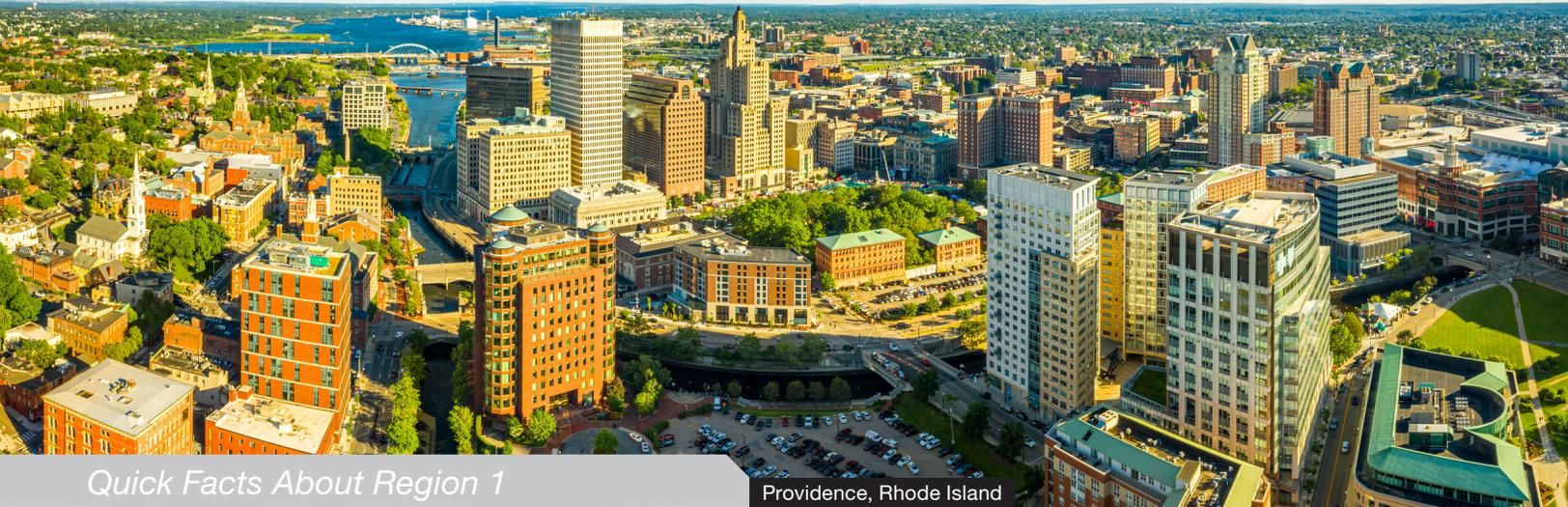


HUD PD&R Regional Reports

Region 1: New England



Providence, Rhode Island

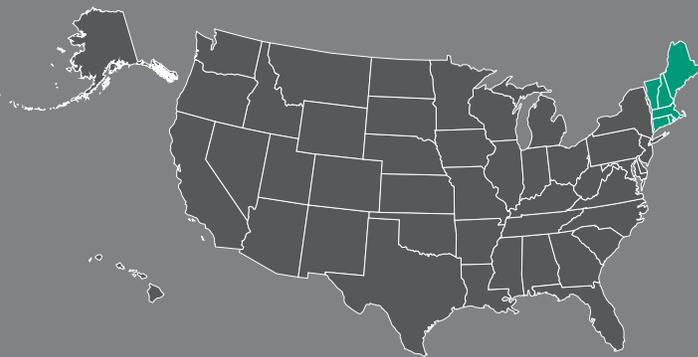
Quick Facts About Region 1

Sales market conditions—

First quarter 2021: mixed (slightly tight to tight)
Fourth quarter 2020: mixed (slightly tight to tight)
First quarter 2020: mixed (balanced to tight)

Apartment market conditions—

First quarter 2021: mixed (balanced to tight)
Fourth quarter 2020: mixed (balanced to tight)
First quarter 2020: mixed (balanced to tight)



By Diana Villavicencio | 1st Quarter 2021

Overview

During the first quarter of 2021, the economy of the New England region remained weak, representing the fourth consecutive quarter of nonfarm payroll losses year over year, albeit at a slower rate than the previous three quarters because job levels continued to recover from the early part of the pandemic. The gradual reopening of businesses since January 2021 had a positive effect on nonfarm payrolls in the New England region, following a temporary rollback during December 2020 when COVID-19 cases increased. As of March 2021, nonfarm payroll jobs were 7.3 percent below the pre-pandemic levels in February 2020 (not seasonally adjusted). Year-over-year, nonfarm payroll losses in Connecticut and Massachusetts accounted for more than three-fourths of total job losses in the region during the first quarter of 2021. Job losses in the region occurred in 10 of the 11 nonfarm payroll sectors during the first quarter of 2021, compared with the first quarter of 2020. Because of countermeasures to slow the spread of COVID-19, the greatest job declines were in those sectors that rely heavily on in-person interactions.

Despite a relatively weaker economy compared with a year ago, sales housing market conditions tightened or remained

continued on page 2



continued from page 1

unchanged, ranging from slightly tight to tight. Even with an increase in single-family home construction in all six states in the region, lower levels of for-sale inventory led to increased home sales prices in the region. Apartment market conditions generally were unchanged from a year ago in most major markets in the New England region, but conditions softened in three of those markets during the first quarter of 2021.

- During the first quarter of 2021, nonfarm payrolls in the New England region fell 7.6 percent, the third steepest decline among the 10 HUD-defined regions compared with a year ago. Job losses were most severe in the leisure and hospitality and the education and health services sectors, which accounted for a combined 56 percent of job losses in the region; only the transportation and utilities sector added jobs.

- Home sales in the region rose at a slower rate and home sales price growth accelerated during the 12 months ending February 2021, compared with the same period a year earlier, partly due to reduced for-sale inventory and increased lumber prices.
- Apartment vacancy rates declined in five of the markets cited in this report, partly because new apartment completions slowed from a year earlier, and average apartment rents increased in seven of the eight largest apartment markets in the region. The number of multifamily units permitted fell 12 percent during the first quarter of 2021, with a decrease in three states and relatively small increases in the remaining three.

Economic Conditions

Nonfarm payroll jobs in the New England region decreased on a year-over-year basis during the first quarter of 2021, continuing a period of economic weakness that began at the end of the first quarter of 2020. Nonfarm payrolls in the region averaged nearly 6.87 million jobs during the first quarter of 2021, declining year-over-year by 565,100 jobs, or 7.6 percent—faster than the 5.4 percent decline in the nation. The regional job decline has slowed since the middle of the second quarter of 2020, and the region added jobs each month since May 2020. The recent decrease in the region was the third fastest year-over-year decline among the 10 HUD-defined regions, following the Pacific and New York-New Jersey regions. The

loss of nonfarm payrolls in the region contrasts with the first quarter nonfarm payroll growth that averaged 1.1 percent a year, from 2011 through 2020. During the first quarter of 2021, the greatest year-over-year job losses in the region occurred in Massachusetts, where nonfarm payrolls fell by 310,800 jobs, or 8.5 percent, accounting for 55 percent of the total job loss in the region. In Rhode Island, jobs also declined 8.5 percent, and the total number of jobs lost was 42,100. Jobs declined the second fastest in Vermont, down 8.2 percent, but the total number of jobs lost—25,800—was the lowest in the region. In Connecticut and Maine, the number of jobs decreased by 117,700 and 33,800, or 7.0 and 5.5 percent, respectively. Only

continued on page 3

In the New England region, only the transportation and utilities sector added jobs on a year-over-year basis during the first quarter of 2021.

	First Quarter		Year-Over-Year Change	
	2020 (Thousands)	2021 (Thousands)	Absolute (Thousands)	Percent
Total Nonfarm	7,430.7	6,865.6	-565.1	-7.6
Goods-Producing Sectors	894.7	855.4	-39.3	-4.4
Mining, Logging, & Construction	300.8	291.3	-9.5	-3.2
Manufacturing	593.8	564.1	-29.7	-5.0
Service-Providing Sectors	6,536.1	6,010.2	-525.9	-8.0
Wholesale & Retail Trade	1,020.6	977.5	-43.1	-4.2
Transportation & Utilities	222.7	225.1	2.4	1.1
Information	154.6	142.5	-12.1	-7.8
Financial Activities	457.1	447.1	-10.0	-2.2
Professional & Business Services	1,055.6	1,020.9	-34.7	-3.3
Education & Health Services	1,606.8	1,487.4	-119.4	-7.4
Leisure & Hospitality	714.4	515.2	-199.2	-27.9
Other Services	280.3	239.8	-40.5	-14.4
Government	1,024.0	954.6	-69.4	-6.8

Note: Numbers may not add to totals due to rounding.

Source: U.S. Bureau of Labor Statistics



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in New Hampshire did nonfarm payrolls decline at a slower rate than in the nation, down 5.2 percent, or by 35,000 jobs.

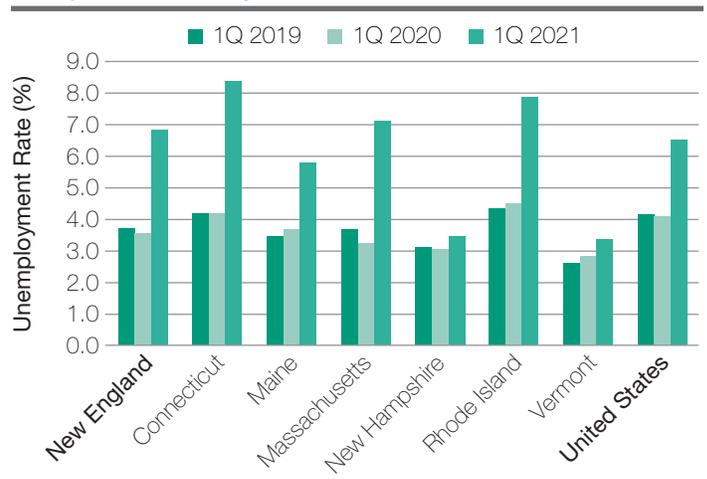
The average unemployment rate in the region rose to 6.8 percent during the first quarter of 2021, up from 3.5 percent a year earlier and higher than the national rate of 6.5 percent. Every state in the region had an increase in the unemployment rate, despite employers in industries such as construction and food services and drinking places reporting labor shortages. States with relatively larger labor forces, including Massachusetts and Connecticut, had the highest percentage point increases in the unemployment rate. The unemployment rate in Connecticut rose the most—by 4.2 percentage points—to 8.4 percent, the highest unemployment rate in the region, followed by Massachusetts—by 3.9 percentage points—to 7.1 percent. In Rhode Island and Maine, the unemployment rates increased by 3.4 and 2.1 percentage points, respectively, to 7.9 and 5.8 percent. The unemployment rates in Vermont and New Hampshire rose the least, up by 0.5 and 0.4 percentage point, respectively, to 3.4 and 3.5 percent—the first and second lowest unemployment rates among states in the region.

During the first quarter of 2021—

- The leisure and hospitality sector declined by 199,200 jobs, or 27.9 percent, compared with a year earlier, accounting for more than one-third of the regional job decline and for the most job losses in every state. In the region, nearly two-thirds of the decline occurred at restaurants and bars in the food services and drinking places industry, whereas hotel layoffs in the accommodation industry accounted for 19 percent of the decrease. Payrolls also fell in the amusement, gambling, and recreation industry in Massachusetts, Connecticut, and New Hampshire by 14,200, 5,900, and 3,300 jobs, or 38.2, 33.3, and 32.1 percent, respectively.
- Approximately 21 percent of the net decrease in payrolls in the region was in the education and health services sector—the largest payroll sector in the region—which contracted by 119,400 jobs, or 7.4 percent, from a year earlier, to nearly 1.49 million jobs. More than 70 percent of the decline in the sector was in the health care and social assistance industry, which decreased by 83,700 jobs, or 6.6 percent, with declines occurring in every state because hospitals were temporarily unable to provide many elective procedures causing furloughs among healthcare providers.

- The professional and business services sector, the second largest nonfarm payroll sector in the region, fell by 34,700 jobs, or 3.3 percent, compared with the first quarter of 2020, to approximately 1.02 million jobs. Jobs in the professional and business services sector include industries—such as legal services, accounting, and business management—that adapted more readily to a telework model in response to the pandemic. Demand decreased, however, for office services, such as building support and janitorial staff, contributing to overall declines in the sector.
- Although every state in the region lost jobs in the mining, logging, and construction sector, the sector had the smallest decrease in payrolls in the region compared with a year earlier, down by 9,500 jobs, or 3.2 percent. An increase in single-family home construction throughout the region during the past quarter, despite the rising price of lumber, likely mitigated some of the potential job loss in the sector regionwide.
- The transportation and utilities sector was the only sector to add jobs in the region, increasing by 2,400 jobs, or 1.1 percent; the transportation and warehousing industry accounted for all of the increase, partly because of a surge in online shopping spurred by the pandemic. Job gains of 7,000 and 1,000, or 11.5 and 5.7 percent, in Connecticut and New Hampshire, respectively, offset job losses in the other four New England region states.

The unemployment rate rose in all six states in the New England region during the first quarter of 2021 compared with a year earlier.



1Q = first quarter. Source: U.S. Bureau of Labor Statistics

Population

The population of the New England region was nearly 15.12 million in 2020 (Census Bureau decennial census counts), an average increase of 67,150, or 0.5 percent, annually from

2010 but below the national growth rate of 0.7 percent. From 2000 to 2010, the population in the region grew by an average of 52,250, or 0.4 percent, annually, compared with an average

continued on page 4



continued from page 3

rate of 0.9 percent a year for the nation. The faster rate of growth regionwide was mostly due to increased population growth rates in Massachusetts and Rhode Island. The current rate of population growth in the region is tied with the New York-New Jersey and the Mid-Atlantic regions for the third lowest rate of growth among the 10 HUD regions. Only the Midwest and the Great Plains regions had slower population growth during the period, each increasing by annual averages of 0.3 and 0.4 percent, respectively. During 2020, the New England region accounted for 4.6 percent of the national population, slightly below the 4.7-percent ratio in 2010 and 4.9 percent in 2000. Massachusetts is the most populous state in the region, with 7.03 million people, which accounts for nearly 47 percent of the population in the region.

From 2010 to 2020—

- The Massachusetts population grew the fastest in the New England region and matched the national growth rate, increasing an average of 0.7 percent, or by 48,250, a year, constituting nearly three-quarters of the growth in the region. By comparison, the state population grew an average of 0.3 percent a year from 2000 to 2010.
- New Hampshire and Rhode Island had the second and third highest average annual population growth rates among all states in the region, at 0.5 and 0.4 percent, or increases of 6,100 and 4,475 people, respectively, to 1.38 and 1.10 million. From 2000 to 2010, an average increase of 0.6 percent a year was recorded in New Hampshire, whereas population growth was relatively flat in Rhode Island.
- The population in Maine and Vermont, the third and first least populated states in the region, with 1.36 million and 643,077 people, each grew at average rates of 0.3 percent, or 3,400 and 1,725, annually, respectively. The rate of growth in Maine slowed from an average annual growth rate of 0.4 percent a year during the 2000-to-2010 period; population growth in Vermont was unchanged at 0.3 percent.
- With population growth averaging 0.1 percent, or 3,175, a year, Connecticut was the slowest growing state in the nation; only Illinois and West Virginia lost population during the 10-year period. By comparison, during the 2000-to-2010 period, population growth in Connecticut averaged 0.5 percent a year.

The rate of population growth in the New England region increased from 2010 to 2020 but was below the national average.

	Population (as of April 1)			Average Annual Percentage Change	
	2000	2010	2020	2000 to 2010	2010 to 2020
United States	285,230,516	312,471,327	334,735,155	0.9	0.7
New England Region	13,922,517	14,444,865	15,116,205	0.4	0.5
Connecticut	3,405,565	3,574,097	3,605,944	0.5	0.1
Maine	1,274,923	1,328,361	1,362,359	0.4	0.3
Massachusetts	6,349,097	6,547,629	7,029,917	0.3	0.7
New Hampshire	1,235,786	1,316,470	1,377,529	0.6	0.5
Rhode Island	1,048,319	1,052,567	1,097,379	0.0	0.4
Vermont	608,827	625,741	643,077	0.3	0.3

Note: Data for the United States include Puerto Rico.
Source: U.S. Census Bureau

Sales Market Conditions

Sales housing market conditions ranged from slightly tight to tight across the New England region, despite the continued economic contraction. The months' supply of available homes for sale declined throughout every state in the region compared with a year ago, even though homebuilding activity increased. The decline occurred partly because mortgage interest rates reached their lowest levels in more than 50 years and contributed to accelerated home purchases, whereas physical distancing orders caused some sellers to take their homes off

the market or postpone listing their homes. The average interest rate for a 30-year fixed-rate mortgage was 3.2 percent in March 2021, down from 3.5 percent in March 2020 (Freddie Mac). The sales market was slightly tight in Connecticut, where the supply of for-sale inventory declined to 2.4 months in February 2021, down from 4.0 months in February 2020 (CoreLogic, Inc.). Market conditions were tight in the remaining five states, each with tighter conditions than a year earlier. In Vermont, Rhode Island, and Massachusetts, the months of supply declined

continued on page 5



continued from page 4

to 1.9, 1.3, and 1.2 months from 3.2, 2.6, and 2.0 months, respectively. In New Hampshire and Maine, the months of supply decreased to 1.0 and 0.9 months, respectively, from 1.6 and 1.9 months. The national months of supply decreased to 1.3 months in February 2021 from 2.6 months in February 2020.

Even with declining available for-sale inventory and weak economic conditions regionwide, home sales (including single-family homes, townhomes, and condominiums) in the New England region rose. During the 12 months ending February 2021, home sales in the region increased 6 percent from a year earlier to approximately 221,700 homes sold, following a 7-percent increase during the previous year (Zonda). Home sales rose in four states in the region, ranging from 7 percent in New Hampshire to 32 percent in Maine; home sales remained relatively unchanged in Massachusetts and Rhode Island. Home sales in six of the eight largest metropolitan areas in the region increased. The metropolitan areas with the greatest sales increase also had some of the highest increases in home sale prices. The greatest increases in sales—31 and 21 percent—occurred in the Portland and the Bridgeport metropolitan areas, respectively, where average home prices generally increased relatively quickly. Home sales increases ranged from 2 to 5 percent in four of the other six major markets in the region, whereas sales remained relatively

unchanged in the Providence metropolitan area and decreased 2 percent in the Boston metropolitan area.

During the 12 months ending February 2021, the average home sales price in the New England region rose 11 percent to \$445,300, accelerating from the 3-percent increase during the previous year (Zonda). The higher average home sales price in the region is not only a result of a depleting for-sale inventory but also a surge in lumber prices. The price of lumber used to build an average home is nearly three times higher than it was in April 2020, causing the price of a single-family home to increase by \$24,386 (National Association of Home Builders). Average home sales prices rose in all six states in the region and ranged from 8 to 23 percent in Massachusetts and Connecticut, respectively. Average home sales prices also increased in all eight major metropolitan areas cited in this report. Home sales prices increased the fastest in the Bridgeport metropolitan area, where the average price rose 26 percent, and in the Hartford and the Providence metropolitan areas, where the average prices rose 13 percent each. The average home sales prices increased by lower rates in the six other markets, ranging from a 7-percent increase in the Burlington metropolitan area to 12 percent in the Manchester and Portland metropolitan areas.

The number of distressed home sales (real estate owned [REO] and short sales) in the region declined during the past

continued on page 6

Home prices increased in all states in the New England region, whereas home sales increased in all but two of those states.

	12 Months Ending	Number of Homes Sold				Price		
		2020	2021	Percent Change	Average	2020 (\$)	2021 (\$)	Percent Change
Connecticut (N&E)	February	49,082	54,596	11	AVG	\$333,534	\$411,222	23
Bridgeport, CT (N&E)	February	12,613	15,275	21	AVG	\$578,475	\$726,951	26
Hartford, CT (N&E)	February	16,965	17,877	5	AVG	\$247,090	\$278,650	13
Maine (N&E)	February	11,266	14,892	32	AVG	\$234,862	\$266,268	13
Portland, ME (N&E)	February	3,530	4,627	31	AVG	\$328,331	\$366,861	12
Massachusetts (N&E)	February	93,980	93,854	0	AVG	\$517,207	\$560,284	8
Boston, MA (N&E)	February	64,726	63,270	-2	AVG	\$585,675	\$620,137	6
Worcester, MA-CT (N&E)	February	13,693	14,002	2	AVG	\$302,682	\$335,724	11
New Hampshire (N&E)	February	26,145	27,965	7	AVG	\$304,278	\$338,215	11
Manchester, NH (N&E)	February	6,920	7,155	3	AVG	\$303,749	\$340,816	12
Rhode Island (N&E)	February	15,444	15,401	0	AVG	\$335,117	\$380,381	14
Providence, RI (N&E)	February	22,231	22,193	0	AVG	\$334,857	\$378,666	13
Vermont (N&E)	February	12,732	14,985	18	AVG	\$257,387	\$294,035	14
Burlington, VT (N&E)	February	4,037	4,160	3	AVG	\$320,567	\$342,295	7

AVG = average. N&E = new and existing.
Source: Zonda



continued from page 5

year because the inventory of homes for sale in this category was down. This was partly because mortgage forbearance for federally backed mortgages that was mandated by the Coronavirus Aid, Relief, and Economic Security (CARES) Act helped delinquent borrowers from going into foreclosure. Distressed home sales fell 31 percent during the 12 months ending February 2021, whereas the number of foreclosures fell 27 percent (CoreLogic, Inc.). The percentage of seriously delinquent mortgage loans (90 or more days delinquent or in foreclosure) and REO properties in the region increased, however, to 3.7 percent in February 2021, up from 1.5 percent in February 2020, reflecting an increase in the number of delinquent loans as weakened economic conditions during the COVID-19 pandemic made it more difficult for some homeowners to stay current on their mortgage payments. As of February 2021, approximately 61,750 home loans were seriously delinquent, up from 25,100 in February 2020. The current rate of seriously delinquent mortgage loans and REO properties is below the national rate of 3.9 percent. The rate increased in every state in the region during the same period. The largest increase, 3.1 percentage points, occurred in Connecticut, which had the highest rate of seriously delinquent loans and REO properties in the region, at 5.1 percent.

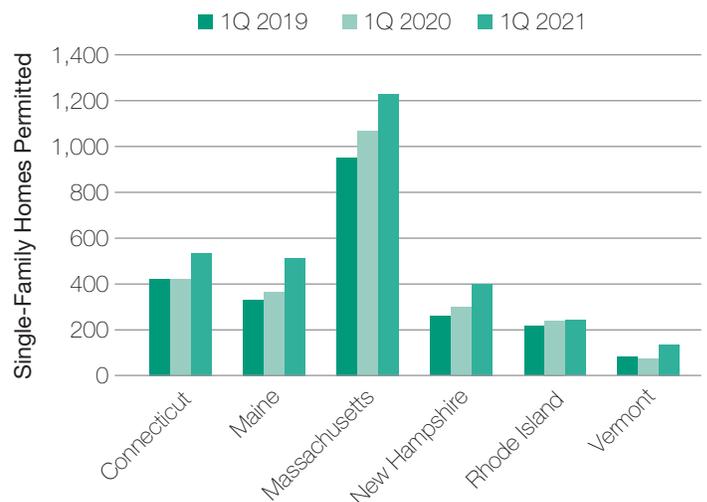
During the first quarter of 2021 (preliminary data)—

- Homebuilding in the region, as measured by the number of single-family homes permitted, totaled 3,050—a 24-percent increase from the first quarter of 2020—compared with a 9-percent increase a year earlier. By comparison, the number of single-family homes permitted nationally increased approximately 26 percent during the first quarter of 2021, following a 17-percent increase during the first quarter of 2020.
- The number of single-family homes permitted increased in the six New England region states, with 57 percent of the increase occurring in Maine and Massachusetts, where single-family permitting rose by 150 and 160 homes, respectively, or 40 and 15 percent, to 510 and 1,225 homes. The statewide gains in Massachusetts and Maine occurred

primarily in the Massachusetts portion of the Boston metropolitan area, where permitting increased 6 percent to 960 homes, and in the Portland metropolitan area, where permitting increased 45 percent to 380 homes.

- Homebuilding activity also increased in Connecticut, where single-family permitting increased by 120 homes, or 27 percent. All of the net increase occurred in the Bridgeport and Hartford metropolitan areas, where permitting increased 46 and 35 percent, respectively, to 220 homes each.
- Increases in single-family home permitting were smaller in Vermont and New Hampshire, where permitting rose by 70 and 100 homes, or 92 and 34 percent, respectively, to a combined 540 homes, and increased by 5 homes, or 2 percent, in Rhode Island, to 240. The rate of growth in Vermont was the highest first-quarter increase since 2010, and nearly one-half of the gain occurred in the Burlington metropolitan area.

Homebuilding activity increased during the first quarter of 2021 because of greater construction levels in the six states in the New England region.



1Q = first quarter.
 Note: Based on preliminary data.
 Source: U.S. Census Bureau, Building Permits Survey

Apartment Market Conditions

Apartment market conditions in major metropolitan areas in the New England region ranged from balanced to tight during the first quarter of 2021, unchanged from the previous quarter. Continued implementation of state-issued moratoriums on evictions in Connecticut and Vermont, effective through mid-May 2021, may have partly contributed to relatively stable

conditions. During the last week of the first quarter of 2021, 83 percent of renter households were up to date on rent payments in the region, unchanged from the first week of the quarter (Census Bureau Household Pulse Survey). Nationwide, 80 percent of renter households were up to date on rent payments during the same period, up from 74 percent. Lower

continued on page 7



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levels of apartment completions may have also contributed to stable conditions. The number of apartment units completed in the New England region totaled 2,375 during the first quarter of 2021, a 38-percent decrease from the 3,575 completions during the first quarter of 2020 (McGraw-Hill Construction Pipeline database). Massachusetts accounted for nearly 60 percent of all new apartment units completed in the region during the first quarter of 2021. An estimated 26,450 apartment units were under construction in the region at the end of the first quarter of 2021, with more than 75 percent expected to be completed by the first quarter of 2022.

With continued eviction protections for renter households and reduced apartment completions during the first quarter of 2021, apartment vacancy rates declined in five of the eight major metropolitan areas referenced in this report. Vacancy rates for seven of the metropolitan areas in the region were below the national rate of 4.5 percent (RealPage, Inc.). The largest decline in the apartment vacancy rate in the region occurred in the Providence metropolitan area, where the vacancy rate fell 1.1 percentage points to 2.2 percent, partly because only 20 apartment units entered the market during the first quarter of 2021, compared with 50 the previous year. Vacancy rates declined by smaller amounts, to 1.4 and 1.5 percent, in the Manchester and Portland metropolitan areas, respectively; apartment vacancy rates were 3.1 and 4.3 percent in the Hartford and Bridgeport metropolitan areas, respectively. The vacancy rate increased in three metropolitan areas, including the Burlington and Worcester metropolitan areas, where the vacancy rate increased to 1.8 and 3.1 percent, respectively. In the Boston metropolitan area, the vacancy rate increased to 4.7 percent and was the highest among the major metropolitan

areas in the region during the first quarter of 2021. The vacancy rate increased in 10 of the 15 RealPage, Inc.-defined market areas that make up the Boston metropolitan area. This was led by a 3.9-percentage-point increase, to 6.8 percent, in the Fenway/Brookline/Brighton market area—the highest vacancy rate in the metropolitan area, where approximately 6 percent of all new apartments completed in the metropolitan area during the first quarter of 2021 were located.

During the first quarter of 2021, average monthly rents rose in seven of the eight major metropolitan areas referenced in this report and remained unchanged in the nation. Average rents in seven of the eight metropolitan areas were above the \$1,441 average for the nation. The largest rent increases were in the Portland and Manchester metropolitan areas, where the average rents rose 8 and 6 percent, respectively, to \$1,620 and \$1,549. Despite the increase, the average rent in the Manchester metropolitan area was the second lowest of the eight major metropolitan areas cited in this report. The average rent in the Providence metropolitan area increased 4 percent to \$1,609. The average rent rose 2 percent in the Hartford and Worcester metropolitan areas, increasing to \$1,425 and \$1,722, respectively. The average rent in the Hartford metropolitan area was the lowest of the eight metropolitan areas. The average rent increased more modestly in the Bridgeport and Burlington metropolitan areas, rising less than 1 percent, to \$2,378 and \$1,650, respectively. In response to elevated vacancy rates, the average rent in the Boston metropolitan area declined 6 percent, year-over-year, to \$2,275. During the first quarter of 2021, the average rent declined in 10 of the market areas in the Boston metropolitan area. The steepest decline of 16 percent to \$3,179 occurred in the Intown Boston market area—the most

continued on page 8

During the first quarter of 2021, apartment vacancy rates decreased in five major metropolitan areas in the New England region, and average rents rose in all but one metropolitan area.

	Market Condition	Vacancy Rate			Average Monthly Rent		
		1Q 2020 (%)	1Q 2021 (%)	Percentage Point Change	1Q 2020 (\$)	1Q 2021 (\$)	Percent Change
Boston, MA-NH	Balanced	3.7	4.7	0.9	2,432	2,275	-6
Bridgeport, CT	Balanced	4.8	4.3	-0.5	2,368	2,378	0
Burlington, VT	Tight	1.5	1.8	0.3	1,649	1,650	0
Hartford, CT	Balanced	3.6	3.1	-0.5	1,391	1,425	2
Manchester, NH	Tight	2.0	1.4	-0.6	1,468	1,549	6
Portland, ME	Tight	2.1	1.5	-0.6	1,506	1,620	8
Providence, RI-MA	Slightly Tight	3.3	2.2	-1.1	1,542	1,609	4
Worcester, MA-CT	Tight	2.7	3.1	0.4	1,688	1,722	2

1Q = first quarter.

Sources: Market condition—Economic and Market Analysis Division; vacancy rate and average monthly rent—RealPage, Inc.



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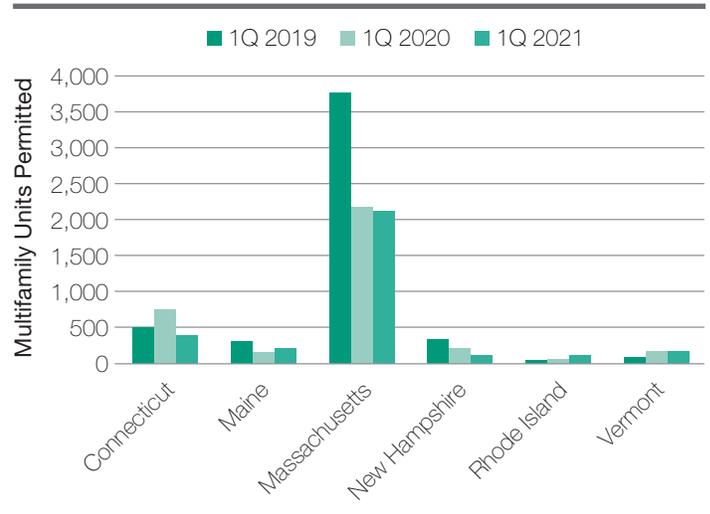
expensive in the Boston metropolitan area because of a greater concentration of new Class A units.

During the first quarter of 2021 (preliminary data)—

- The number of multifamily units permitted in the New England region fell to 3,125—down by 410 units, or 12 percent, from the same quarter a year earlier, compared with a 30-percent decrease during the first quarter of 2020. By comparison, the number of multifamily units permitted nationally increased 14 percent during the first quarter of 2021, following an increase of less than 1 percent during the first quarter of 2020.
- In Connecticut, multifamily permitting decreased 48 percent to 390 units—down from 750 units during the first quarter of 2020. In the Hartford metropolitan area, permitting decreased by 60 units, or 36 percent, whereas permitting increased by 20 units, or 8 percent, in the Bridgeport metropolitan area; those areas accounted for a combined 88 percent of the units permitted in Connecticut.
- Multifamily permitting also declined in New Hampshire and Massachusetts, down 45 and 3 percent, or by 90 and 60 units, to 110 and 2,125 units, respectively. In Vermont, multifamily permitting during the first quarter of 2021 remained unchanged, at 170 units, from the same quarter a year earlier.
- In the New England region, two states had increased multifamily permitting: Maine and Rhode Island, where

permitting rose 34 and 78 percent, respectively, or 55 units each, to 220 and 120 units. Nearly all of the increase in multifamily permitting in the two states was concentrated in the Portland metropolitan area and the portion of the Providence metropolitan area in Rhode Island.

Multifamily construction activity declined in the New England region during the first quarter of 2021 because of a steep decrease in construction activity in Connecticut.



1Q = first quarter.
 Note: Based on preliminary data.
 Source: U.S. Census Bureau, Building Permits Survey

