21	2.2	NA	NA	7.83	2.2
1988	10.34	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	7.09	1.9
1992	8.39	1.7	7.96	1.7	5.62	1.7
1993	7.31	1.6	6.83	1.6	4.58	1.5
1994	8.38	1.8	7.86	1.8	5.36	1.5
1995	7.93	1.8	7.48	1.8	6.06	1.5
1996	7.81	1.7	7.32	1.7	5.67	1.4
1997	7.60	1.7	7.13	1.7	5.61	1.4
1998	6.94	1.1	6.59	1.1	5.58	1.1
1999	7.44	1.0	7.06	1.0	5.99	1.1
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	5.54	0.7
2007	6.34	0.4	6.03	0.4	5.56	0.6
2008	6.03	0.6	5.62	0.6	5.17	0.6
Monthly Data						
2007						
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
2008						
Jan	5.76	0.4	5.29	0.4	5.23	0.6
Feb	5.92	0.5	5.44	0.5	5.03	0.6
Mar	5.97	0.5	5.42	0.5	5.12	0.6
Apr	5.92	0.4	5.47	0.4	5.19	0.6
May	6.04	0.5	5.60	0.5	5.24	0.6
Jun	6.32	0.7	5.91	0.6	5.15	0.6
Jul	6.43	0.6	5.97	0.6	5.24	0.6
Aug	6.48	0.7	6.03	0.7	5.26	0.6
Sep	6.04	0.7	5.64	0.6	5.14	0.6
Oct	6.20	0.6	5.89	0.6	5.21	0.6
Nov	6.09	0.7	5.79	0.7	5.26	0.5
Dec	5.29	0.7	5.04	0.7	4.97	0.5

NA = Not applicable.
Source: Freddie Mac
http://www.freddiemac.com/pmms/ (See 30-Year Fixed, 15-Year Fixed, and 1-Year Adjustable Rate Historic Tables.)

Table 15. Mortgage Interest Rates, Fees, Effective Rates, and Average Term to Maturity on Conventional Loans Closed: 1988–Present

Period	Fixed Rate				Adjustable Rate			
	Interest Rate	Fees and Charges	Effective Rate	Term to Maturity	Interest Rate	Fees and Charges	Effective Rate	Term to Maturity
Annual Data								
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
Fixed and Adjustable Rate Combined*								
2007	6.43	0.48	6.50	29.3				
2008	6.06	0.54	6.14	28.4				
Monthly Data								
2007								
Oct	6.49	0.51	6.57	28.9	6.38	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
2008								
Jan	5.97	0.58	6.05	28.5	5.80	0.27	5.84	30.3
Feb	5.90	0.48	5.97	27.8	5.51	0.30	5.55	30.2
Mar	6.06	0.54	6.14	27.9	5.54	0.36	5.59	30.1
Apr	5.98	0.47	6.05	27.9	5.60	0.25	5.63	30.0
May	6.06	0.46	6.12	28.4	5.59	0.34	5.64	29.5
Jun	6.23	0.49	6.31	28.3	5.74	0.32	5.79	29.8
Jul	6.41	0.57	6.50	28.3	5.91	0.36	5.96	29.9
Aug	6.46	0.58	6.55	28.3	5.89	0.32	5.94	29.8
Sep	6.15	0.65	6.24	28.4	5.81	0.27	5.84	29.9
Fixed and Adjustable Rate Combined*								
2008								
Jan	5.96	0.56	6.04	28.6				
Feb	5.87	0.46	5.94	28.0				
Mar	6.00	0.52	6.08	28.1				
Apr	5.96	0.46	6.02	28.1				
May	6.02	0.45	6.09	28.5				
June	6.19	0.47	6.26	28.4				
Jul	6.37	0.55	6.45	28.5				
Aug	6.42	0.56	6.50	28.4				
Sep	6.13	0.63	6.22	28.5				
Oct	6.12	0.58	6.21	28.7	NA	NA	NA	NA
Nov	6.15	0.60	6.24	28.7	NA	NA	NA	NA
Dec	5.52	0.64	5.61	28.7	NA	NA	NA	NA

* Beginning with October 2008, the Federal Housing Finance Agency is no longer reporting fixed- and adjustable-rate data separately due to very low levels of adjustable-rate mortgages being reported. Combined data on fixed- and adjustable-rate mortgages have been substituted in this table.

Source: Federal Housing Finance Agency

http://www.fhfb.gov/Default.aspx?Page=53, table 1

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

Period	FHA*			VA Guaranties	PMI Certificates
	Applications	Total Endorsements	Purchase Endorsements		
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	751,454	460,317	231,750	102,430	1,567,961
2008	2,340,715	1,468,057	810,712	199,679	971,595
Monthly Data					
2007					
Oct	106,335	58,341	30,597	11,151	175,383
Nov	91,478	54,044	21,207	10,872	161,957
Dec	99,452	56,718	27,094	9,882	143,602
2008					
Jan	130,119	74,155	31,756	12,111	127,338
Feb	152,625	74,645	29,407	12,243	139,077
Mar	181,898	89,024	35,495	14,744	139,610
Apr	210,599	104,151	47,244	16,547	109,358
May	200,425	115,634	56,437	16,782	89,365
Jun	191,584	131,358	72,133	18,009	74,779
Jul	213,662	143,978	87,246	20,858	70,725
Aug	193,881	147,699	93,382	18,930	53,476
Sep	235,739	150,441	96,158	17,547	49,708
Oct	188,584	168,062	107,533	19,181	42,167
Nov	163,343	128,830	74,853	15,387	29,387
Dec[1]	278,256	140,080	79,068	17,340	46,605

*These operational numbers differ slightly from adjusted accounting numbers. NA = Data not available.

[1] Radian Guaranty, which represents roughly 17 percent of the private mortgage insurance market, is included in PMI-Net Certificates data beginning December 2008.

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	102	15,620	1,065.7	414	35,838	1,249.8	139	15,178	982.0
2008 (12 mos.)	70	10,723	812.3	247	24,217	939.3	160	19,589	1,137.5

*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	1.47	1.51	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	1.41	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	0.47	0.19	1.82	2.22	0.83	0.35
2007	5.34	2.92	15.55	17.88	12.68	6.43	1.21	0.49	4.31	5.07	3.27	1.49	0.71	0.33	2.93	4.28	0.89	0.39
Quarterly Data (Seasonally Adjusted)																		
2007																		
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	0.36	3.18	4.76	0.94	0.39
Q4	5.82	3.24	17.31	20.02	13.05	6.49	1.48	0.65	5.42	6.64	3.35	1.54	0.88	0.43	3.71	5.66	0.95	0.43
2008																		
Q1	6.35	3.71	18.79	22.07	12.72	7.22	1.63	0.79	5.84	7.29	3.33	1.74	1.01	0.55	4.08	6.32	0.96	0.51
Q2	6.41	3.93	18.67	21.03	12.63	6.82	1.83	1.01	6.19	7.55	3.45	1.77	1.08	0.61	4.26	6.63	0.95	0.57
Q3	6.99	4.34	20.03	21.31	12.92	7.28	2.20	1.27	7.22	8.22	3.70	1.98	1.07	0.61	4.23	6.47	0.95	0.59

*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 have been eliminated since they are no longer collected by the Mortgage Bankers Association.

Source: National Delinquency Survey, Mortgage Bankers Association

Table 19. Expenditures for Existing Residential Properties: 1977–2007

Period	Total Expenditures	Maintenance and Repairs[1]	Improvements					
			Total	Additions and Alterations[2]				Major Replacements[5]
				Total	Additions[3]	Improvements	To Property Outside the Structure	
Annual Data (Millions of Dollars)								
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]	Total	Improvements				Major Replacements[5]
				Additions and Alterations[2]				
				Total	Additions[3]	Alterations[4]	Other Property Improvements	
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	
2007	226,359	54,738	171,621		12,299	129,133	30,189	
Quarterly Data (Seasonally Adjusted Annual Rates)								
2006								
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	
Q4	236,600	56,300	180,300		NA	NA	NA	

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

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."

Note: The Census Bureau has discontinued the Survey of Residential Alterations and Repairs; therefore, this table is no longer being updated. These fourth quarter 2007 data are the last available.

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			Improvements
		Total	Single-Family Structures	Multifamily Structures	
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*	208,180	150,911	140,123	10,788	57,269
1994	241,033	176,390	162,309	14,081	64,643
1995	228,121	171,404	153,515	17,889	56,717
1996	257,495	191,114	170,790	20,324	66,381
1997	264,696	198,062	175,179	22,883	66,634
1998	296,343	223,983	199,409	24,574	72,360
1999	326,302	251,271	223,837	27,434	75,031
2000	346,138	265,047	236,788	28,259	81,091
2001	364,414	279,391	249,086	30,305	85,023
2002	396,696	298,841	265,889	32,952	97,855
2003	446,035	345,691	310,575	35,116	100,344
2004	532,900	417,501	377,557	39,944	115,399
2005	611,899	480,807	433,510	47,297	131,092
2006	613,731	468,800	415,997	52,803	144,931
2007	492,499	353,393	305,184	48,209	139,106
2008	446,035	345,691	310,575	35,116	NA
Monthly Data (Seasonally Adjusted Annual Rates)					
2007					
Oct	446,975	320,494	275,021	45,473	NA
Nov	428,661	305,221	260,500	44,721	NA
Dec	413,878	289,163	246,054	43,109	NA
2008					
Jan	404,909	277,166	233,846	43,320	NA
Feb	392,020	258,796	214,892	43,904	NA
Mar	391,643	256,356	212,310	44,046	NA
Apr	383,493	247,928	203,640	44,288	NA
May	371,386	243,916	198,166	45,750	NA
Jun	356,441	237,046	191,373	45,673	NA
Jul	334,494	232,218	185,135	47,083	NA
Aug	352,936	221,624	177,636	43,988	NA
Sep	350,165	214,099	169,593	44,506	NA
Oct	343,800	205,713	162,041	43,672	NA
Nov	329,863	194,603	152,194	42,409	NA
Dec	319,195	180,944	139,906	41,038	NA

*Effective with the May 2008 data, expenditures on private residential improvements to rental, vacant, and seasonal properties are not included in the construction spending data. To allow comparable time series analysis, these expenditures have been removed from historic data back to January 1993.
NA = Data available only annually.

Source: Census Bureau, Department of Commerce

http://www.census.gov/const/C30/PRIVSAHIST.xls

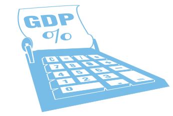


Table 21. Gross Domestic Product and Residential Fixed Investment: 1960–Present

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	12,421.9	769.6	6.2
2006	13,178.4	757.0	5.7
2007	13,807.5	630.2	4.6
2008	14,280.7	487.8	3.4
Quarterly Data (Seasonally Adjusted Annual Rates)			
2007			
Q4	14,031.2	571.3	4.1
2008			
Q1	14,150.8	528.1	3.7
Q2	14,294.5	505.0	3.5
Q3	14,412.8	479.4	3.3
Q4	14,264.6	438.7	3.1

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	282	320	438	191	49	76	218
1974[r]	1,554	351	395	321	(15)	134	(75)	448
1975	1,358	39	305	366	181	(38)	162	342
1976	1,704	11	484	78	341	(81)	332	539
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
2008	1,103	(222)	(75)	(6)	(100)	293	697	517
Quarterly Data								
2007								
Q4	579	(92)	85	17	45	(17)	504	38
2008								
Q1	(54)	(229)	(200)	17	(79)	(14)	241	209
Q2	404	(112)	116	(51)	101	335	(48)	65
Q3	502	(2)	(34)	(18)	136	(13)	165	268
Q4	124	212	(18)	83	(392)	(106)	237	107

*Units in thousands. NA = Not available.

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	(83)	729	94	362	(61)	63	291	182
1974[r]	1,554	392	714	92	636	150	196	(419)	(209)
1975	1,358	(8)	235	24	404	95	(32)	240	401
1976	1,704	(154)	403	39	227	140	65	465	519
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
2008	1,103	(201)	529	126	41	85	(35)	281	278
Quarterly Data									
2007									
Q4	579	45	(51)	19	(171)	204	(114)	172	475
2008									
Q1	(54)	25	60	(48)	(118)	(70)	(55)	(70)	221
Q2	404	472	68	73	(3)	(47)	72	72	(303)
Q3	502	(418)	580	48	270	19	83	55	(135)
Q4	124	(146)	(173)	234	163	(77)	(132)	58	199

*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.
NA = Not available.
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	888	226	60	NA	184
1976	1,704	1,369	216	67	NA	51
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)	(6)	(443)	NA	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
2008	1,103	489	306	51	11	245
Quarterly Data						
2007						
Q4	579	509	40	(46)	(33)	110
2008						
Q1	(54)	76	12	21	(4)	(161)
Q2	404	(74)	200	(4)	9	275
Q3	502	268	94	156	(35)	16
Q4	124	203	25	(125)	44	(21)

*Units in thousands. NA = Not available.
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
2005	124,377	3,845	120,532	11,660	3,707	1,401	6,553	108,871	74,931	33,940
Quarterly Data										
2007										
Q4	128,649	4,447	124,202	13,324	3,838	2,179	7,307	110,878	75,164	35,714
2008										
Q1	129,387	4,711	124,676	13,853	4,063	2,277	7,513	110,823	75,145	35,678
Q2	129,871	4,778	125,092	13,864	4,008	2,169	7,687	111,228	75,715	35,513
Q3	130,357	4,785	125,571	13,841	4,012	2,227	7,602	111,730	75,896	35,834
Q4	130,840	4,797	126,043	14,189	4,141	2,230	7,818	111,854	75,508	36,346

*Components may not add to totals because of rounding. Units in thousands. NA = Not available.

[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 City	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	10.0	9.8	9.9
2007	9.7	9.8	10.0	9.6	9.3	7.0	11.5	12.3	6.7	9.6	10.0	10.3
Quarterly Data												
2007												
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
2008												
Q1	10.1	10.0	9.7	10.3	10.7	7.3	11.8	12.7	7.0	10.1	10.3	10.7
Q2	10.0	9.9	10.4	9.3	10.6	7.4	10.6	13.2	6.9	9.4	10.5	11.1
Q3	9.9	9.8	10.4	9.1	10.4	6.7	10.3	13.0	7.6	9.5	10.4	10.7
Q4	10.1	10.1	10.3	9.9	9.8	6.3	10.5	13.1	8.4	10.1	10.3	10.8

[1] The Census Bureau has changed to the Office of Management and Budget'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 "Detail Tables," 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
2007	68.1	24.8	40.6	54.4	67.8	75.4	80.6	80.4
Quarterly Data								
2007								
Q4	67.8	24.9	39.4	53.9	67.2	75.1	80.4	80.3
2008								
Q1	67.8	23.6	39.7	54.8	66.7	75.0	80.4	79.9
Q2	68.1	23.3	39.8	54.4	67.6	75.4	80.1	80.2
Q3	67.9	23.4	41.1	52.6	67.2	75.2	80.0	80.1
Q4	67.5	24.1	39.5	52.2	66.6	75.1	79.7	80.4

[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 Metro Area		Outside Metro Area
		Northeast	Midwest	South	West	Central City	Outside Central City	
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
2008	67.8	64.6	71.7	69.9	63.0	53.2	75.1	75.2
Quarterly Averages of Monthly Data								
2007								
Q4	67.8	64.6	71.7	70.0	62.7	53.0	75.3	75.0
2008								
Q1	67.8	64.7	72.0	69.7	62.8	53.0	75.2	75.6
Q2	68.1	65.3	71.7	70.2	63.0	53.4	75.5	74.9
Q3	67.9	64.4	71.9	69.9	63.5	53.6	75.1	74.9
Q4	67.5	64.0	71.4	69.8	62.7	52.8	74.7	75.4

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 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
2008	75.0	47.9	59.8	57.8	49.1
Quarterly Averages of Monthly Data					
2007					
Q4	74.9	48.3	59.9	58.4	48.5
2008					
Q1	75.0	47.7	59.3	57.1	48.9
Q2	75.2	48.4	60.2	56.4	49.6
Q3	75.1	48.2	60.2	58.9	49.5
Q4	74.8	47.3	59.5	58.9	48.6

NA = Not available.

[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	67.6	53.4
2007	79.4	87.5	44.2	65.7	52.7
2008	78.9	87.1	43.3	66.1	52.7
Quarterly Averages of Monthly Data					
2007					
Q4	79.2	87.2	44.0	65.7	52.3
2008					
Q1	78.8	87.4	43.5	66.0	52.5
Q2	79.2	87.4	43.4	66.9	52.6
Q3	78.8	86.7	43.2	66.7	53.1
Q4	78.7	86.7	43.1	64.8	52.7

[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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