3rd Quarter 2009

U.S. Housing Market Conditions

November 2009

SUMMARY

Housing market conditions continued to show signs of stabilizing during the third quarter of 2009, after a downward trend that began in the first quarter of 2006 and just started to ebb in the second quarter of 2009. In the production sector, single-family housing permits and starts increased in the third quarter of 2009, while the number of single-family completions fell. In the marketing sector, sales of new and existing homes rose. The Case-Shiller® repeat-sales house-price index recorded a 1.4-percent seasonally adjusted (SA) increase in the second quarter of 2009, following a 6.8-percent decline in the first quarter of 2009 (the data are reported with a lag), while the less volatile Federal Housing Finance Agency (FHFA) repeat-sales index estimated that home prices fell 0.7 percent (SA) in the second quarter of 2009, following a 0.5-percent decline in the first quarter. Excessive inventories of available homes at the current sales rate maintained their descent in the third quarter of 2009, reaching an average rate of 7.6 months' supply for new homes and 8.8 months' supply for existing homes, compared with rates of 9.4 and 9.8, respectively, in the second quarter. The national homeownership rate rose 20 basis points to 67.6 percent in the third quarter of 2009 but was down from 67.9 in the third quarter of 2008. The percentage of foreclosure starts for all mortgage loans in the second quarter of 2009 was virtually the same as in the first quarter (the data are reported with a lag); the delinquency rate on mortgages continued its ascent, however. The sharp reductions in the multifamily sector persisted in the third quarter of 2009. Housing permits, starts, and completions of properties with five or more units all fell. The rate of apartment absorptions declined in the third quarter, and the multifamily vacancy rate increased sharply. According to the Bureau of Economic Analysis, the advance estimate of overall growth in the national economy in the third quarter of 2009 was an increase of 3.5 percent at a seasonally adjusted annual rate (SAAR), following a 0.7-percent contraction in the second quarter. The housing component of Gross Domestic Product (GDP) rose 23.4 percent in the third quarter of 2009, compared with a decline of 23.3 percent in the second quarter.

Housing Production

Housing production indicators continued to improve in the third quarter of 2009. The numbers of single-family housing permits and starts both rose in the third quarter, while housing completions declined slightly. Multifamily construction (condominiums and apartments), in contrast, is traditionally a volatile market and its fluctuations tend to be less indicative of the market climate. Manufactured housing continued a downward trend that began following the hurricane-induced orders of late 2005.

- During the third quarter of 2009, builders took out permits for new housing at a pace of 573,000 (SAAR) units, 8 percent higher than in the second quarter of 2009 but 34 percent lower than in the third quarter of 2008. Single-family permits were issued for 460,000 (SAAR) housing units in the third quarter of 2009, an increase of 13 percent from the second quarter but 17 percent lower than the third quarter of 2008. This is the second consecutive quarter that single-family permits have increased, after having declined for 14 consecutive quarters.

- Builders started construction on 590,000 (SAAR) new housing units in the third quarter of 2009, up 9 percent from the second quarter but down 32 percent from the third quarter of 2008. Single-family housing starts totaled 496,000 (SAAR) housing units in the

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third quarter of 2009, up 17 percent from the second quarter but down 17 percent from the third quarter of 2008. Single-family starts have risen in the last two quarters, after having fallen for 12 consecutive quarters.

- Builders completed 750,000 (SAAR) new housing units in the third quarter of 2009, down 8 percent from the second quarter and down 31 percent from the third quarter of 2008. Single-family completions totaled 487,000 (SAAR) in the third quarter of 2009, down 5 percent from the second quarter and down 38 percent from the third quarter of 2008. With the one exception of the last quarter, completions have declined for the last 14 quarters.

- Manufactured housing shipments reached a new record low of 48,700 (SAAR) units in the third quarter of 2009, the lowest level since the series began in 1959. Manufacturers' shipments in the third quarter of 2009 were down 1 percent from the second quarter and down 38 percent from the third quarter of 2008.

Housing Marketing

The housing marketing sector showed continued signs of improvement in the third quarter of 2009. The numbers of new and existing homes sold and the median sales price for existing homes all rose in the third quarter, while prices of new homes declined. Sales of new homes increased for the second time, after having declined for 14 quarters. The average months' supply of homes for sale dropped substantially for new homes and also declined for existing homes. The rise in new home sales and the rapidly receding supply of new homes for sale caused builders' confidence, as measured by the National Association of Home Builders (NAHB)/Wells Fargo Housing Market Index, to grow in the third quarter of 2009.

- During the third quarter of 2009, 411,000 (SAAR) new single-family homes were sold, up 10 percent from the 372,000 (SAAR) homes sold in the second quarter of 2009 but down 11 percent from the third quarter of 2008.

- REALTORS® sold 5.3 million (SAAR) existing single-family homes in the third quarter of 2009, up 11 percent from the second quarter of 2009 and up 6 percent from the third quarter of 2008.

- The median price of new homes sold in the third quarter of 2009 was $206,100, down 5 percent from the second quarter and down 9 percent from the third quarter of 2008. The average price of new homes sold in the third quarter of 2009 was $269,200, down 2 percent from the second quarter and down 6 percent from the third quarter of 2008. A constant-quality house would have sold for $279,500 in the third quarter of 2009, down 2 percent from the second quarter and down 6 percent from the third quarter of 2008.

- The NATIONAL ASSOCIATION OF REALTORS® (NAR®) reported that the median price of existing homes sold was $177,900 in the third quarter of 2009, up 2 percent from the second quarter but down 12 percent from the third quarter of 2008. The average price of existing homes sold in the third quarter of 2009 was $223,200, up 2 percent from the second quarter but down 9 percent from the third quarter of 2008. According to an NAR practitioner survey, distressed sales (foreclosures and short sales) accounted for 30 percent of all home sales in the third quarter of 2009 and distressed-sale prices are typically 15 to 20 percent below normal market prices.

- During the third quarter of 2009, the average inventory of new homes for sale was 261,000 units, down 10 percent from the second quarter and down 36 percent from the third quarter of 2008. That inventory would support 7.6 months of sales at the current sales pace, down 1.8 months from the second quarter of 2009 and down 3.1 months from the third quarter of 2008. The average inventory of existing homes for sale in the third quarter of 2009 was 3.87 million units, up slightly from the second quarter but down 12 percent from the third quarter of 2008. That inventory would support 8.8 months of sales at the current sales pace, down 1.0 month from the second quarter of 2009 and down 1.8 months from the third quarter of 2008. The "shadow inventory" of homes from foreclosures and delinquencies has the potential to increase the supply of homes for sale and further depress home prices.

- The Federal Housing Administration's (FHA) share of the mortgage market fell slightly in the second quarter of 2009 (the data are reported with a lag). Based on loan origination data, the FHA's dollar volume share of the mortgage market was 16.4 percent in the second quarter of 2009, down 5 percent from the first quarter but up 32 percent from the second quarter of 2008. Based on the number of loans originated, the FHA's share of the mortgage market was 19.2 percent in the second quarter of 2009, down 6 percent from the first quarter but up 25 percent from the second quarter of 2008.

- The expanding optimism of home builders continued in the third quarter of 2009. The NAHB/Wells Fargo composite Housing Market Index was 18 in the third quarter of 2009, up 3 points from the second quarter of 2009 but down 1 point from the third quarter of 2008. 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 rose in the third quarter of 2009.

Affordability, Homeownership, and Foreclosures

Housing affordability fell in the third quarter of 2009, according to the NAR® Housing Affordability Index. The composite index for the third quarter suggests that a family earning the median income had 159.2 percent of the income needed to purchase the median-priced, existing single-family home using standard lending guidelines. That value is down 10.0 percentage points from the second quarter of 2009 and down 30.6 percentage points from the third quarter of 2008. The decrease in affordability is attributed to a 2-percent increase in the median price of existing single-family homes sold, a 28-basis-point rise in mortgage interest rates and a 0.6-percent decline in median family income.

The delinquency rate for mortgage loans on one- to four-family homes in the second quarter of 2009 (the data are reported with a lag) was at its highest level since the series began in 1972, according to the Mortgage Bankers Association (MBA). Although the percentage of foreclosure starts (newly initiated foreclosures) was essentially unchanged from last quarter's record high, a major drop in foreclosure starts on subprime adjustable-rate mortgages (ARMs) was offset by an increase on other loans, with prime fixed-rate loans having the biggest increase. Prime fixed-rate loans now account for one in three foreclosure starts; a year ago they accounted for one in five. This change suggests a continuing shift away from mortgage defaults driven by interest rate increases on subprime ARMS to those caused by unemployment and the recession.

The delinquency rate (SA) for all mortgage loans was 9.24 percent in the second quarter of 2009, up from 9.12 percent in the first quarter and 6.41 percent in the second quarter of 2008. The delinquency rate (SA) for subprime mortgage loans was 25.35 percent in the second quarter of 2009, up from 24.95 percent in the first quarter and 18.67 percent in the second quarter of 2008. The delinquency rate (SA) for prime mortgages was 6.41 percent in the second quarter of 2009, up from 6.06 percent in the first quarter and 3.93 percent in the second quarter of 2008. For FHA loans in the MBA survey, the delinquency rate (SA) was 14.42 in the second quarter of 2009, up from 13.84 in the first quarter and 12.63 in the second quarter of 2008.

Foreclosures started represented 1.36 percent of all mortgage loans in the second quarter of 2009, virtually the same as 1.37 percent in the first quarter but up 28 basis points from 1.08 percent in the second quarter of 2008. Foreclosures started on subprime loans fell to 4.13 percent in the second quarter of 2009, from 4.65 percent in the first quarter and 4.26 percent in the second quarter of 2008. In contrast, foreclosures started on prime loans rose to 1.01 percent in the second quarter 2009, from 0.94 percent in the first quarter and 0.61 percent in the second quarter of 2008. Not all newly initiated foreclosures end in foreclosure. The lag between a foreclosure start and a completed foreclosure ranges between 2 and 15 months, with an average lag period of approximately 6 months.

The national homeownership rate was 67.6 percent in the third quarter of 2009, up from 67.4 percent in the second quarter but down from 67.9 in the third quarter of 2008. The homeownership rate for minority households increased from 49.7 percent in the second quarter of 2009 to 49.9 percent in the third quarter but was lower than the third-quarter-2008 rate of 50.1 percent. The increase in homeownership reflects the recent upturn in home purchases and servicer emphasis on home retention actions, including those under the "Making Home Affordable" program, which helped keep the number of newly initiated foreclosures flat despite rising serious delinquencies.

Multifamily Housing

Performance in the multifamily (five or more units) housing sector continued to be weak in the third quarter of 2009. In the production sector, building permits, starts, and completions all declined. The absorption rate of new rental units fell during the third quarter, and the rental vacancy rate increased sharply.

- In the third quarter of 2009, builders took out permits for 95,000 (SAAR) new multifamily units, down 8 percent from 103,000 in the second quarter and down 66 percent from 276,000 in the third quarter of 2008.
- Construction was started on 84,000 (SAAR) new multifamily units in the third quarter of 2009, down 20 percent from 105,000 units in the second quarter and down 67 percent from 254,000 units in the third quarter of 2008.
- Builders completed 247,000 (SAAR) multifamily units in the third quarter of 2009, down 16 percent from 293,000 in the second quarter and down 10 percent from 274,000 in the third quarter of 2008.
- Market absorption of new rental apartments decreased in the third quarter of 2009. Of the total number of new apartments completed in the second quarter, 48 percent were leased in the first 3 months following completion. That absorption rate is down 9 percent from the second quarter of 2009 but is the same as the third quarter of 2008.

- The multifamily rental vacancy rate in the third quarter of 2009 was 13.1 percent, up from 12.1 percent in the previous quarter and 11.0 percent in the third quarter of 2008. In contrast, the rental vacancy rate for single-family units was 9.9 percent in the third quarter of 2009, the same as in the second quarter but up from 9.4 percent in the third quarter of 2008. The vacancy rate for all rental units in the third quarter of 2009 was 11.1 percent, up from 10.6 percent in the second quarter and 9.9 percent in the third quarter of 2008.

Eye on Multifamily Housing Finance

Throughout what is likely to be known as the recession of 2007–09, much attention has been focused on the single-family housing market. This focus on single-family housing, in large part, is due to the economic distress that followed the rapid rise of subprime mortgage defaults to unprecedented levels, precipitating a loss of confidence in the nation's credit and finance markets that brought on declines in economic activity, wealth, and home prices, eventually increasing prime mortgage defaults and foreclosures to generational highs. Although the second and third quarters of 2009 have shown signs of recovery in single-family housing and the economy as a whole, it might surprise some to know that the multifamily housing sector has been subject to many of the same stresses that could bring on comparable difficulties in the coming quarters.

The 2007 American Housing Survey estimates the U.S. occupied housing stock to be 110.7 million units, composed of 78 percent single-family, 16 percent multifamily, and 6 percent manufactured or mobile homes.[1] Of the 110.7 million U.S. housing units, 68 percent are owner occupied, while 32 percent are renter occupied, with renters occupying primarily multifamily units (43 percent) followed by one- to four-family attached units (27 percent), single-family detached units (25 percent), and manufactured or mobile units (4 percent). Policymakers are concerned about the multifamily housing finance market because, among other reasons, a disproportionate share of people occupying multifamily housing units are households living below the poverty line, minority populations, and people with disabilities; thus, if multifamily housing conditions deteriorate, these populations may suffer disproportionately.[2]

During the years of rapid home price appreciation from 2004 through 2006 (and possibly into 2008 for multifamily housing), the aggressive underwriting standards that characterized the subprime home mortgage market were mirrored in the multifamily mortgage market. While subprime lenders used hybrid adjustable-rate mortgages (ARMs) and option ARMs to increase the ability of borrowers to afford higher priced single-family homes, some multifamily lenders employed pro -forma underwriting based on aggressive estimates of future earnings and 5- to 10-year, interest-only balloon and other short-term mortgages to support rising property prices in similarly overheated multifamily housing markets.[3]

U.S. multifamily mortgage debt totaled $914.3 billion and U.S. home mortgage debt totaled $10,951.1 billion at the end of the second quarter of 2009.[4] In the 3 years at the height of the subprime boom and home price bubble, 2004 through 2006, the dollar value of single-family home debt grew at an annualized rate of 13.0 percent, while multifamily debt grew at an annualized rate of 9.6 percent. In the subsequent period, 2007 through 2008, however, single-family home debt grew at an annualized rate of 2.7 percent, while multifamily debt continued to grow at an annualized rate of 10.3 percent. The housing-price bubble, fueled in part by aggressive underwriting in the single-family market, continued in the multifamily sector even after the underwriting standards tightened in the single-family market in 2007.

As the economy contracted during the period from 2007 through 2009, home property prices declined and many single-family borrowers found themselves under water[5] and unable to refinance, which has led to an increase in foreclosures, repossessions, and distressed sales. The looser underwriting of home mortgages during the 2003–06 period did an abrupt turnaround beginning in 2007 as underwriting standards tightened and credit available from the conventional market became restricted to only the most creditworthy borrowers. This credit tightening occurred just as many adjustable rate subprime loans were resetting to higher rates. Unlike in previous years, borrowers were unable to refinance into new loans with similar low initial rates; thus, many borrowers were forced into default as their payments rose to unaffordable levels.

A parallel situation is now emerging in the multifamily mortgage market. Multifamily markets are now experiencing rising delinquencies and defaults as many multifamily property owners are unable to refinance their mortgages at today's tighter underwriting standards. Aggressively underwritten 5-year balloon mortgages that were originated from 2004 through 2007 and are maturing from 2009 through 2012 will face very tight credit markets. As happened in the single-family market, tight credit conditions have reduced demand by narrowing the pool of potential buyers, putting additional downward pressure on prices and valuations, and exacerbating the difficult refinancing conditions.

Evidence of the multifamily credit tightening is shown in Exhibit 1, which presents multifamily residential mortgage flows as seasonally adjusted annual rates through the second quarter of 2009, as reported in the Federal Reserve Board's Flow of Funds Accounts. The lowest rate of credit flows into the multifamily housing sector since 2005 occurred in the first and second quarters of 2009. Exhibit 1 shows that the highest flows by issuers of asset-backed securities and commercial banks occurred in 2007 and 2008, respectively, and, by the second quarter of 2009, the commercial bank share of flows was less than 1 percent and the asset-backed securities share was -18 percent. The total federal government share (federal government's share plus government-sponsored enterprises' [GSEs'—Fannie Mae's and Freddie Mac's] share) of flows was at its highest levels in the fourth quarter of 2008 and the first quarter of 2009, at 166 and 104 percent of total

Exhibit 1. Federal Reserve Board Flow of Funds Accounts

	2004	2005	2006	2007	2008	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2
All sectors multifamily	**53.2**	**70.7**	**55.4**	**99.0**	**58.0**	**71.8**	**65.3**	**61.4**	**33.6**	**11.2**	**25.6**
Households and nonprofit organizations	0.0	0.0	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Nonfarm nonfinancial corporate business	0.0	0.0	– 0.1	– 0.3	– 0.3	– 0.3	– 0.3	– 0.3	– 0.3	– 0.3	– 0.3
Nonfarm noncorporate business	1.6	1.9	– 0.5	2.0	0.8	1.4	0.8	0.8	0.1	– 0.8	– 0.9
State and local governments, less employee retirement funds	3.3	4.3	5.8	4.2	– 1.7	– 1.0	– 2.4	0.9	– 4.5	1.7	7.6
Federal government	0.4	0.0	– 0.2	– 0.3	1.8	– 0.5	1.1	2.7	3.7	– 7.3	– 0.1
Commercial banking	14.2	20.0	18.9	10.9	42.2	18.1	12.8	136.3	1.6	6.6	0.1
Savings institutions	9.6	10.8	– 2.6	– 3.1	– 27.5	7.5	9.3	– 126.9	0.0	2.1	2.5
Life insurance companies	1.9	2.0	3.6	5.8	– 0.1	0.3	0.2	0.2	– 1.0	– 2.3	– 1.7
Private pension funds	0.0	0.0	– 0.1	0.1	0.3	0.9	0.4	1.0	– 1.2	0.6	0.5
State and local government employee retirement funds	– 1.6	0.4	– 0.6	– 0.5	– 0.1	0.0	– 0.1	– 0.2	0.0	– 0.1	– 0.1
GSEs	14.3	10.5	12.4	42.3	40.4	40.1	40.8	46.0	34.8	12.9	13.1
Agency- and GSE-backed mortgage pools	2.9	3.9	2.1	15.7	13.6	13.7	13.0	10.4	17.4	6.0	11.5
Issuers of multifamily asset-backed securities less securitized REIT	6.5	16.6	14.0	22.1	– 11.0	– 10.3	– 11.5	– 9.8	– 12.2	– 6.2	– 4.6
Finance companies	– 0.1	0.0	– 0.5	– 0.1	0.8	1.8	1.7	2.8	– 3.3	– 0.8	– 0.4
REITs	0.1	0.3	3.1	0.2	– 1.3	– 0.1	– 0.5	– 2.7	– 1.8	– 1.0	– 1.6

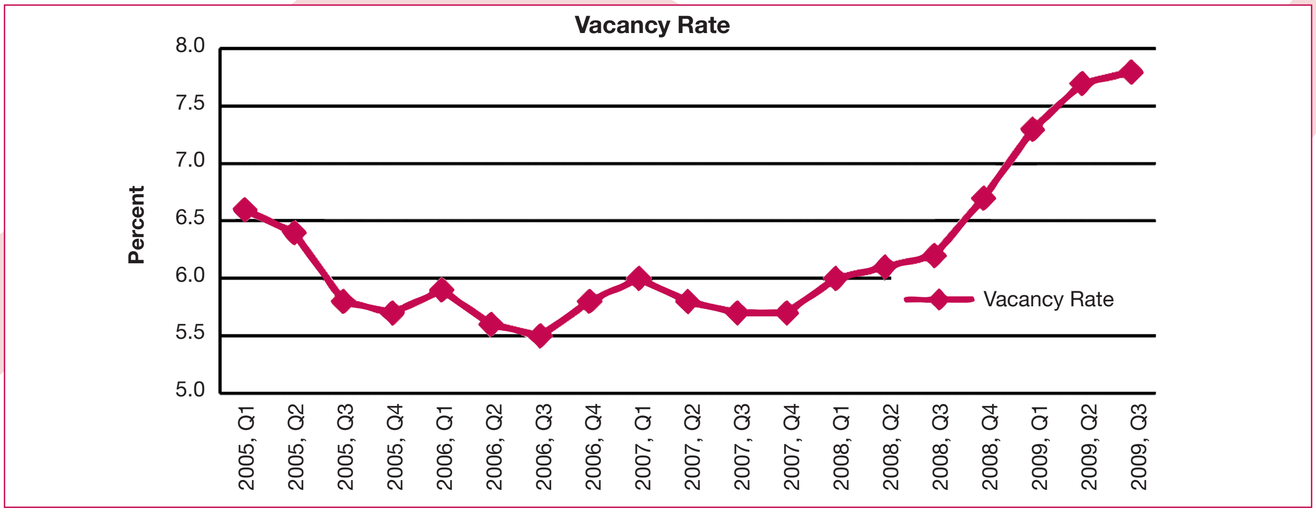
GSE = government-sponsored enterprise. REIT = real estate investment trust.

Notes: Billions of dollars. Quarterly figures are seasonally adjusted annual rates.

Source: Federal Reserve Board Flow of Funds Accounts multifamily flows, respectively, at a time when other lenders were reducing multifamily credit.[6] Although multifamily housing is clearly constrained by the credit tightening and reduced flows, multifamily credit markets would be significantly tighter without the liquidity being provided by federal government institutions.

In addition to creating tight credit conditions, the deterioration in the U.S. economy has led to a decline in multifamily market fundamentals. Declining property cash flows and rising market capitalization rates are causing multifamily property values to decline.[7] Exhibits 2 and 3 show trends in multifamily vacancy rates and changes in multifamily rents. From 2005 through the first part of 2008, vacancy rates were stable and rents were rising. Since the end of 2008, however, vacancies have risen to record 20+ year highs and rents have fallen. The multifamily vacancy rate in the third quarter of 2009 was 7.8 percent, an increase of more than one-third over the vacancy rate in the fourth quarter of 2007. Exhibit 3 presents trends in the quarter-to-quarter change in asking rents and effective rents.[8] Asking and effective rents were increasing from the first quarter of 2005 through the third quarter of 2008; however, the quarterly change in rents has been declining since the third quarter of 2008 and, since the fourth quarter of 2008, the quarterly change in both asking and effective rents has been negative. The rising vacancies and declining rents have combined to reduce property cash flows (net operating income).

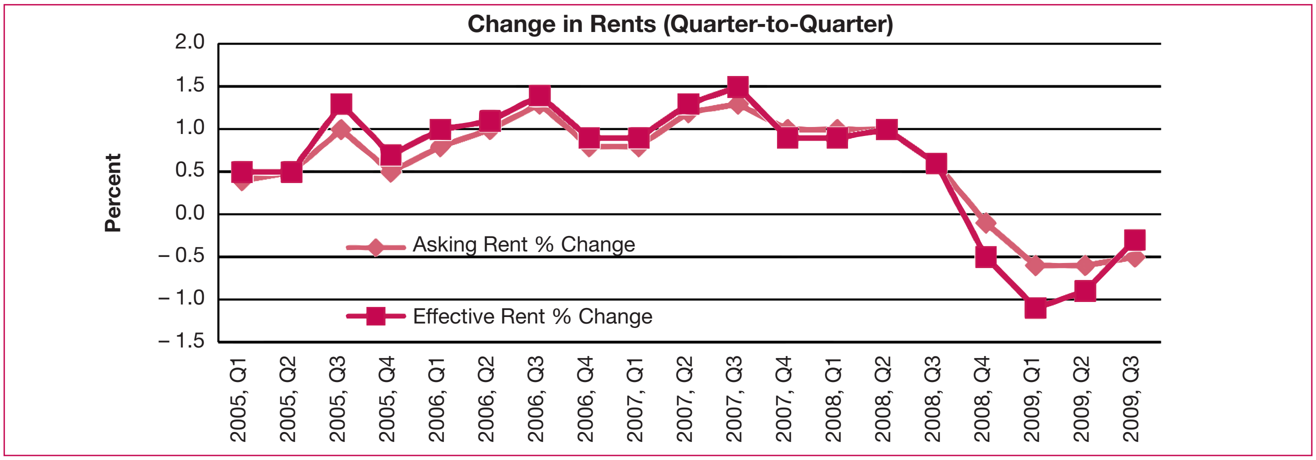
Exhibit 2. Multifamily Vacancy Rates



Note: The Reis database includes competitive rental apartment properties in complexes with 40 or more units (20+ units in California and Arizona). Although the database also may contain selected condominium, co-operative, student apartment, senior housing, rent-stabilized, and subsidized properties, these are excluded from inventory, completions, and all other Reis rental apartment statistics.

Sources: Reis, Inc.; U.S. Department of Housing and Urban Development

Exhibit 3. Multifamily Rents



Sources: Reis, Inc.; U.S. Department of Housing and Urban Development

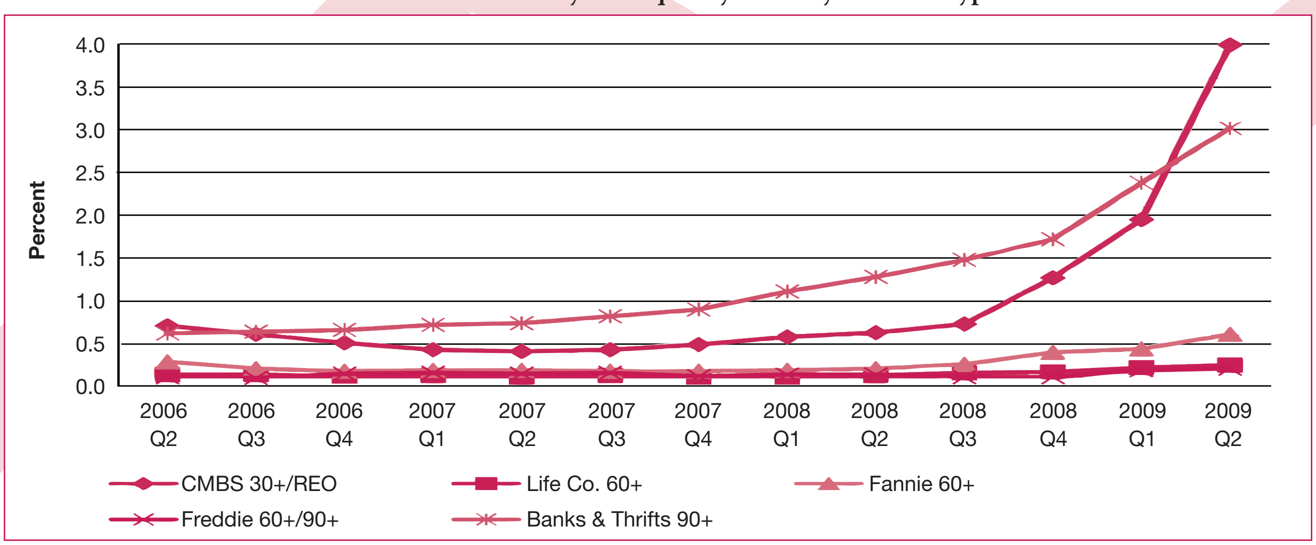
Along with the falling cash flows, the decreased demand for properties, due to tighter underwriting and uncertainties about the future of the economy, has caused investors in the small number of sales that have occurred to demand higher yields, raising market capitalization rates. The result has been estimated price declines of commercial real estate/multifamily properties of 25 to 45 percent, according to Deutsche Bank AG, Mortgage Bankers Association (MBA), and Moody's Investors Service. The only good news in Exhibits 2 and 3 is that, in the most recent quarter, the vacancy rate grew at a slower pace than in the previous three quarters, the percent change in asking rents declined less than in the previous two quarters, and the percent change in effective rents declined less than in the previous three quarters.

The tight underwriting, rent declines, vacancy increases, and price declines have, unsurprisingly, led to an increase in multifamily mortgage defaults. Exhibit 4 presents commercial real estate and multifamily delinquency rates from the second quarter of 2006 through the second quarter of 2009 for five investor types—commercial mortgage-backed securities (CMBS), Life Insurance Companies, Fannie Mae, Freddie Mac, and banks and thrifts—as reported in the MBA Commercial Real Estate and Multifamily Quarterly Data Book for the second quarter of 2009.[9] Delinquency rates, which are reported differently for the five investor types, are not comparable across investor class. The trend in delinquency rates, however, is clear. From 2006 through 2007, delinquency rates remained below 1 percent for all investor types. Beginning in 2008, however, delinquencies turned sharply higher for CMBS and banks and thrifts, rising from 0.61 to 3.89 percent for CMBS and from 0.52 to 2.92 percent for banks and thrifts. The GSEs' delinquency rates remained low over the entire period. At the end of the second quarter of 2009, Freddie Mac had a 0.11 percent, 90+ day delinquency rate and Fannie Mae had a 0.51 percent, 60+ day delinquency rate.

Rising multifamily delinquencies cause concern for a number of reasons. Similar to delinquencies in the single-family housing market, multifamily properties that become delinquent on their mortgages and/or are foreclosed upon often have postponed maintenance, meaning that tenants' living conditions deteriorate relative to tenants living in properties that are current on their mortgage debts. While foreclosure of a single-family home creates hardships for one family in terms of loss of home, multifamily foreclosures create hardships of a different nature for many families.

The current tight credit markets and the difficult refinancing environment that many multifamily property owners face also cause concern that multifamily properties may continue to operate for long periods of time under the cloud of potential default, foreclosure, extended periods of deferred maintenance, and deteriorating property conditions. This additional concern has arisen from an increasing incidence of loan servicers extending the maturity dates of multifamily mortgages for property owners who are unable to refinance maturing balloon loans, rather than initiating foreclosure. Even when foreclosure is initiated, the foreclosure process can take 6 months to a year, or longer, to be completed. Exhibit 5 presents performance metrics for multifamily loans in CMBS tracked by the firm of Trepp, LLC, at the

Exhibit 4. Commercial Real Estate and Multifamily Delinquency Rates by Investor Type



Note: Delinquency is defined as follows: Commercial mortgage-backed securities (CMBS)—30+Days Delinquent or Bank Real Estate Owned (REO); Life Insurance Companies—60+Days Delinquent; Fannie Mae—60+Days Delinquent; Freddie Mac—60+Days Delinquent before June 2008, 90+Days Delinquent in June 2008 and thereafter; banks and thrifts—90+Days Delinquent.

Sources: Mortgage Bankers Association; U.S. Department of Housing and Urban Development end of the third quarter.[10] Exhibit 5 has four sections: (1) overall portfolio performance (delinquencies by category), (2) foreclosure starts, (3) bank real estate owned (REO), and (4) watchlisted loans. Of the 24,194 multi-family loans in the Trepp database, nearly 96 percent are current, but 1.32 percent are 90 or more days delinquent, 0.84 percent are in foreclosure, 0.49 percent are REO, and 14 percent are on the watchlist.[11] The stable foreclosure and REO numbers in conjunction with the rapid growth of loans on the watchlist in first three quarters of 2009 may be evidence of future problems or evidence of servicers extending maturity dates on loans that mature and are unable to refinance.

The trend toward extending maturing loans unable to refinance is also an issue for loans held in bank portfolios, particularly for small- to medium-sized regional banks. Due to a smaller share of short-term balloon loans held by the GSEs, Fannie Mae and Freddie Mac, maturity defaults and term extensions are less of a problem for these two agencies. They are not an issue for the Federal Housing Administration (FHA) because FHA multifamily loans are typically long-term (30- to 40-year), fully amortizing loans.

Although the multifamily housing market clearly has many stresses to contend with, the sector may get some relief from the recovery of the U.S. economy. On November 24, 2009, the Bureau of Economic Analysis released the second estimate of third quarter 2009 real gross domestic product (GDP) growth, which was estimated to have increased by 2.8 percent, as compared with the GDP in the second quarter of 2009, which decreased by 0.7 percent.[12] The robust GDP growth may signal that the economic recession that began in December 2007 is nearing its end. Although economic output has resumed positive growth, nonfarm payroll employment continued on a downward trend through October 2009. On November 6, 2009, the Bureau of Labor Statistics reported that nonfarm payroll employment declined in October (down 190,000 jobs), the ranks of the unemployed rose to 15.7 million, and the unemployment rate rose to 10.2 percent.[13] Thus, the growing ranks of the unemployed and the growth in labor underutilization reported through October 2009 will likely suppress housing demand over the next few quarters.

The economic recovery appears to have reached the single-family housing market, which received a boost from the many federal government efforts to support housing demand, including the American Recovery and Reinvestment Act of 2009's $8,000 first-time homebuyer tax credit, continued low interest rates, and the Federal Reserve's quantitative easing policies that

Exhibit 5. Trepp Multifamily Loan Performance for the Third Quarter of 2009

Trepp Multifamily Loan Data								
Overall Portfolio Performance								
	Total	**30–59 Days DQ**	**60–89 Days DQ**	**90+ Days DQ**	**Nonperforming Matured Balloon**	**In Foreclosure**	**REO**	**Current**
Loan count	24,194	186	87	320	74	203	118	23,206
Percent share	100.00%	0.77%	0.36%	1.32%	0.31%	0.84%	0.49%	95.92%
Foreclosure Starts								
	Total	**Prior to 2008**	**2008**	**2009 Q1**	**2009 Q2**	**2009 Q3**		
Loan count	287	25	81	58	61	62		
Percent share	100.00%	8.71%	28.22%	20.21%	21.25%	21.60%		
Bank Real Estate Owned (REO)								
	Total	**Prior to 2008**	**2008**	**2009 Q1**	**2009 Q2**	**2009 Q3**		
Loan count	118	16	53	18	16	15		
Percent share	100.00%	13.56%	44.92%	15.25%	13.56%	12.71%		
Watchlist								
	Total	**Prior to 2008**	**2008**	**2009 Q1**	**2009 Q2**	**2009 Q3**		
Loan count	3,401	854	880	285	614	768		
Percent share	100.00%	25.11%	25.87%	8.38%	18.05%	22.58%		

DQ = delinquent. REO = Real Estate Owned.
Sources: Trepp, LLC; U.S. Department of Housing and Urban Development

included purchases of $1 trillion in Fannie Mae- and Freddie Mac-issued mortgage-backed securities (MBS). As of September 2009, the S&P/Case-Shiller® 10- and 20-city composite Home Price Indices recorded annual declines of 8.5 percent and 9.4 percent, respectively, continuing the trend of improvements over the previous month that has occurred in each month since the beginning of the 2009.[14] In addition, the NATIONAL ASSOCIATION OF REALTORS® (NAR) reported that existing home sales increased to a seasonally adjusted annual rate of 6.10 million units in October 2009, an increase of 23.5 percent over the 4.94 million-unit pace in October 2008 and the highest level in more than 2 years since it hit 6.55 million in February 2007.[15] NAR also reported that distressed homes accounted for 30 percent of October transactions and that first-time homebuyers accounted for one-third of October home sales. Conversely, the third quarter 2009 MBA Survey of Commercial/Multifamily Originations reported that commercial and multifamily mortgage originations were 12 percent lower than they were during the second quarter of 2009 and were 54 percent lower than in the third quarter of 2008. Multifamily originations declined 40 percent year-over-year and declined 17 percent quarter-over-quarter.[16] Many housing analysts have noted that a key to the recovery of the single-family and multifamily housing markets is increasing demand and liquidity in the market and decreasing excess supply, both of which appear to be happening in the single-family market but not yet in the multifamily market. In fact, the American Recovery and Reinvestment Act of 2009's $8,000 tax credit for qualified first-time homebuyers has been credited with helping the single-family housing market begin to recover and may have hindered the multifamily recovery by reducing demand for rental units.

In addition to the support housing markets will receive as the economy continues to grow, several government agencies are currently providing liquidity for multifamily rental housing. At a time when the CMBS market has shut down and banks and insurance companies have sharply curtailed credit, the FHA and Ginnie Mae continue their respective multifamily programs that combine to insure multifamily loans and to guarantee MBS backed by these loans. FHA-insured multifamily loans typically have terms of 30 years or longer. In addition, Fannie Mae and Freddie Mac continue to purchase multifamily loans, primarily for their portfolios. Most GSE multifamily loans are 10-year term loans amortizing on a 30-year schedule, but many GSE-held multifamily loans have longer terms. The agency multifamily portfolios should perform relatively well due to underwriting standards, which remained relatively constant, and from the lower share of their business projected to mature during the next several years, requiring refinancing in this tight credit market.

Conclusions

Multifamily housing provides approximately 16 percent of the occupied housing units in the United States, with households living below the poverty line, minority populations, and people with disabilities occupying a disproportionate share of the multifamily housing stock. The pressures on multifamily property owners and property managers—tight credit markets, rising vacancies, falling rents—mean that policymakers at local, state, and federal levels must carefully monitor developments in multifamily housing markets and possibly increase government initiatives that support multifamily housing to ensure that tenants are fairly treated and continue to have high-quality rental options. Although there is reason for concern, there is also cause for optimism, both attributed to the signs of economic recovery that are now appearing and to the stability that the federal government provides through the Federal Reserve Board, the FHA, and the GSEs.

Notes

[1] Note: Single-family home is defined as any structure with one to four housing units and multifamily home is defined as any structure with five or more housing units.

[2] http://www.census.gov/hhes/www/housing/ahs/ahs07/ahs07.html.

[3] Hybrid ARMs were predominantly 2-28 (3-27) mortgages that had a fixed rate for 2 years (3 years), generally at a relatively low interest rate, which reset and became adjustable after the introductory period to a higher rate that fluctuated. Option ARMs are mortgages that offer the borrower several payment options that often include (1) a fully amortizing mortgage payment, (2) an interest-only mortgage payment, and (3) a minimum payment that covers only part of the accrued interest and adds the unpaid portion to the principal balance. An interest-only balloon mortgage is a mortgage on which the borrower pays only interest for the term of the mortgage and repays the entire original principal balance at maturity.

[4] http://www.federalreserve.gov/releases/z1/Current/.

[5] A property is under water when the owner owes more on his or her mortgage obligations than the property is worth.

[6] The total government share of multifamily mortgage flows can be greater than 100 percent because 7 of the remaining 12 funding sources had negative multifamily mortgage flows in the second quarter. That is, 7 sources sold or disposed of more multifamily mortgage debt than they purchased.

[7] The capitalization rate on a property sale is the ratio of net operating income (NOI) to sales price (value). Investors seeking higher yields on equity invested will reduce the portion of NOI devoted to debt service and thereby reduce the price they are willing to pay for a property. Market capitalization rates are averages based on actual sales that have been observed in the market. Dividing any multifamily property's NOI by the market capitalization rate provides a contemporaneous estimate of that property's value. Thus, rising market capitalization rates put downward pressure on property values.

[8] Asking rents are the advertised rental rates. Effective rents are the actual rents received by the property manager net of concessions, such as waived security deposit or free first month's rent: that is, asking rent – rental concessions = effective rent.

[9] http://www.mortgagebankers.org/files/Research/DataBooks/2Q09QuarterlyDatabook.pdf.

[10] http://www.trepp.com/.

[11] The master servicer for each CMBS pool adds and removes loans from the watchlist based on an assessment of whether a loan has failed to satisfy certain triggers, which include financial conditions, property conditions, and maturity.

[12] http://www.bea.gov/.

[13] http://www.bls.gov/.

[14] http://www.standardandpoors.com/.

[15] http://www.realtor.org/.

[16] http://www.mortgagebankers.org/tools/FullStory.aspx?ArticleId=8780.

National Data

Housing Production

Permits*

Permits for the construction of new housing units were up 8 percent in the third quarter of 2009, at a SAAR of 573,000 units, but were down 34 percent from the third quarter of 2008. Single-family permits in the third quarter of 2009, at 460,000 units, were up 13 percent from the level of the previous quarter but down 17 percent from the third quarter of 2008. Multifamily permits (five or more units in structure) in the third quarter of 2009, at 95,000 units, were 8 percent below the second quarter of 2009 and 66 percent below the third quarter of 2008.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total	573	529	862	+ 8	– 34
One Unit	460	406	551	+ 13	– 17
Two to Four	19	20	36	– 5**	– 48
Five Plus	95	103	276	– 8	– 66

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

Starts*

Construction starts of new housing units in the third quarter of 2009 totaled 590,000 units at a SAAR, a statistically insignificant 9 percent above the second quarter of 2009 but 32 percent below the third quarter of 2008. Single-family starts, at 496,000 units, were 17 percent higher than the previous quarter but 17 percent lower than the third quarter level of the previous year. Multifamily starts totaled 84,000 units, a statistically insignificant 20 percent below the previous quarter and 67 percent below the third quarter of 2008.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total	590	540	868	+ 9**	– 32
One Unit	496	425	598	+ 17	– 17
Five Plus	84	105	254	– 20**	– 67

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

Under Construction*

Housing units under construction at the end of the third quarter of 2009 were at a SAAR of 582,000 units, 8 percent below the previous quarter and 36 percent below the third quarter of 2008. Single-family units stood at 314,000, unchanged from the previous quarter but 31 percent below the third quarter of 2008. Multifamily units were at 254,000, down 15 percent from the previous quarter and down 41 percent from the third quarter of 2008.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total	582	630	905	– 8	– 36
One Unit	314	315	457	—	– 31
Five Plus	254	298	427	– 15	– 41

*Components may not add to totals because of rounding. Units in thousands.
Sources: Census Bureau, Department of Commerce; Office of Policy Development and Research, Department of Housing and Urban Development

Completions*

Housing units completed in the third quarter of 2009, at a SAAR of 750,000 units, were down a statistically insignificant 8 percent from the previous quarter and down 31 percent from the third quarter of 2008. Single-family completions, at 487,000 units, were down a statistically insignificant 5 percent from the previous quarter and down 38 percent from the rate of a year earlier. Multifamily completions, at 247,000 units, were a statistically insignificant 16 percent below the previous quarter and a statistically insignificant 10 percent below the third quarter of 2008.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total	750	817	1,085	– 8**	– 31
One Unit	487	512	785	– 5**	– 38
Five Plus	247	293	274	– 16**	– 10**

*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 48,700 units in the third quarter of 2009, which is 1 percent below the previous quarter and 38 percent below the rate of a year earlier.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Manufacturers' Shipments	48.7	49.0	78.7	– 1	– 38

*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 411,000 (SAAR) units in the third quarter of 2009, up 10 percent from the previous quarter but down 11 percent from the third quarter of 2008; both changes are statistically insignificant. The average monthly inventory of new homes for sale during the third quarter was 261,000 units, 10 percent below the previous quarter and 36 percent below the third quarter of last year. The months' supply of unsold homes based on monthly inventories and sales rates for the third quarter of 2009 was 7.6 months, 19 percent below the second quarter of 2009 and 29 percent below the third quarter of last year.

Sales of existing homes—including single-family homes, townhomes, condominiums, and cooperatives—as reported by the NATIONAL ASSOCIATION OF REALTORS®, totaled 5,300,000 (SAAR) in the third quarter of 2009, up 11 percent from the previous quarter and up 6 percent from the third quarter of 2008. The average monthly inventory of units for sale during the third quarter of 2009 was 3,872,000, virtually the same as during the previous quarter but down 12 percent from the third quarter of 2008. The average months' supply of unsold units for the third quarter of 2009 was 8.8 months, down 10 percent from the second quarter of 2009 and 17 percent lower than the third quarter of last year.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
New Homes					
New Homes Sold	411	372	460	+ 10**	– 11**
For Sale	261	291	409	– 10	– 36
Months' Supply	7.6	9.4	10.7	– 19	– 29
Existing Homes					
Existing Homes Sold	5,300	4,757	5,007	+ 11	+ 6
For Sale	3,872	3,866	4,394	—	– 12
Months' Supply	8.8	9.8	10.6	– 10	– 17

*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 third quarter of 2009 was $206,100, down a statistically insignificant 5 percent from the second quarter of 2009 and down 9 percent from the third quarter of 2008. The average price of new homes sold during the third quarter of 2009 was $269,200, down a statistically insignificant 2 percent from the previous quarter and down 6 percent from the third quarter of 2008. The estimated price of a constant-quality house during the third quarter of 2009 was $279,500, a statistically insignificant 2 percent lower than the previous quarter and 6 percent lower than the third quarter of 2008. The set of physical characteristics used to represent a constant-quality house is based on the kinds of houses sold in 2005.

The median price of existing homes—including single-family homes, townhomes, condominiums, and cooperatives—that sold in the third quarter of 2009 was $177,900 up 2 percent from the second quarter of 2009 but down 12 percent from the third quarter of 2008, according to the NATIONAL ASSOCIATION OF REALTORS®. The average price of existing homes sold, $223,200, was 2 percent higher than the previous quarter but 9 percent lower than the third quarter of last year.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
New Homes					
Median	$206,100	$216,600	$226,500	– 5**	– 9
Average	$269,200	$273,400	$285,100	– 2**	– 6
Constant–Quality House[1]	$279,500	$285,700	$297,600	– 2**	– 6
Existing Homes					
Median	$177,900	$174,400	$201,500	+ 2	– 12
Average	$223,200	$218,300	$244,500	+ 2	– 9

**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 third quarter of 2009 shows that families earning the median income have 159.2 percent of the income needed to purchase the median-priced existing single-family home. This figure is 6 percent lower than the second quarter of 2009 but 24 percent higher than the third quarter of 2008.

The decline in the housing affordability index in the third quarter of 2009 reflects changes in the marketplace. Median family income decreased 0.6 percent from the previous quarter to $60,415, which represents a 2.3-percent decline from the third quarter of 2008. The median sales price of existing single-family homes in the third quarter of 2009 rose to $177,900, which was 2 percent above the previous quarter but 11 percent below the third quarter of 2008. The national average home mortgage interest rate of 5.3 percent in the third quarter of 2009 is 28 basis points higher than the previous quarter. The decline in affordability between the second and third quarter of 2009 reflects a higher median price for existing single-family homes, a higher effective mortgage rate, and a decrease in median family income.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Composite Index	159.2	169.2	128.6	– 6	+ 24
Fixed-Rate Index	158.7	169.1	128.0	– 6	+ 24
Adjustable-Rate Index	NA	NA	NA	—	—

NA = Data are not available.
Note: Adjustable-rate mortgage (ARM) affordability indexes were not derived, because data on ARM rates were not available.
Source: NATIONAL ASSOCIATION OF REALTORS®

Apartment Absorptions

In the second quarter of 2009, 48,300 new, unsubsidized, unfurnished, multifamily (five or more units in structure) rental apartments were completed, up 77 percent from the previous quarter and up 30 percent from the second quarter of 2008. Of the apartments completed in the second quarter of 2009, 48 percent were rented within 3 months. This absorption rate is 9 percent lower than the previous quarter but is unchanged from the second quarter of 2008. The median asking rent for apartments completed in the second quarter of 2009 was $1,095 an increase of 9 percent from the previous quarter but a statistically insignificant a decrease of 3 percent from the second quarter of 2008.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Apartments Completed*	48.3	27.3	37.2	+ 77	+ 30
Percent Absorbed Next Quarter	48	53	48	– 9	—
Median Asking Rent	$1,095	$1,002	$1,126	+ 9	– 3**

*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 second quarter of 2009 totaled 50,300 units at a SAAR, a statistically insignificant 11 percent below the level of the previous quarter and 40 percent below the second quarter of 2008. The number of homes for sale on dealers' lots at the end of the second quarter of 2009 totaled 28,000 units, a statistically insignificant 3 percent below the previous quarter and 22 percent below the second quarter of 2008. The average sales price of the units sold in the second quarter of 2009 was $62,700, a statistically insignificant 2 percent above the price in the previous quarter but a statistically insignificant 2 percent below the price in the second quarter of 2008.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Placements*	50.3	56.3	84.0	– 11**	– 40
On Dealers' Lots*	28.0	29.0	36.0	– 3**	– 22
Average Sales Price	$62,700	$61,600	$63,700	+ 2**	– 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 third quarter of 2009, the current market activity index for single-family detached houses stood at 17, up 3 points from the previous quarter and equal to the value for the third quarter of 2008. The index for future sales expectations, at 28, increased 2 points from the second quarter of 2009 and was unchanged from the third quarter of last year. Prospective buyer traffic had an index value of 16, which is up 3 points from the previous quarter but down 7 points from the third quarter of 2008. NAHB combines these separate indices into a single housing market index that mirrors the three components quite closely. For the third quarter of 2009, this index rose to 18, which is 3 points higher than for the second quarter of 2009 but 2 points below the third quarter of last year.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Housing Market Index	18	15	19	+ 20	– 5
Current Sales Activity—Single-Family Detached	17	14	17	+ 21	—
Future Sales Expectations—Single-Family Detached	28	26	28	+ 8	—
Prospective Buyer Traffic	16	13	18	+ 23	– 11

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 increased to 5.16 percent in the third quarter of 2009, 13 basis points above the previous quarter but 116 basis points lower than the third quarter of 2008. Adjustable-rate mortgages (ARMS) in the third quarter of 2009 were going for 4.71 percent, 12 basis points lower than the previous quarter and 47 basis points below the third quarter of 2008. Fixed-rate, 15-year mortgages, at 4.60 percent, were down 4 basis points from the second quarter of 2009 and also down 128 basis points from the third quarter of 2008.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Conventional, Fixed-Rate, 30-Year	5.16	5.03	6.32	+ 3	– 18
Conventional ARMs	4.71	4.83	5.18	– 2	– 9
Conventional, Fixed-Rate, 15-Year	4.60	4.64	5.88	– 1	– 22

Source: Freddie Mac

FHA Market Share of 1- to 4-Family Mortgages*

The Federal Housing Administration's (FHA's) dollar volume share of the 1- to 4-family mortgage market was 16.4 percent in the second quarter of 2009, down 0.9 percentage point from the first quarter of 2009 but up 4.0 percentage points from the second quarter of 2008. For home purchase loans, FHA's dollar volume share was 22.5 percent in the second quarter of 2009, down 3.8 percentage points from the first quarter of 2009 but up 7.7 percentage points from the second quarter of 2008. For mortgage refinance loans, FHA's dollar volume share was 13.2 percent in the second quarter of 2009, down 1.0 percentage point from the first quarter of 2009 but up 3.1 percentage points from the second quarter of 2008.

FHA's share of the 1- to 4-family mortgage market by loan count was 19.2 percent in the second quarter of 2009, down 1.3 percentage points from the first quarter of 2009 but up 3.8 percentage points from the second quarter of 2008. For home purchase loans, FHA's market share by loan count was 26.9 percent in the second quarter of 2009, down 4.4 percentage points from the first quarter of 2009 but up 8.1 percentage points from the second quarter of 2008. For mortgage refinance loans, FHA's market share by loan count was 14.8 percent in the second quarter of 2009, down 1.5 percentage points from the first quarter of 2009 but up 2.7 percentage points from the second quarter of 2008.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Mortgage Market Share By Dollar Volume (%)					
All Loans	16.4	17.3	12.4	– 5	+ 32
Purchase	22.5	26.3	14.8	– 14	+ 52
Refinance	13.2	14.2	10.1	– 7	+ 31
Mortgage Market Share By Loan Count (%)					
All Loans	19.2	20.5	15.4	– 6	+ 25
Purchase	26.9	31.3	18.8	– 14	+ 43
Refinance	14.8	16.3	12.1	– 9	+ 22

*The data represent first-lien mortgages by date of loan origination.

Sources: Federal Housing Administration, Department of Housing and Urban Development; Mortgage Bankers Association; First American LoanPerformance; Department of Veterans Affairs

FHA 1- to 4-Family Mortgage Insurance*

Applications for FHA mortgage insurance on 1- to 4-family homes were received for 710,000 properties in the third quarter of 2009, a decrease of 8 percent from the second quarter of 2009 but a 10-percent increase from the third quarter of 2008. Total endorsements or insurance policies issued totaled 559,800, up 8 percent from the previous quarter and up 27 percent from the third quarter of 2008. Purchase endorsements, at 322,800 were up 41 percent from the second quarter of 2009 and up 17 percent from the third quarter of 2008. Endorsements for refinancing increased to 237,000, down 18 percent from the second quarter of 2009 but up 43 percent from the third quarter of 2008. These numbers are not seasonally adjusted.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Applications Received	710.0	775.5	643.3	– 8	+ 10
Total Endorsements	559.8	519.6	442.1	+ 8	+ 27
Purchase Endorsements	322.8	228.8	276.8	+ 41	+ 17
Refinancing Endorsements	237.0	290.8	165.3	– 18	+ 43

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

PMI and VA Activity*

Private mortgage insurers issued 81,400 policies or certificates of insurance on conventional mortgage loans during the third quarter of 2009, down 37 percent from the second quarter of 2009 and down 53 percent from the third quarter of 2008. The Department of Veterans Affairs reported the issuance of mortgage loan guaranties on 101,000 single-family properties in the third quarter of 2009, virtually the same as in the previous quarter and up 76 percent from the third quarter of 2008. These numbers are not seasonally adjusted.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total PMI Certificates	81.4	129.3	173.9	– 37	– 53
Total VA Guaranties	101.0	100.9	57.3	—	+ 76

*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 9.24 percent in the second quarter of 2009, up 1 percent from the first quarter of 2009 and up 44 percent from the second quarter of 2008. Delinquencies for past due conventional subprime loans in the second quarter of 2009 were at 25.35 percent, up 2 percent from the first quarter of 2009 and up 36 percent from the second quarter of the previous year. Conventional subprime ARMs loans that were past due stood at 27.36 percent in the second quarter of 2009, down 1 percent from the first quarter of 2009 but up 30 percent from the second quarter of 2008.

In the second quarter of 2009, 90-day delinquencies for all loans were at 3.88 percent, up 10 percent from the first quarter of 2009 and up 112 percent from the second quarter a year ago. Conventional subprime loans that were 90 days past due stood at 12 percent in the second quarter of 2009, up 11 percent from the previous quarter and up 94 percent from the second quarter of 2008. Conventional subprime ARMs loans that were 90 days past due were at 14.83 percent in the second quarter of 2009, up 10 percent from first quarter of 2009 and up 96 percent from the second quarter of 2008.

During the second quarter of 2009, 1.36 percent of all loans entered foreclosure, down 1 percent from the first quarter of 2009 but up 26 percent from the second quarter of 2008. In the conventional subprime category, 4.13 percent of loans entered foreclosure in the second quarter of 2009, a decrease of 11 percent from the first quarter of 2009 and a decrease of 3 percent from the second quarter of 2008. In the conventional subprime ARMs category, 5.52 percent of loans went into foreclosure in the second quarter of 2009, a decrease of 20 percent from the first quarter of 2009 and a decrease of 17 percent from the second quarter of 2008.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total Past Due (%)					
All Loans	9.24	9.12	6.41	+ 1	+ 44
Conventional Subprime Loans	25.35	24.95	18.67	+ 2	+ 36
Conventional Subprime ARMs	27.36	27.58	21.03	– 1	+ 30
90 Days Past Due (%)					
All Loans	3.88	3.53	1.83	+ 10	+ 112
Conventional Subprime Loans	12.00	10.84	6.19	+ 11	+ 94
Conventional Subprime ARMs	14.83	13.45	7.55	+ 10	+ 96
Foreclosures Started (%)					
All Loans	1.36	1.37	1.08	– 1	+ 26
Conventional Subprime Loans	4.13	4.65	4.26	– 11	– 3
Conventional Subprime ARMs	5.52	6.91	6.63	– 20	– 17

Source: National Delinquency Survey, Mortgage Bankers Association

Housing Investment

Residential Fixed Investment and Gross Domestic Product*

Residential Fixed Investment (RFI) for the third quarter of 2009 was at a SAAR of $360.9 billion, 4 percent above the value from the second quarter of 2009 but 23 percent below the third quarter of 2008. As a percentage of the Gross Domestic Product (GDP), RFI for the third quarter of 2009 was 2.5 percent, 0.1 percentage point above the previous quarter but 0.7 percentage point below the third quarter a year ago.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
GDP	14,301.5	14,151.2	14,546.7	+ 1	– 2
RFI	360.9	345.9	468.6	+ 4	– 23
RFI/GDP (%)	2.5	2.4	3.2	+ 4	– 22

*Billions of dollars.

Source: Bureau of Economic Analysis, Department of Commerce

Housing Inventory

Housing Stock*

At the end of the third quarter of 2009, the estimate of the total housing stock, 130,302,000 units, was up a statistically insignificant 0.2 percent from the second quarter of 2009 and up a statistically insignificant 0.9 percent from the third quarter of 2008. The number of all occupied units during the third quarter of 2009 was essentially unchanged from the second quarter of 2009 and increased a statistically insignificant 0.7 percent from the third quarter of 2008. Owner-occupied units increased a statistically insignificant 0.3 percent from the second quarter of 2009 and were up a statistically insignificant 0.2 percent from the third quarter of 2008. Renter-occupied units decreased a statistically insignificant 0.5 percent from the previous quarter but increased a statistically insignificant 1.7 percent from the third quarter of 2008. Vacant units were up a statistically significant 1.4 percent from last quarter and increased a statistically significant 2.1 percent from the third quarter of 2008.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
All Housing Units	130,302	130,017	129,160	+ 0.2**	+ 0.9**
Occupied Units	111,459	111,432	110,712	—	+ 0.7**
Owner Occupied	75,339	75,139	75,202	+ 0.3**	+ 0.2**
Renter Occupied	36,119	36,293	35,509	– 0.5**	+ 1.7**
Vacant Units	18,843	18,585	18,448	+ 1.4**	+ 2.1

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

Vacancy Rates

The homeowner vacancy rate for the third quarter of 2009, at 2.6 percent, was up a statistically insignificant 0.1 percentage point from the second quarter of 2009 but was down a statistically insignificant 0.2 percentage point from the third quarter of 2008.

The third quarter 2009 national rental vacancy rate, at 11.1 percent, was up 0.5 percentage point from the previous quarter and was up 1.2 percentage points from the third quarter of 2008.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Homeowner Rate	2.6	2.5	2.8	+ 4**	– 7**
Rental Rate	11.1	10.6	9.9	+ 5	+ 12

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

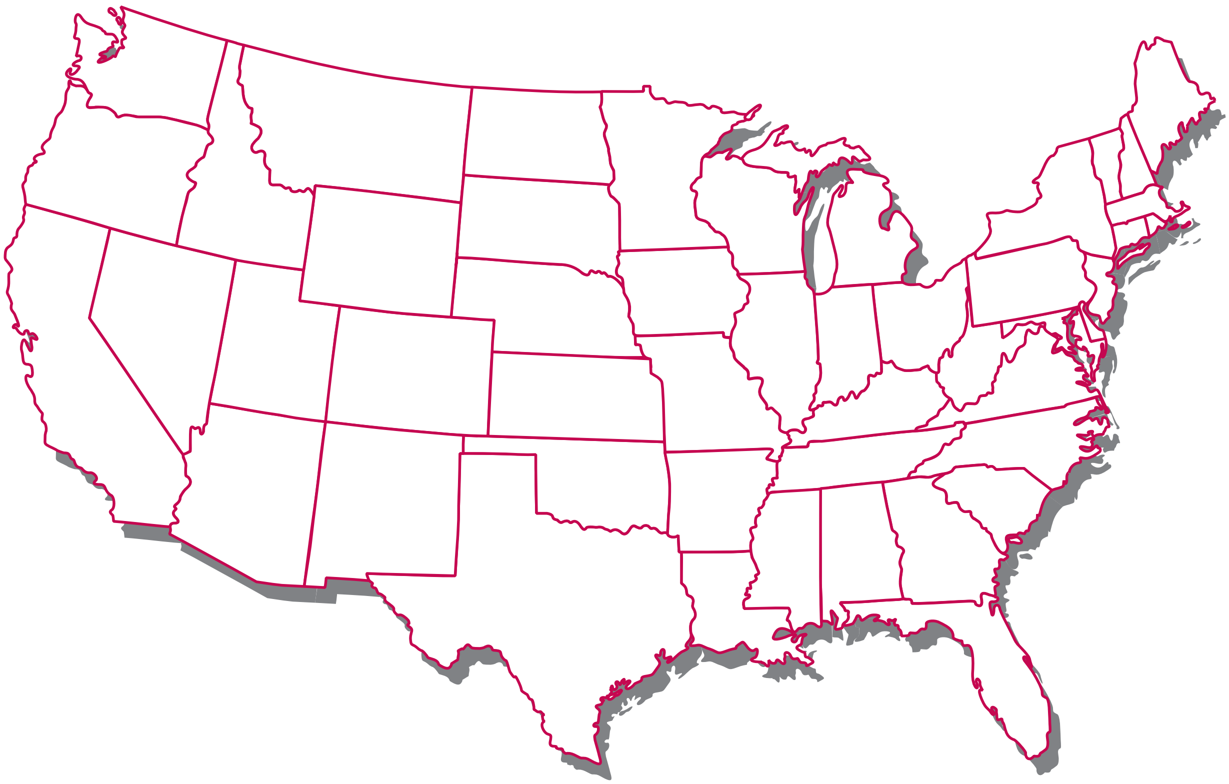
Homeownership Rates

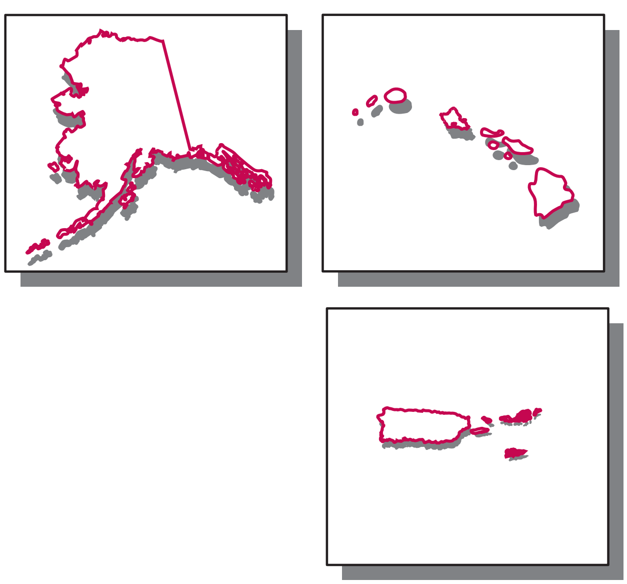
The national homeownership rate for all households was 67.6 percent in the third quarter of 2009, up a statistically insignificant 0.2 percentage point from the previous quarter but down a statistically significant 0.3 of a percentage point from the third quarter of 2008. The homeownership rate for minority households, at 49.9 percent, increased a statistically insignificant 0.2 percentage point from the second quarter of 2009 but fell a statistically insignificant 0.2 percentage point from the third quarter of 2008. The 60.2-percent homeownership rate for young married-couple households increased and was a statistically insignificant 0.9 of a percentage point above the second quarter of 2009 but 1.7 percentage points below the third quarter of 2008.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
All Households	67.6	67.4	67.9	+ 0.3**	– 0.4**
Minority Households	49.9	49.7	50.1	+ 0.4**	– 0.4**
Young Married-Couple Households	60.2	59.3	61.9	+ 1.5**	– 2.7

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

Regional Activity

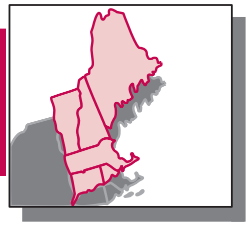




The following summaries of housing market conditions and activities have been prepared by economists in the U.S. Department of Housing and Urban Development's (HUD's) field offices. The reports provide overviews of economic and housing market trends within each region of HUD management. Also included 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



HUD Region I*

During the 12 months ending September 2009, average nonfarm employment in the New England region declined by 196,000 jobs, or 2.8 percent, to 6.9 million jobs compared with the number of jobs recorded during the previous 12 months. This net loss exceeds all of the 195,000 jobs gained from 2004 through 2008. For the 12 months ending September 2009, only the education and health services sector reported growth, indicating an increase of 22,000 jobs, or 1.7 percent. Massachusetts accounted for 50 percent of the regional increase in the sector; most of the additional 10,900 jobs in the sector were due to an expansion of hospital services. The construction, manufacturing, professional and business services, and trade sectors accounted for 86 percent of the jobs lost in the region; the four sectors combined lost 168,300 jobs, with each sector declining by about 40,000 jobs.

All states in the region reported job losses during the 12 months ending September 2009. The largest decline occurred in Massachusetts, which lost 86,000 jobs, or 2.6 percent. Losses were highest in the professional and business services sector at 23,000 jobs, or 4.7 percent, and the trade sector, at 19,000 jobs, or 3.9 percent. Connecticut lost 52,000 jobs, a 3.0-percent decline, including the loss of 12,000 jobs in the construction sector, an 18.3-percent decline, as commercial and residential development slowed considerably. Job losses in New Hampshire totaled 11,400, a 1.8-percent decrease, with losses attributed mainly to the construction and manufacturing sectors; employment in the service-providing sectors remained flat. The unemployment rate in New England during the 12 months ending September 2009 was 7.8 percent, up from 4.9 percent during the previous 12-month period. Average unemployment rates for the states ranged from 5.9 percent in New Hampshire to 11.2 percent in Rhode Island.

Sales housing markets have been soft in general throughout most of the region. Although sales levels in the third quarter of 2009 were higher than in the third quarter a year earlier, the level of sales during the 12 months ending September 2009 was still below the level during the previous 12 months. According to the Massachusetts Association of REALTORS® (MAR), during the 12 months ending September 2009, existing home sales were down 3 percent to 35,000 units and the median home sales price was down 10 percent to $290,000 compared with the sales volume and price during the prior 12 months. The inventory of existing homes in September 2009 totaled about 29,000 listings, a decrease in the number of homes for sale, which reflects an improvement of 12 percent from the inventory in the previous 12-month period and which represents only a 7-month supply of unsold homes, down from a 10-month supply a year earlier. During the past 12 months, the average number of days a home was listed on the market decreased from 134 to 124 days. In Connecticut, The Warren Group reported that about 23,000 existing homes were sold during the 12 months ending September 2009, down 13 percent from the 26,100 units sold in the previous 12 months. During the 12 months ending September 2009, the median sales price of an existing home in Connecticut was $241,000, down 13 percent from the price a year earlier. According to the Rhode Island Association of REALTORS® (RIAR), during the 12 months ending September 2009, existing home sales in Rhode Island totaled 7,150 units, up 8 percent from the price recorded during the previous 12 months but down 10 percent from the level of sales during the 12 months ending September 2007. During the 12 months ending September 2009, the median sales price was about $199,000, down 19 percent.

The Maine Real Estate Information System, Inc., reported that in Maine, during the 12 months ending September 2009, existing home sales fell only 4 percent to total about 9,600 homes, but the median sales price fell 11 percent to $164,100. According to the Northern New England Real Estate Network (NNEREN), Inc., the number of existing homes sold in New Hampshire also declined only 4 percent to 10,000 homes during the 12 months ending September 2009, but the median sales price fell 12 percent to $214,000.

According to the Federal Housing Finance Agency, home prices in the New England region for the 12 months ending August 2009 decreased by only 3 percent compared with prices recorded for the same period ending August 2008. New England ranked in the middle of the nine Census regions and just below the 4-percent price decrease recorded nationally. The S&P/Case-Schiller® Home Price Index for August 2009 indicates that the Boston metropolitan area, where home prices have increased for 5 consecutive months, ranked fourth in the nation for the lowest 1-year rate of price decline, down slightly more than 4 percent as of August 2009. During the same period, the composite index of 20 metropolitan areas was down more than 11 percent.

Condominium markets in New England remained soft. Declines in sales and median prices were considerably greater than in the existing single-family home sales

*For an explanation of HUD's regions, please turn to page 45 at the end of the Regional Reports section.

market. According to the MAR, during the 12 months ending September 2009, condominium sales in Massachusetts totaled 14,200 units, down 12 percent from the number sold during the previous 12 months, and the median sales price was $254,300, down 8 percent. In Connecticut, The Warren Group reported that, during the 12-month period ending September 2009, condominium sales totaled 6,850 units, down 29 percent and the median sales price declined by about 12 percent to $179,000. During the 12 months ending September 2009, condominium sales in Rhode Island, as reported by the RIAR, totaled only 1,050 units, down 27 percent, and the median sales price was $183,500, down more than 16 percent. In New Hampshire, according to the NNEREN, condominium sales declined by nearly 18 percent to 2,400 units and the median sales price fell about 11 percent to $164,700.

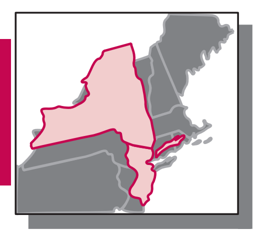
Declining home sales and falling prices led to significant decreases in single-family construction activity, as measured by the number of homes permitted. Based on preliminary data, during the 12 months ending September 2009, new single-family home construction declined by 34 percent to 9,350 homes permitted compared with the nearly 14,300 homes permitted during the previous 12-month period. The largest absolute decrease occurred in Massachusetts, where permits were issued for 3,700 homes, down 30 percent. New home construction decreased by 44 percent to 1,800 in Connecticut and by 40 percent to 1,300 in New Hampshire. In Maine, permits were issued for approximately 1,500 new homes, down 30 percent from the number issued during the previous 12 months. In Rhode Island, construction was down 29 percent to 700 homes compared with the 975 homes permitted during the previous year. During the past year, new home construction fell in all major metropolitan areas in the region, including decreases of 45 percent to 600 homes in Hartford, 38 percent to 2,500 homes in Boston, and 34 percent to 900 homes in Providence.

Multifamily building activity, as measured by the number of units authorized by permits, declined in all states in the New England region during the 12-month period ending September 2009 compared with the previous 12-month period, based on preliminary data. The number of multifamily permits issued in the region declined by 37 percent to about 5,350 units, representing less than one-half the average number permitted annually between 2000 and 2008. During the 12 months ending September 2009, of all states in the region, Massachusetts had the largest decline, down about 52 percent, to 2,325 units permitted. Decreases in other states ranged from 2 percent in Connecticut, with 1,700 units permitted, to nearly 56 percent in Maine, with about 200 units permitted. The only major New England metropolitan market to record a significant increase was Fairfield County, Connecticut, where the number of multifamily units permitted was up 73 percent to about 1,200 units, with about one-third expected to be sales units. Despite employment declines in the financial services sector in New York City and Fairfield County, the rental market in Fairfield County has remained stable.

A number of large metropolitan areas in New England have had soft rental markets with high vacancy rates and declining or flat rents, resulting from increasing rental construction since 2005, minimal job growth in 2007, and job losses in 2008. More than 8,900 new rental units were added in the Boston market during 2007 and 2008, and an additional 3,850 units are expected to be completed in 2009. According to Reis, Inc., as of the third quarter of 2009, the apartment vacancy rate in the Boston metropolitan area was 6.3 percent, up from 6.1 percent a year ago and 5.8 percent 2 years ago. The average asking rent in Boston during the third quarter of 2009 was about $1,700, down 2 percent from a year ago. Impacted by job losses in the financial services sector, the apartment vacancy rate in Fairfield County increased from 4.9 percent a year ago to 5.3 percent, and the average asking rent was down 3 percent to about $1,750. The apartment vacancy rate in Providence during the third quarter of 2009 was 9.2 percent, up from 8.0 percent a year ago. The average rent was down more than 2 percent to about $1,250.

Compared with markets in the larger metropolitan areas, a number of smaller metropolitan market areas have had fewer additions to the rental inventory and have more balanced markets. Worcester, Massachusetts, and New Haven, Connecticut, had vacancy rates of 3.8 and 2.5 percent, respectively, and recorded rent decreases of 1 percent or less during the past 12 months. In Portland, Maine, and Nashua-Manchester, New Hampshire, vacancy rates were 3.7 and 4.5 percent, respectively, and rents were also down 1 percent or less.

New York/New Jersey



HUD Region II

Nonfarm employment in the New York/New Jersey region began to decline in October 2008, a trend that continued into the third quarter of 2009. Total nonfarm employment in the region decreased by 252,800 jobs, or 2 percent, to an average of 12.6 million jobs during the 12-month period ending September 2009 compared with an increase of 60,200 jobs, or 0.5 percent, during the previous 12 months. During the 12 months ending September 2009, nonfarm employment in New York decreased by 140,500 jobs, or 1.6 percent, to 8.7 million. In New Jersey, the rate of decline was even greater, with 112,300 jobs lost, as nonfarm employment decreased 2.8 percent to nearly 4 million.

Job losses occurred in most major employment sectors in both states during the 12 months ending September 2009. Significant losses occurred in both the professional and business services and the manufacturing sectors, in which 66,400 and 60,600 jobs were lost, respectively. Layoffs in the professional and business services sector affected both New York and New Jersey, resulting in job losses of 33,800 and 32,600, or decreases of 2.9 and 5.3 percent, respectively, from the number of jobs reported during the previous 12 months. Manufacturing sector employment declined 7 percent in New York with the loss of 35,400 jobs and 8 percent in New Jersey, where 25,200 jobs were eliminated. The only significant employment growth occurred in the education and health services sector, which increased by 40,600 jobs, or nearly 2 percent regionwide. This growth included an increase of 31,000 jobs, or 1.9 percent, in New York and 9,600 jobs, or 1.6 percent, in New Jersey. Government sector employment also increased slightly in the region, up 0.4 percent to 2.2 million.

The economy of New York City continued to decline due to ongoing restructuring in the financial activities sector. Since the fourth quarter of 2008, extensive job losses have occurred in the city. During the 12-month period ending September 2009, nonfarm employment in the city decreased by 62,800 jobs, or nearly 2 percent, to 3.7 million jobs compared with the number of jobs during the same period a year ago. Manufacturing sector employment declined 12 percent to 85,400, with the loss of 11,800 jobs. Employment in the financial activities, professional and business services, and information sectors also declined. For the 12-month period ending September 2009, these three sectors accounted for 45,800 jobs lost, of which 25,800 jobs, or more than 50 percent, were in the financial activities sector. The education and health services sector was one of the few sectors in the city's economy to grow, adding 17,500 jobs, or an increase of 2.4 percent, to total 733,200 jobs.

The average annual unemployment rate in the New York/New Jersey region increased significantly from 5.0 to 7.9 percent during the 12-month period ending September 2009. The unemployment rate increased from 5.0 to 7.9 percent in New York State, from 5.1 to 8.3 percent in New York City, and from 4.9 to 8.2 percent in New Jersey.

The employment losses continue to adversely affect home sales in the New York/New Jersey region. In the 12-month period ending September 2009, the New York State Association of REALTORS® reported a 12-percent decline in single-family home sales (excluding parts of New York City) to 72,215 homes compared with homes sales during the same period a year earlier. According to the Greater Capital Association of REALTORS®, home sales in the Albany-Schenectady-Troy metropolitan area declined 14 percent to 7,490 homes. Similarly, the Buffalo Niagara Association of REALTORS® reported a 6-percent decline in existing single-family/condominium sales to 9,960 units, and the Greater Rochester Association of REALTORS® reported a 10-percent decrease in sales to 10,230 homes. Although median sales prices continue to decline in most of the region, the rate of decline is slowing. In New York, the median sales price of an existing home decreased 6 percent from $218,000 to $205,000 in the third quarter of 2009 compared with the price during the same quarter a year ago. In the Albany-Schenectady-Troy metropolitan area, the median sales price declined less than 1 percent to $185,000 in September 2009 compared with the price in September 2008. The median sales price of an existing home in the Rochester metropolitan area declined 3 percent to $120,850 in the third quarter of 2009. Conversely, in September 2009, the median sales price of an existing home in the Buffalo-Niagara Falls metropolitan area increased approximately 4 percent to $114,900 compared with the price in the same month a year earlier.

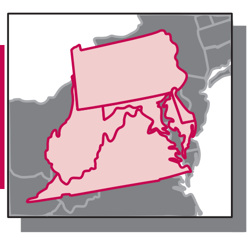
The weak New York City job market continues to affect the Manhattan condominium/co-op market, which remains soft. According to Prudential Douglas Elliman Real Estate, during the third quarter of 2009, existing condominium/co-op sales in Manhattan decreased 16 percent from 2,654 to 2,230 units compared with the number of sales during the same quarter a year earlier. Time-on-the-market increased nearly 25 percent from 134 to 167 days, but the listing inventory decreased 5 percent to 8,390 units. In the third quarter of 2009, the median sales price of an existing condominium/co-op decreased 8 percent to $850,000 compared with the price during the same quarter a year earlier.

Sales market conditions in New Jersey remain soft. According to the New Jersey Association of REALTORS®, 3,300 fewer single-family home sales were recorded in the second quarter of 2009 (the latest data available), a 10-percent reduction from the 33,500 sales recorded during the same quarter of 2008. In Northern New Jersey, the highest priced and most active region in the state, sales declined nearly 12 percent to 14,600 homes. Sales declined 13 percent to 7,350 homes in Central New Jersey and 4 percent to 8,280 homes in Southern New Jersey. During the second quarter of 2009, the median sales price of an existing home in New Jersey declined 14 percent to $312,100 compared with the price during the same quarter a year earlier. In Northern New Jersey, the median sales price of an existing home decreased 16 percent to $368,600. The median sales price of an existing home in both Central New Jersey and Southern New Jersey declined approximately 10 percent to $313,900 and $214,700, respectively.

During the 12-month period ending September 2009, housing construction in the New York/New Jersey region declined significantly from a year earlier. For the 12-month period ending September 2009, single-family home construction, as measured by the number of building permits issued, declined 32 percent to 12,760 homes compared with the number of homes permitted during the previous 12 months, based on preliminary data. This construction activity decline included a 36-percent decrease in the number of single-family homes permitted in New York to 5,800 homes and a 28-percent decrease in New Jersey to 6,950 homes. The number of multifamily units permitted in the region declined 76 percent to 13,200 units, including an 81-percent reduction in New York to 8,175 units and a 61-percent decline in New Jersey to 5,025 units.

Apartment vacancy rates increased in most New York and New Jersey metropolitan areas, including the tight New York City market, during the third quarter of 2009, according to Reis, Inc. In many Downstate New York areas, rent concessions and rent reductions have been used to maintain occupancy. During the third quarter of 2009, the apartment vacancy rate in New York City increased to 2.9 percent, up from 2.1 percent during the third quarter of 2008. During the third quarter of 2009, apartment vacancy rates increased from 2.9 to 3.9 percent in Central New Jersey and from 3.5 to 4.9 percent in Northern New Jersey. Although markets generally remained balanced, vacancy rates also increased in most Upstate New York metropolitan areas. According to data from Reis, Inc., apartment vacancy rates increased from 4.0 to 5.4 percent in the Buffalo metropolitan area, from 3.5 to 3.8 percent in the Syracuse metropolitan area and from 3.6 to 4.2 percent in the Rochester metropolitan area. During the third quarter of 2009, average monthly apartment asking rents in New York City declined nearly 6 percent to $2,765 from a year earlier. Monthly rents also decreased approximately 1 percent in both Central New Jersey and Northern New Jersey to $1,148 and $1,500, respectively. In the Buffalo metropolitan area, the average monthly asking rent during the third quarter of 2009 declined nearly 1 percent to $723 compared with the rent recorded during the same quarter a year ago. Nominal rent increases of less than 1 percent were reported in the Syracuse and Rochester metropolitan areas, where monthly rents increased to $684 and $753, respectively.

MID-ATLANTIC



HUD Region III

After 5 years of expansion, the economy in the Mid-Atlantic region began to contract during the first quarter of 2009. During the 12 months ending September 2009, the decline continued as the region lost nearly 295,300 jobs compared with the gain of 54,100 jobs during the 12-month period ending September 2008. During the current 12-month period, the average employment in the region totaled 13.8 million, down from 14.1 million a year ago. Only two sectors reported growth during the recent 12-month period. The education and health services sector grew by 49,400 jobs, or 2.3 percent, down from the gain of 60,900 jobs reported during the 12 months ending September 2008. The government sector, as a whole, grew by 24,600 jobs, or 1.0 percent, slightly fewer jobs than the 24,900 jobs gained in 2008; however, the federal government subsector reported a gain of 15,600 jobs, more than three times the increase of 5,100 jobs during the 12 months ending September 2008. The addition of 9,300 jobs in the Washington, D.C. metropolitan area accounted for 60 percent of the current regional employment growth in the federal government subsector.

Regional job gains were overshadowed by losses of 91,450 jobs in the manufacturing sector, 75,400 jobs in the construction sector, and 72,200 jobs in the wholesale and retail trade subsectors, representing declines of 8.0, 10.6, and 3.6 percent, respectively. The professional and business services sector, which was the second largest growth sector in the region during the 12 months ending September 2008 with an increase of 27,100 jobs, reported losses of 51,600 jobs during the most recent 12 months. All states in the region reported job losses. The largest decline of 128,700 jobs, or 2.2 percent, occurred in Pennsylvania, where an increase of 24,100 jobs in the education and health services sector and a modest increase of 6,450 jobs in the government sector were offset by losses in all other sectors. Virginia and Maryland lost 84,400 jobs, or 2.2 percent, and 52,800 jobs, or 2.0 percent, respectively. In Virginia, the loss was attributed primarily to the decline of 28,600 jobs in the construction sector, 21,100 jobs in the manufacturing sector, and 13,700 jobs in the professional and business services sector. In Maryland, losses of 22,500 jobs in the construction sector and 14,800 jobs in the retail trade subsector led the overall decline. Only the District of Columbia reported an increase in the total number of jobs, up 4,600 jobs, or 0.6 percent, from a year earlier; the gain is attributed to an increase of 4,400 jobs in the education and health services sector and 3,750 in the federal government subsector. The economies of all the major metropolitan areas in the region contracted, with the Philadelphia metropolitan area reporting the largest decline of 70,000 jobs.

During the 12 months ending September 2009, the average unemployment rate in the Mid-Atlantic region increased from 4.3 to 7.1 percent, the highest rate recorded for the region during the current decade. Rates among the states in the region ranged from 6.1 percent in Virginia to 7.4 percent in Pennsylvania. The rate in the District of Columbia, at 9.5 percent, was the highest rate in the region.

During the 12 months ending September 2009, the decline in total home sales in the region was significantly smaller than the decline reported during the previous year.

According to the Maryland Association of REALTORS®, nearly 45,000 existing homes were sold in Maryland during the 12 months ending September 2009 compared with the 46,500 homes sold during the 12 months ending September 2008. The 3-percent decline in sales during the 12 months ending September 2009 was an improvement on the 33-percent decline reported during the same period in 2008. The average home sales price declined to $309,000 during the recent 12 months, down 10 percent from the $345,500 reported a year earlier. The average monthly inventory of homes for sale declined 14 percent during the 12 months ending September 2009, a decrease of 7,000 from the nearly 49,000 homes for sale during the same period in 2008. In the Baltimore metropolitan area, 20,450 homes were sold during the recent 12-month period at an average price of $285,480, reflecting a 10-percent decrease in the number of sales and an 8-percent decrease in price from the previous year.

The Virginia Association of REALTORS® reported that the number of existing home sales in the state declined by less than 4 percent from the number of sales in the previous year, to 81,600 homes during the 12 months ending September 2009. Between September 2008 and September 2009, the median sales price declined 10 percent, to $230,400. In the Richmond metropolitan area, the number of sales declined 11 percent to 8,680 homes for the 12-month period ending September 2009 and the median home price declined nearly 12 percent to $202,300.

The resale markets in Pennsylvania, West Virginia, and Delaware also showed smaller declines during the 12 months ending June 2009 (the most recent data available) compared with the sales volume reported in the previous year. According to the NATIONAL ASSOCIATION OF REALTORS®, during the second quarter of 2009, homes were sold at an annual rate of 146,400 in Pennsylvania, 24,400 in West Virginia, and 11,200 in Delaware, a decline of 15, 6, and 3 percent, respectively, compared with the number sold in the second quarter of 2008. The Washington, D.C. market reported an annual rate of 7,600 homes sold, a nearly 6-percent increase from the rate reported during the previous year.

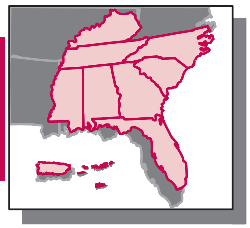
The economic decline in the Mid-Atlantic region and the reduction in home sales resulted in decreased construction activity, as measured by the number of permits issued. Based on preliminary data, new single-family home construction declined by 27 percent, to 46,350 homes, during the 12 months ending September 2009. The largest decline in the region was in Pennsylvania, where permits were issued for 10,430 homes, representing 36 percent fewer than the number issued during the 12 months ending September 2008. New home construction decreased 40 percent in West Virginia to 1,380, 23 percent in Virginia to 13,980, and 16 percent in Maryland to 7,050 during the period ending September 2009. In Delaware, 2,460 permits were issued for new homes during the 12 months ending September 2009, down nearly 18 percent from the 2,990 homes permitted in 2008. All major metropolitan areas in the region reported declines in new home construction. The number of building permits issued for single-family homes declined 40 percent to 4,440 homes in the Philadelphia metropolitan area, 23 percent to approximately 5,300 homes in the Baltimore metropolitan area, and 13 percent to 8,170 homes in the Washington, D.C. metropolitan area.

During the 12 months ending September 2009, multifamily building activity, as measured by the number of units permitted, declined in all states in the Mid-Atlantic region. Approximately 10,900 units were permitted in the region, a decline of 43 percent from a year earlier. The number of multifamily units permitted during the 12 months ending September 2009 decreased by 57 percent to 2,300 units in Maryland, by 40 percent to 2,290 in Pennsylvania, by 36 percent to 4,950 in Virginia, and by 16 percent to 570 in Delaware compared with the number of permits issued in those states during the 12 months ending September 2008. In West Virginia, the number of multifamily units permitted declined 85 percent from 1,130 to 164 units. The District of Columbia reported the only increase, permitting 620 multifamily units, up from 410 units during the 12-month period ending September 2008. Multifamily building activity declined in all of the largest metropolitan areas in the region. During the 12-month period ending September 2009, the Washington, D.C. metropolitan area reported 2,980 new units permitted, approximately 3,600 fewer than during the previous year. In both the Philadelphia and Baltimore metropolitan areas, the number of multifamily units permitted decreased by 55 percent, to 1,710 and 1,230 units, respectively.

Rental market conditions in the three largest metropolitan areas softened slightly during the 12 months ending September 2009. According to Delta Associates, the apartment vacancy rate in the Philadelphia metropolitan area increased from 8.6 to 9.9 percent. Vacancy rates are highest, at 15.2 percent, in the southern New Jersey counties. Currently, rents average $1,535 for the Philadelphia metropolitan area as a whole and $1,950 in Philadelphia's Center City. In the Baltimore metropolitan area, conditions remain soft in the city and the southern portions of the metropolitan area but are balanced in the northern and western suburbs. Delta Associates reported that the vacancy rate for Class A apartments increased minimally from 6.2 to 6.9 percent and average rents increased from $1,423 to $1,440 and range from $1,043 in Harford County to $1,664 in Baltimore City. The Washington, D.C. metropolitan area rental market conditions remain balanced, but the market softened during the 12 months ending September 2009. Delta Associates reported a combined vacancy rate for Class A garden and highrise apartments of 4.4 percent in September 2009, up from 3.1 percent from a year earlier. Approximately 4,900 new units were being marketed in the metropolitan area as of September 2009 with concessions increasing from 4 to 6 percent of rent compared with concessions offered a year earlier. During the

12-month period ending September 2009, the average rent for a Class A garden apartment was $1,377, relatively unchanged from the rent reported during the same period ending September 2008, and the average rent for a unit in a Class A highrise building was $2,166, nearly 4 percent higher than the $2,089 reported a year earlier.

Southeast/ Caribbean



HUD Region IV

The economy of the Southeast/Caribbean region continued to contract during the third quarter of 2009 after peaking in 2007. During the 12-month period ending September 2009, nonfarm employment in the region decreased by more than 1.1 million jobs, or 4.2 percent, to approximately 25.8 million jobs compared with the number of jobs recorded during the previous 12-month period. During the past 12 months, employment decreased in every sector except the education and health services and the government sectors, which recorded increases of 53,800 and 18,300 jobs, or 1.6 and 0.4 percent, respectively. The largest employment declines occurred in the manufacturing, construction, and trade sectors, which recorded decreases of 285,500 jobs, 207,900 jobs, and 195,700 jobs, or 10, 15, and 4.4 percent, respectively. During the period, total employment fell in each of the eight states in the region and Puerto Rico. Decreases of 379,200 jobs in Florida, 181,900 in Georgia, and 170,600 in North Carolina accounted for approximately two-thirds of the job losses in the region. During the past 12 months, the unemployment rate in the region averaged 9.7 percent, a 3.8-percentage point increase from the average rate of 5.9 percent recorded during the preceding 12 months; the unemployment rate increased in every state in the region and in Puerto Rico, ranging from a low of 8.7 percent in Alabama to a high of 14.4 percent in Puerto Rico.

Most local sales housing markets in the region are soft because of weak economic conditions and more restrictive credit standards. In Florida, the sales market remains soft but existing home sales increased during the third quarter of 2009. According to the Florida Association of REALTORS®, during the 12 months ending September 2009, 148,900 existing single-family homes were sold statewide, an increase of 24 percent compared with the number sold during the same period a year ago. During the past year, the number of condominium units sold in the state increased by 27 percent, to 48,050 units. Continuing reductions in sales prices of both single-family homes and condominium units contributed to the rise in sales volume. The median price of a single-family home sold in Florida declined from $196,500 during the first 9 months of 2008 to $143,600 during the first 9 months of 2009, or by 27 percent. During the same period, the median price of a condominium unit sold in the state decreased by 37 percent to $109,000.

According to the Alabama Center for Real Estate, during the 12 months ending September 2009, approximately 37,300 homes were sold, a 21-percent decline compared with the 47,200 homes sold in the state during the same period a year ago. During the 12 months ending September 2009, the average inventory of unsold homes decreased by 6 percent to 40,900 homes, representing approximately a 13-month supply based on the number of homes sold during that period. During the past year, the number of days a home remained on the market increased by 17 to 150 and the average sales price declined by 8 percent to $145,200.

Data from South Carolina REALTORS® indicate that, during the 12 months ending September 2009, the number of homes sold in the 15 reported areas of the state fell from 50,400 to 40,000 homes, a 21-percent drop. Declines ranged from 11 percent in Beaufort to 29 percent in the Piedmont region, just outside Charlotte, North Carolina, and across the South Carolina border. During the first 9 months of 2009, the median price of a home sold in South Carolina was $142,000, down 8 percent from the median price recorded in the first 9 months of 2008. The median price declined in all 15 reported areas, ranging from a decline of less than 1 percent in Florence to a decline of nearly 19 percent in Hilton Head.

According to data from the North Carolina Association of REALTORS®, during the 12 months ending September 2009, the number of existing homes sold in the state declined by 25,200, or 25 percent, to 76,050 homes and the average price of a home sold decreased by 7 percent to $202,000. The number of homes sold decreased in 19 of 20 areas, for which 24 months of data are available. Only Brunswick, which recorded significant declines in existing home sales from 2005 to 2007, posted an increase in sales of 11 percent to 1,850 homes during the past 12 months. During the period, the number of existing homes sold declined by 29 percent to 21,100 in Charlotte and by 25 percent to 10,300 in Greensboro. In Raleigh, the number of new and existing homes sold fell 27 percent to 18,850. Average home prices declined by 9 percent to $202,400 in Charlotte, by 8 percent to $160,200 in Greensboro, and by 6 percent to $227,500 in Raleigh.

In Tennessee, during the 12 months ending September 2009, sales of single-family homes and condominium units decreased in the Knoxville, Memphis, and Nashville metropolitan areas. Single-family home sales decreased by 20 percent to 8,900 homes in Knoxville, 19 percent to 10,250 homes in Memphis, and 25 percent to 16,600 homes in Nashville. The number of condominium units sold in the three areas decreased by 34 percent to 950 units, 26 percent to 420 units, and 38 percent to 2,400 units, respectively. During the past year, the average price of a single-family home decreased by 7 percent to $173,500 in Knoxville and 4 percent to $146,600 in Memphis. The average price of a condominium unit decreased by 5 percent to $163,300 in Knoxville and 17 percent to $129,900 in Memphis. In Nashville, the median price of a single-family home sold in September 2009 decreased by nearly 6 percent to $160,000 and the median price of a condominium unit sold decreased by 4 percent to $142,500, compared with median prices recorded in September 2008.

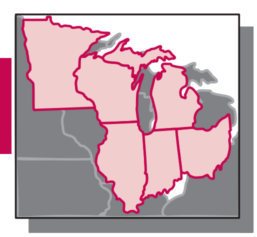
In Kentucky, according to the Greater Louisville Association of REALTORS®, during the 12 months ending September 2009, a total of 9,550 single-family homes and townhomes were sold in the Louisville metropolitan area, down 11 percent compared with the number sold during the previous 12-month period; the number of condominium units sold decreased by 22 percent to 1,150 units. During the past year, the median price of a single-family home, townhome, or condominium unit sold in the Louisville metropolitan area was $131,500, 3 percent below the median price recorded during the previous year. The Lexington-Bluegrass Association of REALTORS® reported that 6,650 single-family homes were sold in Lexington during the 12 months ending September 2009, 11 percent fewer than the number sold during the previous 12 months. The average price of a home sold decreased by 4 percent to $166,200. During the past 12 months, 560 condominium units and townhomes were sold in Lexington, down 30 percent compared with the number sold during the previous 12 months; the median price decreased 8 percent to $134,600.

Single-family homebuilding activity, as measured by the number of building permits issued, declined rapidly in the Southeast/Caribbean region during the past 12 months as builders continued to curtail production in response to slower home sales and large inventories of unsold new and existing homes in most markets. Based on preliminary data, during the 12 months ending September 2009, 100,100 homes were permitted in the region, a decrease of 73,500 homes, or 42 percent, when compared with the number permitted during the 12-month period ending September 2008. Single-family home production declined in all states in the region, with decreases ranging from 30 percent in Alabama to 53 percent in Georgia. North Carolina, Florida, and Georgia accounted for more than two-thirds of the regional decline, with decreases of 19,850, 17,400, and 13,750 homes, respectively. Multifamily construction activity, as measured by the number of units permitted, also declined significantly in the region during the past year. Preliminary data indicate the number of multifamily units permitted declined by 39,200 units, or 53 percent, to 35,300 units. All states in the region reported fewer multifamily units permitted during the past year as apartment and condominium builders continued to reduce production in response to the declining economy and soft sales and rental housing markets throughout most areas of the region. As with single-family home production, the largest multifamily reductions occurred in Florida, Georgia, and North Carolina, which recorded decreases of 15,150, 6,700, and 6,450 units, respectively, and accounted for 72 percent of the total decline for the region.

Apartment markets remained soft throughout the region. According to Reis, Inc., during the third quarter of 2009, apartment vacancy rates increased in 18 of the 19 Southeast/Caribbean region markets surveyed compared with vacancy rates recorded during the third quarter of 2008. The lone exception was Chattanooga, Tennessee, where the vacancy rate fell 1 percentage point from the rate recorded a year earlier to 7.3 percent due to increased rental demand resulting from the ongoing construction of the $1 billion Volkswagen Group of America, Inc., assembly plant scheduled to open in early 2011. During the third quarter of 2009, vacancy rates above 10 percent were reported in 9 of the markets, including 2 of the 3 North Carolina markets surveyed. In the Greensboro–Winston-Salem market, the vacancy rate increased 3.9 percentage points to 12.6 percent, the largest increase of any regional markets surveyed. In Charlotte, the vacancy rate increased by 3.3 percentage points to 10.5 percent during the period. In South Carolina, current vacancy rates of 12.9, 12.0, and 11.4 percent were recorded in the Columbia, Charleston, and Greenville markets, respectively. In Atlanta, the vacancy rate increased to 11.1 percent, a 1.8-percentage-point increase compared with the rate recorded during the third quarter of 2008. The highest apartment vacancy rate posted in the region during the third quarter of 2009 was in Jacksonville, Florida, where the rate increased to 13.3 percent compared with 11.2 percent during the same quarter of 2008. In the past year, softer market conditions dampened rent increases throughout the region, with changes in average rent ranging from a decrease of 3.5 percent in Miami to an increase of 0.8 percent in Louisville. Average rent increased in 7 of the markets surveyed, although increases in 6 of those markets were below 0.5 percent.

MIDWEST

HUD Region V



Economic conditions in the Midwest region continued to slow during the third quarter of 2009, marking the sixth consecutive quarter of job losses. During the 12-month period ending September 2009, nonfarm employment decreased by 998,000 jobs, or 4.1 percent, to an average of 23.2 million jobs. Job losses were widespread, with only the education and health services sector recording job growth, with the addition of 71,400 jobs, an increase of 2.1 percent. Sectors with significant job losses included manufacturing, professional and business services, and construction, which declined by 396,000, 162,700, and 131,900 jobs, respectively, or 11.7, 5.4, and 12.9 percent. In the manufacturing sector, 30 percent of the loss was attributed to declines in transportation equipment manufacturing. Every state in the region lost jobs, ranging from 85,300 jobs, or 3.1 percent, in Minnesota to 263,100 jobs, or 6.3 percent, in Michigan. Illinois job losses totaled 219,300, or 3.7 percent, while 217,700 jobs, or 4.0 percent, were lost in Ohio. For the 12 months ending September 2009, the average unemployment rate in the region was 9.6 percent, up from 6.1 percent for the 12-month period ending September 2008. Unemployment rates ranged from 7.8 percent in Wisconsin to 12.8 percent in Michigan.

Slow economic growth contributed to weakness in the existing home sales market in the Midwest region. According to data from the NATIONAL ASSOCIATION OF REALTORS®, during the second quarter of 2009, the annual rate of existing home sales in the region declined by nearly 4 percent to 829,600 homes compared with the rate of sales during the second quarter of 2008. The annual rate of existing home sales activity was stabilizing in some states, with gains of 10.0 and 12.7 percent reported in Michigan and Minnesota, respectively, but declines continued in the other states. Foreclosures continued to affect the home sales market in the region, according to data from RealtyTrac®, with every state except Michigan recording a higher rate of foreclosure activity than the national average foreclosure rate recorded during the third quarter of 2009.

Home sales markets, in general, are soft but appear to be stabilizing in most major metropolitan areas of the Midwest region. According to data from the Ohio Association of REALTORS®, during the 12-month period ending September 2009, existing home sales declined 15 percent in Ohio to 98,800 homes compared with the number of homes sold during the 12-month period ending September 2008; the average sales price declined 9 percent to $128,400. In Cincinnati, during the 12 months ending September 2009, home sales declined 8 percent from the 12-month period ending September 2008 to 17,900 homes and the average sales price declined 10 percent to $150,200. In Columbus, home sales declined 11 percent to 19,000 and the average sales price declined 6 percent to $157,500. According to the Illinois Association of REALTORS®, during the 12 months ending September 2009, the number of existing homes and condominiums sold declined by 14 percent in the state to 97,700 and the average sales price declined by almost 17 percent to $212,100. In the Chicago metropolitan area, the number of existing home sales, including condominiums, was 62,650, a decline of 14 percent, and the average sales price declined nearly 19 percent to $261,900, reflecting a market that is still soft.

In Indiana, data from the Metropolitan Indianapolis Board of REALTORS® indicate that, during the 12 months ending September 2009, existing home sales declined 12 percent to 23,550 homes and the average sales price declined 6 percent to $136,300. Similarly, in Wisconsin, during the 12 months ending September 2009, existing home sales in major metropolitan areas decreased compared with the number sold during the 12 months ending September 2008. According to multiple listing services (MLSs) in Milwaukee and Madison, sales of existing homes in the metropolitan areas fell by 9 and 7 percent, respectively, and average sales prices fell by 13 and 8 percent, respectively.

Home sales in Michigan and Minnesota rose, despite weak economic conditions in each state, partly due to incentive programs and seller price reductions, reflecting stabilizing markets. According to the Michigan Association of REALTORS®, during the 12 months ending September 2009, approximately 108,400 existing homes were sold statewide, an increase of nearly 9 percent compared with the 99,850 existing homes sold in the 12-month period ending September 2008. The average sales price in Michigan, for the 12 months ending September 2009, was approximately $99,450, 20 percent less than the average sales price recorded in the 12 months ending September 2008. In Minnesota, during the 12 months ending September 2009, the Minneapolis-St. Paul metropolitan area recorded an 11-percent increase in existing home sales, to 42,300, and the average sales price declined 18 percent to $203,300.

In response to declining home sales, single-family home construction, as measured by the number of building permits issued, decreased in the Midwest during the 12 months ending September 2009, falling by 34 percent to 39,800 homes permitted, based on preliminary data. The number of single-family homes permitted was the lowest annual figure in the past 24 years and represented only 40 percent of the average annual figure of 99,700 single-family homes permitted during the previous three 12-month periods ending in September. Single-family construction activity declined in all states in the region during the 12 months ending September 2009, with declines in Illinois and Michigan of 48 and 39 percent, respectively, accounting for nearly one-half of the 20,900 fewer homes permitted in the region. In Chicago, the number homes permitted declined by 70 percent to 5,680 homes. In Detroit, 1,185 homes were permitted, 52 percent fewer than the number permitted during the 12 months ending September 2008.

Declines in the number of single-family homes permitted also occurred in the other states in the Midwest region during the 12 months ending September 2009, with Wisconsin down 33 percent to 6,225 homes, Indiana down 31 percent to 8,275, Minnesota down 28 percent to 5,725, and Ohio down 27 percent to 8,825. Major metropolitan areas registered similar declines, with Minneapolis down 36 percent and Cleveland, Cincinnati, and Columbus down 37, 26, and 20 percent, respectively.

In the Midwest region, multifamily construction, as measured by the number of units permitted, declined by

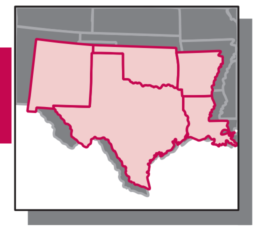
55 percent to 13,400 units during the 12 months ending September 2009, based on preliminary data. The number of multifamily units permitted during the past 12 months was down 74 percent from the average of 50,950 units permitted annually between 2003 and 2008. Multifamily production was down in all states in the region, ranging from a 39-percent decline in Indiana and Ohio to a 72-percent decline in Illinois. The decline in Illinois was entirely due to activity in the Chicago metropolitan area, where the number of multifamily units permitted declined 82 percent from 10,650 during the 12 months ending September 2008 to 1,925 during the 12 months ending September 2009. Most other metropolitan areas in the Midwest region reported declines in the number of multifamily units permitted, including a decline of 61 percent to 730 units in the Minneapolis metropolitan area and declines of 70 and 51 percent in Cincinnati and Columbus, respectively. In Detroit and Milwaukee, the declines were 82 and 68 percent, respectively, to 130 and 530 units. In Cleveland, the number of multifamily units permitted increased by 20 percent to 450 units for the 12 months ending September 2009; nearly all of the units contributing to the increase were apartments.

Apartment market conditions, in general, have been balanced in major metropolitan areas of the Midwest region but have been softer than they were a year ago. According to Reis, Inc., the vacancy rate in the Chicago metropolitan area increased from 5.2 percent in the third quarter of 2008 to 6.7 percent in the third quarter of 2009, while the average market rent decreased 1 percent to approximately $990. In the Chicago Loop submarket, the vacancy rate increased to 12 percent in the third quarter of 2009 compared with 7.6 percent for the third quarter of 2008, while the market rent decreased almost 5 percent to $1,525. Conditions softened in the Chicago Loop submarket as a result of the addition of 1,250 newly constructed apartments and an increase in condominium conversions. Appraisal Research Counselors reported more than 1,600 condominium units for rent in the submarket on the MLS as of the second quarter of 2009, approximately 70 percent more than in the second quarter of 2008. The job losses in downtown Chicago are also influencing the rental market in the Chicago Loop.

Rental housing market conditions in Minneapolis have softened during the past year but remain relatively balanced. According to GVA Marquette Advisors, the Twin Cities metropolitan area vacancy rate was 6.4 percent in the third quarter of 2009 compared with 4.1 percent in the third quarter of 2008, while the average rent was approximately $910, down from $920. In the downtown Minneapolis submarket, the average rent was reported at $1,150 during the third quarter of 2009, compared with $1,175 reported in the third quarter of 2008, while the vacancy rate increased from 4.5 percent to nearly 8 percent. Other metropolitan areas in the region reported softening in the apartment market as well. Data from Reis, Inc., indicated vacancy rates rose in Columbus, Cincinnati, and Cleveland to 8.5, 7.6, and 6.8 percent, respectively, in the third quarter of 2009, compared with rates of 7.6, 6.4, and 5.3 percent in the third quarter of 2008. The market rent remained stable in Cincinnati and Columbus at $710 and $680 but decreased in Cleveland to $735, down from $740. The apartment vacancy rate in Detroit, where conditions have been softening, increased from 6.6 to 7.6 percent and the market rent decreased from $840 to $830. The market in Indianapolis has been soft; the vacancy rate increased from 7.2 to 9.2 percent and the average market rent declined 1 percent to $670.

Southwest

HUD Region VI



Economic conditions in the Southwest region weakened significantly during the 12 months ending September 2009 as average nonfarm employment decreased by 164,000 jobs, or 1 percent, to 16 million jobs. In contrast, during the 12 months ending September 2008, nonfarm employment in the region increased by 2.2 percent, or 348,000 jobs. During the past year, gains in three employment sectors, totaling 139,000 jobs, were offset by a combined total of 303,000 jobs lost in the remaining nine sectors. The education and health services sector recorded the largest growth among employment sectors in the region, adding 73,000 jobs, an increase of 3.6 percent, with job creation in medical services, research, and health insurance. Employment in the government sector, primarily in the local subsector, was up 54,900 jobs, or 1.9 percent, in the region, where all states recorded increases. The leisure and hospitality sector added 11,200 jobs, up 0.7 percent. During the 12 months ending September 2009, softening housing and commercial construction markets have resulted in a decrease in the construction sector of 53,300 jobs, or 5.4 percent, compared with a gain of 40,600 jobs, or 4.3 percent, during the 12 months ending September 2008. The manufacturing sector, which recorded declines in all states in the region, lost 94,000 jobs, or 6.5 percent.

Job losses occurred in every state in the Southwest region during the 12 months ending September 2009. For the first time in this decade, all five states in the region simultaneously recorded a 12-month period of job decline. During the 12 months ending September 2009, Texas lost 105,900 jobs, or 1.0 percent, led by declines of more than 50,000 jobs each in both the manufacturing and construction sectors. Employment in Louisiana decreased by 2,600 jobs, or 0.1 percent, as job gains of more than 2 percent each in the construction and the education and health services sectors were offset by losses of a combined 12,300 jobs in the manufacturing and trade sectors. In Oklahoma, employment decreased by 15,500 jobs, or 1.0 percent, during the 12 months ending September 2009, led by losses of 11,200 jobs in the manufacturing sector and 7,600 jobs in the professional and business services sector. Employment in New Mexico declined for the third consecutive quarter and was down by 17,800 jobs, or 2.1 percent, for the 12 months ending September 2009. In Arkansas, employment declined by 22,100 jobs, or 1.8 percent, with declines in the manufacturing, trade, and transportation and utilities sectors accounting for nearly 80 percent of the total loss. For the 12 months ending September 2009, the unemployment rate in the region increased to 6.6 percent compared with 4.4 percent for the previous 12 months. The average unemployment rates ranged from a low of 5.8 percent in Oklahoma to a high of 6.9 percent in Texas; New Mexico, Louisiana, and Arkansas recorded rates of 6.0, 6.3, and 6.6 percent, respectively.

Sales housing market conditions in the Southwest region were soft, as moderating economic conditions led to declines in the number of homes sold and to an increased inventory of unsold homes. Home sales continued to decline in Texas during the past quarter and are currently at their lowest level since mid-2003, according to data from the Real Estate Center at Texas A&M University. During the 12 months ending September 2009, approximately 204,800 homes were sold in Texas, down 16 and 28 percent from the 12 months ending September 2008 and September 2007, respectively. The number of homes sold declined in all major Texas markets during the 12 months ending September 2009, while the number of months of unsold inventory in the state increased approximately 9 percent, from 6.4 to 7 months. Declines in home sales among the major Texas markets ranged from 14 percent in San Antonio to 21 percent in Fort Worth. Houston, Dallas, and Austin recorded declines of 16, 17, and 18 percent, respectively. The average home sales price in the state decreased 4 percent to $185,100 during the 12 months ending September 2009, continuing a trend that began in late 2008. Dallas and Houston recorded the largest drops in average home prices among major Texas markets, falling 5 percent in each area to $201,300 and 197,700, respectively. The average price decreased 4 percent in Fort Worth to $138,600 and by 3 percent in Austin to $236,700. The average price of homes sold in San Antonio remained essentially unchanged at $181,100.

Home sales decreased by double-digit percentages in a number of markets in states elsewhere in the region during the 12 months ending September 2009. According to the New Orleans Metropolitan Association of Realtors®, sales were down 15 percent to 7,875 homes and the average price dropped approximately 4 percent to $198,800. In Baton Rouge, the number of sales decreased 16 percent to 6,650, based on data from the Greater Baton Rouge Association of REALTORS®, and the average price declined approximately 5 percent to $192,700. The Greater Albuquerque Association of REALTORS® reported that the number of sales was down 15 percent in Albuquerque to 6,225 homes, approximately 50 percent below the peak level of sales recorded in mid-2006, while the average sales price declined by 10 percent to $214,100, continuing a pattern of accelerating decreases that began in mid-2008. According to the Oklahoma City Metropolitan Association of REALTORS®, the number of homes sold in Oklahoma City was down 13 percent to 15,200 and the average price declined 3 percent to $149,500. In Tulsa, home sales declined 10 percent to 10,500, according to the Greater Tulsa Association of REALTORS®, and the average price decreased 8 percent to $144,200. According to the Arkansas REALTORS® Association, home sales for the state declined by 12 percent to 22,300 during the 12 months ending August 2009 (the most recent data available) and the average price dropped by 3 percent to $148,800. Home prices were down approximately 2 percent in Little Rock to $161,300 and down 12 percent in Fayetteville to $166,000.

In the Southwest region, an increased inventory of unsold homes resulted in decreased single-family construction activity, as measured by the number of single-family building permits issued. During the 12 months ending September 2009, the total number of single-family homes permitted in the region was 71,700, a decline of 19,150 homes, or 21 percent, compared with the number permitted during the previous 12 months, based on preliminary data. Texas recorded a 23-percent decrease in the number of single-family homes permitted, down 14,950, to 51,450 homes. In other states in the region, declines ranged from 10 percent in Louisiana to 25 percent in New Mexico. Oklahoma and Arkansas recorded declines of 19 and 22 percent, respectively.

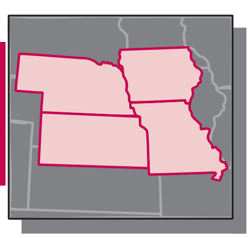
Rental housing market conditions continued to soften over the past year in the largest metropolitan areas in Texas because builders only recently responded to declining job growth by reducing apartment construction activity. According to ALN Systems, Inc., the apartment vacancy rate in Austin was 11.6 percent for the 12 months ending September 2009, up from 7.7 percent during the 12 months ending September 2008, and the average rent increased 2 percent to $870. In Dallas, the apartment vacancy rate increased from 9.2 to 11.3 percent during the 12 months ending September 2009 as average rents increased 2 percent to $820. Rental markets in Fort Worth and Houston remained very soft with vacancy rates of 12.4 and 12.3 percent, respectively. Average rents in Fort Worth increased by 1 percent to $720. Average rents in Houston increased 4 percent to $780, partly due to the completion of more than 20,000 additional units, during the 12 months ending September 2009, with rents well above the average. In San Antonio, during the 12 months ending September 2009, the vacancy rate rose to 11.7 percent from 9.9 percent during the 12-month period ending September 2008 and average rents increased 2 percent to $730. Corpus Christi had one of the lowest vacancy rates in Texas, at 8.8 percent, during the most recent 12 months, with an average rent of $710.

Rental housing market conditions were soft in large metropolitan areas in other states throughout the Southwest region. The rental market in Albuquerque began to soften during the past year. According to Reis, Inc., the apartment vacancy rate in Albuquerque increased to 7 percent in the third quarter of 2009, up from 5.4 percent a year earlier. The average rent in Albuquerque increased 1 percent to $710. In Little Rock, for the third quarter of 2009, the apartment vacancy rate was 8.3 percent, up from 6.5 percent a year earlier and the average rent remained essentially unchanged at $640. In Oklahoma City, the apartment vacancy rate rose from 8.1 percent in the third quarter of 2008 to 9.6 percent in the third quarter of 2009 and average rents increased 2 percent to $550. In Tulsa, the vacancy rate increased from 7.7 percent for the third quarter of 2008 to 9.2 percent for the same period in 2009 and average rents remained essentially unchanged at $580. Rental market conditions in New Orleans changed substantially as the apartment rental vacancy rate increased to 13 percent during the third quarter of 2009, according to the Greater New Orleans Multi-Family Report©, up significantly from the 8 percent recorded a year earlier. During the third quarter of 2009, the average rent in New Orleans was down 3 percent to $830 compared with the rent recorded during the third quarter of 2008.

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 the 12 months ending September 2009, based on preliminary data. The 19,300 units permitted during the 12 months ending September 2009 reflect a 62-percent decline compared with the number of units permitted during the 12-month period ending September 2008. The number of multifamily units permitted in Texas declined 66 percent, down 27,950 units to 14,300. Louisiana also recorded a decline of 66 percent, or 2,775 units, to 1,425. In the other states in the region, declines in the number of multifamily units permitted ranged from 19 percent in Oklahoma to 22 and 25 percent in Arkansas and New Mexico, respectively.

Great Plains

HUD Region VII



The weakening of the economy in the Great Plains region that started in the first quarter of 2009 continued during the third quarter of 2009. During the 12 months ending September 2009, nonfarm employment decreased by 124,500 jobs, or 1.9 percent, to 6.6 million jobs compared with the number of jobs in the region during the 12 months ending September 2008. During the 12-month period ending September 2009, growth occurred in only two employment sectors; the education and health services sector grew by 16,450 jobs, or 1.8 percent, primarily due to increased employment in the healthcare and social assistance industry, and the government sector increased by 14,800 jobs, or 1.3 percent, primarily as a result of hiring in the local government subsector. During the same period, the manufacturing sector lost 63,500 jobs, or 7.8 percent, and employment in the construction sector declined by 24,800 jobs, or 7.5 percent. In the four-state region, the government is the leading employment sector, accounting for more than 1.1 million jobs, or approximately 17 percent of the region's total jobs. During the 12 months ending September 2009, nonfarm employment declined in all four states in the region. Nebraska had the lowest rate of job loss at 11,900 jobs, or 1.2 percent, while Missouri had the largest number of job losses at 55,900 jobs, or 2 percent. Nonfarm jobs in Iowa and Kansas declined by 30,000 and 26,700 jobs, or 2 and 1.9 percent, respectively.

Unemployment rates throughout the Great Plains region have continued to increase significantly, a trend that began in January 2009. The average unemployment rate in the region rose from 4.6 percent for the 12 months ending September 2008 to 6.7 percent for the 12 months ending September 2009. Unemployment rates for the four states ranged from 4.5 percent in Nebraska to 8.4 percent in Missouri, with Iowa and Kansas reporting rates of 5.4 and 6.2 percent, respectively. Although the rates in each state rose significantly during the past 12 months, they remained below the national 12-month average unemployment rate of 8.5 percent.

Existing home sales in the region began to decline in 2006 and continued to decline in 2009. According to the NATIONAL ASSOCIATION OF REALTORS®, for the second quarter of 2009, the annual rate of existing home sales for the four states in the region declined 8 percent to approximately 231,200 homes compared with the rate reported for the second quarter of 2008. Missouri and Kansas reported sales declines of 12 and 17 percent, respectively. Home sales in Iowa and Nebraska rose 2 and 6 percent, respectively. According to the Federal Housing Finance Agency's House Price Index, the index for the second quarter of 2009 for the region dropped by an average of 1.2 percent compared with the index for the second quarter of 2008. In the four states, decreases ranged from 0.1 percent in Nebraska to 2.8 percent in Missouri. The home price index declines recorded in the region were significantly lower than the 6-percent national decline recorded during the second quarter of 2009.

All major metropolitan areas in the region recorded declines in existing home sales during the 12 months ending September 2009, according to data from local

REALTORS® associations and BlockShopper®. During this period, sales housing market conditions were soft in Omaha, Wichita, Des Moines, St. Louis, and Kansas City. Sales of existing homes in the Omaha area decreased by 4 percent to 7,300 homes and the average existing home price declined more than 2 percent to $150,000. In the Wichita area, existing home sales fell by 18 percent to 7,250 homes; however, the average price increased by 3 percent to $122,600. The number of existing home sales in the Des Moines area decreased by 10 percent, from 8,250 to 7,400 homes, and the average price declined by 4 percent to $162,600. Existing home sales in the greater St. Louis area decreased by 11,400 to 23,100 homes and the average existing home price declined more than 22 percent to $149,400. The number of existing home sales in the Kansas City area declined from 24,050 to 21,950 homes and the average price decreased by 6 percent to $142,500. Foreclosed properties represent a growing proportion of the homes available for sale in Kansas City. According to AOL Real Estate, during the 12 months ending September 2009, more than 70 percent of the homes listed for sale in Kansas City were foreclosures compared with less than 50 percent during the 12-month period ending September 2008. AOL Real Estate also reported that, in the 12 months ending September 2009, more than 45 percent of the listings in both St. Louis and Omaha were foreclosures, compared with less than 30 percent a year earlier. During the 12 months ending September 2009, the average number of days an existing home remained on the market exceeded 90 days in Des Moines, Kansas City, and St. Louis, the same as a year earlier, and the average number of days required to sell an existing home in Omaha exceeded 60 days, the same as a year earlier.

New home sales also declined in the major metropolitan areas in the region. According to data from local REALTORS® associations and BlockShopper®, new home sales in Omaha and St. Louis declined by 52 percent to 850 homes and by 47 percent to 450 homes, respectively, during the 12 months ending September 2009. Kansas City had a slightly smaller rate of decline of 39 percent, to 2,400 homes, and Wichita declined 35 percent to 1,050 homes. Although sales were down, the average price of a new home increased by more than 2 percent to $302,200 in Kansas City, by more than 11 percent to $241,600 in Wichita, and by 5 percent to $245,600 in Omaha. In St. Louis, new home prices declined by 12 percent to $221,000.

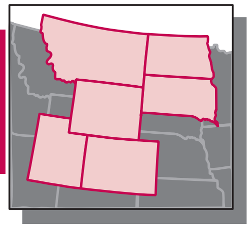
As new home sales continue to decline in most areas of the region, single-family home construction, as measured by the number of building permits issued, also continues to decline. During the 12-month period ending September 2009, according to preliminary data, approximately 16,600 single-family homes were permitted, 24 percent fewer than the number permitted during the 12-month period ending September 2008. Declines in single-family building activity were recorded in each of the four states, ranging from 10 percent to 3,800 homes permitted in Nebraska to 34 percent to 5,000 homes permitted in Missouri. The rising unemployment rate, the declines in new home sales, and a high proportion of foreclosure sales all contributed to the continued steep decline in building activity in Missouri that started in 2006. The number of single-family homes permitted in Iowa and Kansas declined by 16 and 31 percent to 4,600 and 3,200 homes, respectively.

Multifamily construction in the Great Plains region, as measured by the number of units permitted, decreased by 45 percent to 6,450 units during the 12 months ending September 2009, based on preliminary data. Three of the four states in the region recorded a slowdown in the number of units permitted. The only state that had an increase in the number of multifamily units permitted was Iowa, which increased by 8 percent to 1,650 units. The largest percentage decline occurred in Nebraska, where the number of units permitted totaled 650 units, a 72-percent decrease compared with the number permitted during the 12-month period ending September 2008. In Missouri, the number of multifamily units permitted declined by 52 percent to 2,500 units. The number of units permitted in Kansas was down 39 percent to 1,650 units. According to the McGraw-Hill Construction Pipeline database, during the 12-month period ending September 2009, most of the multifamily units permitted in Wichita, Kansas City, St. Louis, and Omaha were marketed as rental apartments, with proportions of rental units ranging from 93 percent in Omaha to 100 percent in St. Louis and Wichita. This trend reflects the softer condominium home sales markets throughout the region.

The rental markets in all the larger metropolitan areas in the region were balanced in the third quarter of 2009, although rental vacancy rates increased in all areas during this period compared with the rates recorded in the third quarter of 2008. According to Reis, Inc., the apartment vacancy rate in Des Moines increased from 5.5 percent in the third quarter of 2008 to 6.5 percent in the third quarter of 2009. In Omaha, for the 12-month period ending September 2009, the apartment vacancy rate was 7.3 percent, up from 5.1 percent a year earlier. The rents in Des Moines and Omaha both increased by less than 1 percent to $700. The rental vacancy rate in Wichita increased from 6.7 percent in the third quarter of 2008 to 7.7 percent in the third quarter of 2009, and the average monthly rent remained at $510. Vacancy rates increased from less than 7 percent to more than 8 percent in both St. Louis and Kansas City, although conditions in both markets remained relatively balanced. During the 12-month period ending September 2009, rents remained unchanged at $730 in St. Louis and $700 in Kansas City. According to AXIOMETRICS INC., during the 12-month period ending September 2009, rental concessions increased in both St. Louis and Kansas City compared with concessions offered during the 12 months ending September 2008. As a percentage of asking rents, rental concessions increased in St. Louis from 2 to 6 percent and in Kansas City from approximately 4 to 8 percent.

Rocky Mountain

HUD Region VIII



The economy of the Rocky Mountain region continued to weaken in the third quarter of 2009, but there are indications that economic conditions are beginning to stabilize. The decline in seasonally adjusted nonfarm employment slowed considerably during the third quarter of 2009, down by 0.6 percent, or 29,400 jobs, from the third quarter of 2008 compared with a 1-year decline of 1.3 percent, or 67,100 jobs, for the second quarter of 2009. The average level of nonfarm employment for the 12-month period ending September 2009 was 5 million, down 113,500 jobs, or 2.2 percent, compared with employment levels for the previous 12-month period. During the 12-month period ending September 2009, regionwide employment declines occurred in nearly every sector, with two-thirds of the job losses recorded in the construction, manufacturing, and professional and business services sectors. The government and the education and health services sectors were the only ones to record gains, increasing by 20,800 jobs, or 2.3 percent, and 18,700 jobs, or 3.2 percent, respectively. During the 12-month period ending September 2009, the states with the largest employment declines were Colorado and Utah, which lost 71,500 jobs, or 3.0 percent, and 34,700 jobs, or 2.8 percent, respectively. In Montana, South Dakota, and Wyoming, nonfarm employment was down by 6,100, 3,500, and 1,300 jobs, respectively, representing declines of 1.4, 0.9, and 0.4 percent, respectively. Nonfarm employment in North Dakota increased by 1 percent, or 3,600 jobs, due to a relatively stable energy-related industry and less volatility in the construction sector, making the state's job growth rate during this period the fastest in the nation.

The declining economy has weakened labor markets throughout the Rocky Mountain region. During the 12 months ending September 2009, the average unemployment rate in the region was 5.9 percent, up from 3.9 percent for the same period a year earlier. Average unemployment rates were up in all states, but the rates for the region were all well below the average national rate of 8.5 percent. The unemployment rate in Colorado increased the most, rising by 2.4 percentage points from a year ago. The 4-percent unemployment rate in North Dakota was the lowest in the region, followed by rates in South Dakota and Wyoming, at 4.5 and 4.8 percent, respectively. Colorado had the highest rate, at 6.9 percent, followed by Montana and Utah, at 6 and 5.1 percent, respectively.

During the second quarter of 2009 (the most recent data available), existing single-family home sales activity in the Rocky Mountain region remained relatively stable after declining the previous eight quarters. According to the NATIONAL ASSOCIATION OF REALTORS®, the annualized average rate of existing home sales for the second quarter of 2009 was up 0.5 percent from the first quarter of 2009. Even so, for the 12 months ending June 2009, existing home sales averaged 178,500, down 16 percent compared with sales for the 12 months ending June 2008. Home sales dropped in all states in the region, with the greatest rates of decline, more than 20 percent, occurring in North Dakota and Wyoming, where relatively high sales activity was reported during the previous 12-month period. Home sales were down by approximately 18 percent in Utah, 15 percent in Montana, and 14 percent in Colorado. According to the Federal Housing Finance Agency's Housing Price Index, for the second quarter of 2009, the index for the Rocky Mountain region declined by an average of approximately 3 percent compared with the index for the second quarter of 2008. The index declined by 1 percent in Colorado and approximately 3 percent in Montana and Wyoming. Utah, with an 11.6-percent drop in the index, was the only state in the region to exceed the 6.1-percent decline recorded nationally. The index rose by 2.8 percent in North Dakota and 1 percent in South Dakota.

In the third quarter of 2009, the home sales markets in most of the region's metropolitan areas were soft, a trend that began about 2 years ago. On a positive note, during the 12 months ending September 2009, inventories of unsold homes have declined significantly. According to the Boulder Area REALTOR® Association, the average price for existing single-family homes in the Boulder metropolitan area was $410,000 for the 12 months ending September 2009, down 6 percent from the average price recorded for the previous 12 months. Single-family home sales for the 12 months ending September 2009 totaled about 2,500, representing a 23-percent decline. The Pikes Peak Association of REALTORS® reported that, for the Colorado Springs area, existing home sales were relatively unchanged from a year ago and the average sales price for single-family homes declined by 9 percent to $211,400. Metrolist, Inc., reported that, during the 12 months ending September 2009, the average single-family home price in Denver declined by 5 percent to $263,500 and sales were down by 16 percent compared with the price and sales volume recorded during the same period ending September 2008. Active listings of existing single-family homes in Boulder, Denver, and Colorado Springs were down 8, 17, and 20 percent, respectively. The large declines in inventories in Colorado Springs and Denver were due to reductions in homebuilding, relatively modest declines in existing home sales, and the decision of potential sellers to keep homes off the market until prices have stabilized. According to RealtyTrac® Inc., for the third quarter of 2009, foreclosure filings increased by 16 percent to 1,900 in Colorado Springs and by 2 percent to 9,200 in Denver compared with the third quarter of 2008. The higher rate of increase in Colorado Springs compared with the Denver area was due to the more recent softer market conditions, especially during the past 12 months.

During the 12-month period ending September 2009, home sales activity in Utah markets declined from the level of sales during the previous 12 months, but the unsold inventory of homes also decreased. According to NewReach, Inc., for the 12-month period ending September 2009, existing single-family home sales in the Salt Lake City area declined by 19 percent to 7,400 units, active listings were down 17 percent to 5,540 units, and the average home sales price declined by 7 percent to $257,300. In the Ogden-Clearfield area, for the 12-month period ending September 2009, existing single-family home sales declined by 16 percent to 4,400 units, the average sales price dropped by 6 percent to $199,700, and active listings were down 17 percent to 3,140 units. New home sales in the Salt Lake City area were down 20 percent and the average price decreased by 18 percent to $321,600. In the Ogden-Clearfield area, sales of new homes declined by 37 percent and the average sales price declined by 9 percent to $270,800.

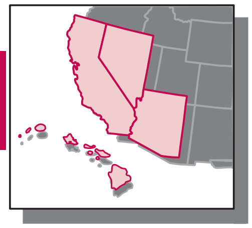
In response to decreased demand, homebuilding activity in the region continued a 3-year decline in the third quarter of 2009. During the 12-month period ending September 2009, single-family construction activity, as measured by the number of building permits issued, decreased by 8,700 units, or 34 percent, to 17,300, based on preliminary data. Permits were issued for an annual average of 76,100 single-family homes during the peak years of 2004 and 2005. In Colorado, the issuing of permits declined by about 4,600 units to 6,500 single-family homes during the 12-month period ending September 2009 and accounted for more than one-half of the total reduction in the region. Homebuilding activity in Colorado was affected by a 3-percent decline in employment, the largest job loss among the states in the region. In Utah, for the 12-month period ending September 2009, approximately 5,350 single-family homes were permitted, a decline of 1,750 homes compared with the number permitted during the previous 12-month period. In Montana and Wyoming, the number of single-family homes permitted for the 12-month period ending September 2009 declined by 38 and 39 percent, respectively, to 1,200 homes in each state. In South Dakota, for the 12-month period ending September 2009, permits for new single-family homes declined by 25 percent to 1,700 homes. In North Dakota, for the 12-month period ending September 2009, the number of single-family homes permitted was down by 300 homes, or 19 percent.

Rental housing market conditions during the third quarter of 2009 were mostly balanced to soft throughout much of the Rocky Mountain region. According to Reis, Inc., in the Salt Lake City area, during the third quarter of 2009, the apartment vacancy rate of 6 percent was up from the rate of 5 percent recorded a year ago and the average overall asking rent remained relatively unchanged at $750. During the third quarter of 2009, the apartment vacancy rate in Denver decreased 0.6 percentage points from the rate recorded during the second quarter of 2009 to 7.7 percent but was still up from the 6-percent rate recorded a year ago, according to Apartment Insights, published by Apartment Appraisers & Consultants. The average effective rent in Denver during the third quarter of 2009 was down 7 percent to $780 but was relatively unchanged from the rent recorded during the second quarter of 2009. With a large number of apartment units in the construction pipeline, the softening trend in the Salt Lake City and Denver areas is expected to continue for the next 12 months. The Colorado Springs rental market remained soft, but the vacancy rate decreased to 7.8 percent from the 9.2-percent rate recorded a year ago, according to Apartment Insights. The arrival of approximately 6,300 military transfers to Fort Carson Army Base, located south of Colorado Springs, during the second and third quarters of 2009 has contributed to the lower vacancy rate. The average effective rent in Colorado Springs was relatively unchanged during the 12-month period ending September 2009, at $635. According to the same survey, the vacancy rate in the Fort Collins area increased to 6.2 percent from 4.1 percent during the same quarter a year ago and the average rent was relatively unchanged at $780.

In the Rocky Mountain region, for the 12 months ending September 2009, multifamily construction, as measured by the number of units permitted, totaled 7,600 units, based on preliminary data, representing a decline of 31 percent from the same period a year ago. With the exception of Utah, all states in the region issued fewer permits during the 12 months ending September 2009 compared with the same period a year earlier due to weak economic conditions, soft condominium sales market conditions, and a large number of apartments under construction. In Colorado, the number of multifamily units permitted decreased by more than 70 percent, or 4,000 units, down to 1,670 units. Nearly the entire decline measured in Colorado occurred in the Denver area, where developers expect little improvement in the market and where approximately 2,000 condominiums and 4,600 apartments currently under construction are expected to become available during the next 12 months. Multifamily construction in Utah increased by 1,020 units, or 40 percent, during the 12-month period ending September 2009, compared with multifamily construction during the previous 12 months. The increase was attributed to additional apartment construction prompted by builders' responses to relatively tight market conditions that existed a year ago, primarily in the Salt Lake City area.

Pacific

HUD Region IX



Broad-based employment losses continue to affect the Pacific region. During the 12 months ending September 2009, nonfarm employment averaged 18.8 million jobs, reflecting a decline of 867,100 jobs, or 4.4 percent, compared with the number of jobs recorded during the previous 12 months. Due primarily to soft conditions in the real estate markets, the construction sector continued to lead job losses, down 219,800 jobs, or nearly 19 percent. The professional and business services sector and the retail trade subsector lost 158,000 and 142,900 jobs, decreases of 5.5 and 6.5 percent, respectively. Despite the overall contraction in nonfarm employment, the education and health services sector added 34,900 jobs, reflecting an increase of 1.6 percent.

Employment declined significantly in every state in the region during the 12 months ending September 2009. California payrolls decreased by 609,300 jobs, or 4 percent, to average 14.5 million positions. With the addition of 29,200 jobs, the education and health services sector was the only employment sector that grew. The construction sector continued to lead losses in the state, with a decrease of 140,900 jobs, or 17 percent. Employment contracted in the San Francisco Bay Area by 123,600 jobs, a 3.7-percent change, and in Southern California by 345,600 jobs, a 4-percent loss. During the same period, employment decreased in Hawaii by 18,300 jobs, a 2.9-percent change, to average 604,500 jobs.

In Arizona, during the 12 months ending September 2009, employment declined by 170,400 jobs, or 6.4 percent, to average 2.5 million jobs. Losses were concentrated in the construction and the professional and business services sectors, down 50,100 and 42,000 jobs, respectively. In contrast, the education and health services sector added 2,200 jobs and was the only sector in the state to post a gain. During the same period, declining tourism revenue and soft home sales markets in Nevada resulted in the loss of 69,200 jobs, a decrease of 5.4 percent, to average 1.2 million jobs. The construction and the leisure and hospitality sectors contracted the most, losing 24,400 and 20,500 jobs, respectively. Construction employment was affected by the cessation of the building activity for two Las Vegas hotel-casino resorts with a planned total of 8,725 rooms. In contrast, the education and health services and the natural resources and mining sectors posted gains of 2,700 and 300 jobs, respectively. The average unemployment rate in the region rose from 6.2 percent during the 12 months ending September 2008 to 10.2 percent during the 12 months ending September 2009. Unemployment rates ranged from a low of 6.5 percent in Hawaii to a high of 10.7 percent in both California and Nevada.

Home sales volume increased throughout most major markets in the Pacific region because buyers were attracted by falling home sales prices, low interest rates, and buyer incentive programs. According to the California Association of REALTORS®, during the 12 months ending September 2009, 543,500 existing homes were sold, a 45-percent gain compared with the number of homes sold in the state during the previous 12 months. During the third quarter of 2009, the median price of an existing home was $291,500, down 15 percent from the median price recorded during the same quarter a year earlier but up 17 percent compared with the median price posted during the first quarter of 2009. During the third quarter of 2009, foreclosed homes accounted for 43 percent of existing homes sold in California. The proportion of foreclosed homes to total sales has declined compared with 48 percent in the third quarter of 2008 and the peak level of 58 percent in the first quarter of 2009. In California, new home sales volume remained very slow through the second quarter of 2009. According to Hanley Wood LLC, during the 12 months ending June 2009, builders sold 29,000 new homes in the 30 largest California counties, a decline of nearly 40 percent compared with the 47,300 homes sold in those counties during the previous 12-month period. Sales housing markets are soft in most inland California metropolitan areas and relatively balanced in coastal California areas. In Honolulu, where conditions in the home sales market are also balanced, existing home sales declined 22 percent to 5,600 homes sold in the 12 months ending September 2009. In the third quarter of 2009, the median price of a single-family home sold fell 5 percent to $587,000 and the median price of a condominium also fell 5 percent to $302,300.

Existing home sales volume continued to increase in both Phoenix and Las Vegas. According to the Phoenix Housing Market Letter, during the 12 months ending September 2009, 85,900 existing homes were sold in Phoenix, a 62-percent gain compared with the number sold during the previous 12-month period. During the third quarter of 2009, the median price of an existing home declined 27 percent to $131,800 compared with the median price recorded during the same quarter in 2008. The median price has increased 7 percent since the quarterly low of $123,300 recorded in the second quarter of 2009. The Las Vegas Housing Market Letter reported that, during the 12 months ending September 2009, existing home sales in Las Vegas increased 58 percent to 41,200 homes compared with 26,100 homes sold in the previous 12 months. The sales volume has increased since the recent low of 22,300 homes sold in the 12 months ending June 2008. From the third quarter of 2008 to the third quarter of 2009, the median price of an existing home declined by 40 percent, or nearly $80,000, to $124,100. The proportion of foreclosed homes to total sales has increased in Phoenix and Las Vegas and has placed downward pressure on prices. From the third quarter of 2008 to the same quarter of 2009, the share of foreclosed home sales increased from 50 to 57 percent in Phoenix and from 63 to 69 percent in Las Vegas. According to the Phoenix Housing Market Letter and the Las Vegas Housing Market Letter, during the 12 months ending September 2009, sales of new homes in Phoenix and Las Vegas declined approximately 55 percent in both areas, to 11,700 and 5,800 homes, respectively.

Due to significant price pressures from the increased sales of foreclosed homes, builders throughout the Pacific region continue to reduce the pace of new construction, as measured by the number of single-family building permits issued. During the 12 months ending September 2009, based on preliminary data, 40,750 single-family homes were permitted in the region, reflecting a nearly 40-percent decrease compared with the number of homes permitted during the preceding 12 months. In Nevada, the number of single-family homes permitted fell by 53 percent, or 4,825, to total 4,325 homes during the 12 months ending September 2009. During the same period, in Arizona, the number of homes permitted declined by 40 percent, or 7,825, to total 11,550 homes. In California and Hawaii, the number of single-family homes permitted decreased by 35 and 36 percent to total 23,000 and 1,900 homes, respectively.

Rental vacancy rates increased in all major areas in the Pacific region from the third quarter of 2008 to the third quarter of 2009. Although average rents were lower, the San Francisco Bay Area rental market remained balanced as conditions eased from a previously tight market. Reis, Inc., reports that, from the third quarter of 2008 to the third quarter of 2009, the apartment rental vacancy rate increased from 3.7 to 4.7 percent in the San Francisco submarket, from 3.3 to 4.8 percent in the San Jose submarket, and from 4.1 to 5.8 percent in the Oakland submarket. During the third quarter of 2009, all submarkets recorded decreases in average rents compared with rents recorded in the third quarter of 2008. The average rent declined in the Oakland submarket by more than 2 percent to $1,353, in the San Francisco submarket by more than 5 percent to $1,824, and in the San Jose submarket by nearly 7 percent to $1,487. In Sacramento, the rental market was slightly soft, with a current vacancy rate of 7.2 percent, up from the 5.4-percent rate recorded during the third quarter of 2008, and the current average rent was $918, nearly a 3-percent decrease from the rent recorded during the third quarter of 2008.

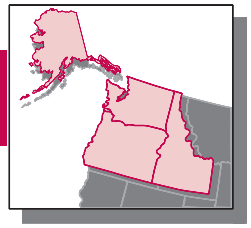
The Southern California rental markets were also balanced in the third quarter of 2009, even though rental vacancy rates increased and rents declined. From the third quarter of 2008 to the third quarter of 2009, rental vacancy rates increased in all counties except Riverside and Santa Barbara Counties. In San Diego, Los Angeles, and San Bernardino Counties, the rental vacancy rate increased by 0.5 percentage point to 5.0, 5.5, and 7.0 percent, respectively. The vacancy rate increased from 4.5 to 5.5 percent in Ventura County and from 4.5 to 6.0 percent in Orange County. Slower household formation and households doubling up during the employment weakness have led to the increased vacancy rates. Vacancy rates in Riverside and Santa Barbara Counties remained unchanged, at 8 percent and less than 5 percent, respectively. Reis, Inc., reported that, during the third quarter of 2009, the average rent in Southern California was $1,384, reflecting a 3-percent decrease compared with the average rent of $1,428 recorded in the third quarter of 2008.

Other major rental housing markets in the Pacific region continued to be affected by the weak employment conditions and the increase in rental inventory during the past several years. According to Reis, Inc., the Phoenix market was soft, with a vacancy rate of 11.9 percent in the third quarter of 2009, up from the 10.4-percent rate recorded in the third quarter of 2008. The average asking rent in Phoenix declined nearly 2 percent to $767 in the third quarter of 2009. From the third quarter of 2008 to the same quarter of 2009, Reis, Inc., reported that the vacancy rate increased from 7.5 to 10.3 percent in Las Vegas, while the average rent decreased nearly 3 percent to $847. In the third quarter of 2009, the Honolulu rental market softened, with an overall estimated vacancy rate of 8 percent, up from the 4-percent rate recorded in the third quarter of 2008.

Multifamily construction activity, as measured by the number of units permitted, declined significantly in the Pacific region. During the 12 months ending September 2009, based on preliminary data, 18,650 multifamily units were permitted, a 65-percent drop compared with the number permitted during the previous 12-month period. The tighter credit market conditions that began in 2008 continue to affect new construction activity. During the 12 months ending September 2009, 1,850 and 3,000 units were permitted in Arizona and Nevada, respectively, representing 78- and 74-percent declines, compared with the number permitted during the previous 12-month period. In California, during the 12 months ending September 2009, permits were issued for 12,900 multifamily units, a 59-percent decline compared with the number permitted during the previous 12-month period. In Hawaii, during the 12 months ending September 2009, 890 multifamily units were permitted, a 43-percent decline compared with the number permitted during the previous 12-month period.

Northwest

HUD Region X



The weakening economic conditions that began in the Northwest region in 2007 grew worse during the 12 months ending September 2009. During that period, nonfarm employment in the region declined by 186,000 jobs, or 3.3 percent, to an average of 5.5 million jobs compared with the number of jobs recorded during the 12 months ending September 2008. Washington led the regional decline with the loss of 81,000 jobs, a 2.7-percent decrease that brought nonfarm employment to an average of 2.9 million jobs. In Oregon, losses totaled 78,200 jobs, a 4.5-percent decrease that resulted in an average of 1.7 million nonfarm jobs. In Idaho losses amounted to 28,300 jobs, a 4.5-percent decline, resulting in an average of 624,600 nonfarm jobs. In Alaska, employment increased by 1,500 jobs, or 0.5 percent, to average 322,600 nonfarm jobs; the growth was partly due to hiring in energy-related industries.

During the 12 months ending September 2009, the government and the education and health services sectors were the only ones in the region to gain jobs, up 15,000 and 13,000 jobs, respectively. Employment in the government sector increased by 5,300 jobs in Washington, 4,300 in Oregon, 2,400 in Idaho, and 1,100 in Alaska. Employment growth in the education and health services sector totaled 6,000 jobs in Washington, 6,900 in Oregon, 1,000 in Idaho, and 1,000 in Alaska. Despite the gains, the addition of the 28,000 jobs regionwide in the two sectors represented less than 60 percent of the number of jobs added in the same sectors during the 12 months ending September 2008.

Employment declines in the Northwest region occurred in nearly every sector, with three-fourths of the losses recorded in the manufacturing, construction, and trade sectors. Oregon and Washington accounted for most of the 52,600 manufacturing jobs lost in the region, both down by approximately 24,000 jobs due mainly to layoffs at Daimler AG and Intel Corporation in Oregon and at The Boeing Company and related suppliers in Washington. In Idaho, layoffs in the semiconductor industry contributed to the loss of 7,000 jobs in the manufacturing sector. The continued slowdown in residential and commercial building in much of the region contributed to a loss of more than 50,000 jobs, a 13-percent decline, in the construction sector. During the 12 months ending September 2009, Washington and Oregon registered the greatest losses in construction jobs, down 24,100 and 15,900 jobs, respectively, compared with the number of construction jobs during the previous 12 months. In the past year, Idaho lost 6,900 construction jobs and Alaska lost 600. In the trade sector, employment declined by 44,400 jobs, or 5 percent, across the region, with most of the losses occurring in Washington, down 20,100 jobs, and Oregon, down 16,900 jobs.

An increase of 250,000 unemployed people caused the regional average unemployment rate to increase from 5.1 to 8.9 percent between the 12 months ending September 2008 and September 2009. During the most recent 12-month period, the average unemployment rate, which increased in every state in the region, was 10.7 percent in Oregon, 8.3 percent in Washington, 7.9 percent in Alaska, and 7.4 percent in Idaho.

The slow economic conditions continued to negatively affect the sales housing markets in the Northwest region. In Washington, according to the Northwest Multiple Listing Service, during the 12 months ending September 2009, the combined Puget Sound metropolitan areas of Seattle, Tacoma, Bremerton, and Olympia recorded an average sales price decline of 15 percent to $369,100 and a sales volume decline of 18 percent to 38,000 homes sold compared with the average price and sales volume recorded in the four areas during the previous 12 months. In the Seattle metropolitan area, during the past 12 months, 23,700 homes were sold, a 20-percent decline compared with the number sold during the 12 months ending September 2008. The average price of a home in the Seattle metropolitan area declined by 14 percent to $433,400, 20 percent below the peak price of nearly $540,000 recorded during the 12 months ending July 2007. In the Tacoma and Bremerton metropolitan areas, average prices declined by 21 and 12 percent to $246,000 and $298,400, respectively. Home sales declined by 17 percent in the Tacoma area and by 11 percent in the Bremerton area. In the Olympia metropolitan area, the average price declined 7 percent to $273,900 and sales declined 14 percent to 3,500 homes.

Oregon sales market conditions also remained soft during the 12 months ending September 2009. 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 37,100, a 26-percent decline compared with the number sold during the previous 12 months. During the same period, the average price decreased by 17 percent to $258,800. In the Portland-Vancouver-Beaverton, Oregon-Washington metropolitan area, the number of new and existing homes sold totaled 21,700, down 32 percent compared with the number sold during the 12 months ending September 2008, and the average price decreased 15 percent to $286,200. In Idaho, sales of new and existing homes in the 19 counties covered by the Intermountain Multiple Listing Service declined to 8,500 homes, down 9 percent from the number sold during the 12-month period ending September 2008, and the average price decreased 17 percent to $174,500. In the Boise metropolitan area, during the 12 months ending September 2009, sales of new and existing homes totaled 6,900 units, an

8-percent decline compared with the number sold during the previous 12 months, and the average price decreased by 19 percent to $180,000. According to the Alaska Multiple Listing Service, Inc., during the 12 months ending September 2009, the number of new and existing homes sold in Anchorage totaled 2,100, a 9-percent decline from the number sold during the same period a year ago, and the average price decreased 2 percent to $321,700.

The soft sales housing market conditions throughout the Northwest region continued to cause builders to reduce home construction activity, as measured by the number of single-family building permits issued. Based on preliminary data, during the 12 months ending September 2009, the number of homes permitted in the region declined by 11,800 to 18,600 homes, a 39-percent decrease compared with the number of homes permitted during the 12 months ending September 2008. During the past year, the number of single-family homes permitted in the region totaled 8,900 in Washington, a decline of 6,000 homes, or 38 percent; totaled 3,600 in Idaho, a decline of 2,100 homes, or 37 percent; and totaled 4,600 in Oregon, a decline of 3,400 homes, or 43 percent compared with the number permitted during the previous year. In Alaska, during the 12-month period ending September 2009, single-family construction activity remained relatively stable at 550 homes permitted.

Multifamily construction activity, as measured by the number of units permitted, slowed considerably in the Northwest region during the 12 months ending September 2009. Based on preliminary data, during the period, the number of units permitted in the region totaled 6,800, 63 percent below the number of units permitted during the previous 12 months. Washington, where the number of multifamily units permitted fell by 8,200, or 67 percent, to a total of 4,100 units, accounted for most of the regional decline of 11,400 units. In Oregon, 1,700 multifamily units were permitted, 2,900 fewer than the number permitted during the 12 months ending September 2008, and, in Idaho, multifamily activity declined by 300 units to a total of 700 units permitted. In Alaska, multifamily construction activity totaled 300 units, relatively unchanged compared with the number of units permitted during the 12 months ending September 2008.

Rental housing market conditions softened throughout much of the Northwest region during the past year due to job losses and an increase in the number of sales units entering the rental market. According to data from The Apartment Vacancy Report published by Dupre+Scott Apartment Advisors, Inc., as of September 2009, the apartment rental vacancy rate in the Seattle metropolitan area was 6.8 percent, up from 5.2 percent a year ago, and the average asking rent for apartments was $990, down 5 percent from the average asking rent recorded as of September 2008. In the Tacoma metropolitan area, the apartment vacancy rate was 9.3 percent, up from 4.5 percent a year earlier, partly due to deployments at Fort Lewis Army Base. The average asking rent of $815 in the Tacoma area was relatively unchanged from the rent in September 2008. In the Olympia metropolitan area, the apartment vacancy rate increased to 8.6 percent from 3.4 percent, but the average monthly rent remained essentially the same, at $810. The Bremerton metropolitan area was still balanced, with an apartment vacancy rate of 4.7 percent, unchanged from a year ago, and the average rent was $860, a 1-percent increase compared with the rent in September 2008.

In the Portland-Vancouver-Beaverton metropolitan area, rental housing market conditions were soft as of the third quarter of 2009. According to RealFacts, the apartment vacancy rate was 7 percent, up from 5 percent in the third quarter of 2008. The average rent declined 2 percent to $865 over the same period. Because of limited new apartment construction, rental markets in the Oregon metropolitan areas of Medford, Salem, and Eugene-Springfield remained balanced with apartment vacancy rates of 5 percent, up from 4 percent a year ago. In the Boise metropolitan area, rental housing market conditions were soft during the third quarter of 2009, continuing a trend that began in mid-2007. According to Reis, Inc., as of the third quarter of 2009, the vacancy rate in the Boise Area was 8.7 percent, up from 5.4 percent as of the third quarter of 2008. The average rent was $690 in the Boise area, representing a decline of 3 percent during the past 12 months.

HUD's 10 regions are grouped as follows:

- **Region I, New England:** Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, and Vermont.
- **Region II, New York/New Jersey:** New Jersey and New York.
- **Region III, Mid-Atlantic:** Delaware, District of Columbia, Maryland, Pennsylvania, Virginia, and West Virginia.
- **Region IV, Southeast/Caribbean:** Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, Puerto Rico/U.S. Virgin Islands, South Carolina, and Tennessee.
- **Region V, Midwest:** Illinois, Indiana, Michigan, Minnesota, Ohio, and Wisconsin.
- **Region VI, Southwest:** Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.
- **Region VII, Great Plains:** Iowa, Kansas, Missouri, and Nebraska.
- **Region VIII, Rocky Mountain:** Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.
- **Region IX, Pacific:** Arizona, California, Hawaii, and Nevada.
- **Region X, Northwest:** Alaska, Idaho, Oregon, and Washington.

Housing Market Profiles

Boulder, Colorado

The Boulder metropolitan area consists of Boulder County in north-central Colorado, about 25 miles northwest of Denver. Boulder is home to the University of Colorado at Boulder (CU-Boulder), which has an enrollment of more than 30,000 students. According to a 2009 CU-Boulder study, the university has an annual impact of $4.7 billion on the state economy. The area is a center for high-tech industries, including software and aerospace and computer equipment, and is emerging as a center for renewable energy development. As of October 1, 2009, the population of the metropolitan area was estimated at 296,600, which reflects an average increase of 3,100, or 1.1 percent, a year over the past 3 years. Due to development restrictions in the city of Boulder, much of the population growth has been in nearby communities, such as the cities of Lafayette and Louisville, or in areas of northern Boulder County, such as the city of Longmont.

Leading employers in the metropolitan area include CU-Boulder, IBM Corporation, and Ball Aerospace & Technologies Corporation, with 6,900, 3,400, and 3,100 employees, respectively. In 2008, ConocoPhillips Company broke ground on a $1 billion-plus renewable energy research and training center that is scheduled to open in 2013 and expected to employ 7,000 workers by 2030. A Danish firm, Vestas Wind Systems A/S, recently completed a wind turbine production plant in Boulder County that is expected to employ 650 workers by 2011.

The national recession has contributed to a drop in employment in the Boulder metropolitan area in the past year. For the 12 months ending September 2009, nonfarm payrolls averaged about 163,800, a decline of 4,900 jobs, or 2.4 percent, compared with employment levels recorded for the previous 12 months. In contrast, during the 12 months ending September 2008, nonfarm payrolls increased by 3,200 jobs, or 1.9 percent, from the number of jobs recorded a year earlier. Employment sectors with significant recent job losses include professional and business services, manufacturing, and information, which declined by roughly 2,600, 1,150, and 550 jobs, respectively. Partly offsetting these losses, the state and local government subsectors together added about 950 jobs, and the education and health services sector added approximately 500 jobs.

The sales housing market is currently soft as a result of area job losses and tighter mortgage lending standards in the past year. According to the Boulder Area REALTOR® Association, during the 12 months ending August 2009, the number of single-family homes sold in Boulder County declined 23 percent to roughly 2,550, compared with 3,300 homes sold a year earlier. Average prices for single-family homes in the metropolitan area also fell during the most recent 12-month period, from about $442,800 to $409,600, a 7-percent decline. In the city of Boulder, during the past 12 months, prices for single-family homes averaged about $643,000, down from $663,300 a year earlier. During the 12 months ending August 2009, condominium sales in the metropolitan area totaled 1,050 units, a 17-percent decrease compared with the 1,250 units sold during the same period a year ago. Average prices for condominiums also fell slightly during that period, from about $256,300 to $252,800, a 1-percent decline.

With home sales declining, builders have cut back on single-family home construction, as measured by the number of single-family building permits issued. Based on preliminary data for the 12 months ending August 2009, roughly 120 single-family homes were permitted during the period, compared with 240 homes permitted during the previous 12 months. Single-family building activity in Boulder County peaked early in the decade, when about 2,000 homes a year were permitted. Activity has declined steadily since 2002; from 2006 through 2008, single-family construction levels averaged fewer than 400 homes a year. Because of a limited supply of developable land, approximately 80 percent of single-family construction in recent years has occurred in Longmont and surrounding areas in northern Boulder County. Starting prices for new single-family homes in those areas generally range from about $260,000 to $290,000, while prices for infill or custom homes in the city of Boulder typically start between $700,000 and $800,000.

Multifamily construction activity, as measured by the number of units permitted, has increased recently, but activity remains below levels recorded earlier in the decade. Based on preliminary data, during the 12 months ending August 2009, approximately 170 multifamily units were permitted, relatively unchanged compared with the number of units permitted during the previous 12 months. In contrast, from 2003 through 2007, multifamily building activity in the metropolitan area averaged approximately 275 units a year. More than two-thirds of multifamily units now under construction are rental units, but condominium units continue to represent a small but steady share of multifamily building. Starting prices for new condominiums and townhomes in the city of Boulder typically range from $200,000 to $240,000, but in Longmont and nearby areas of northern Boulder County, starting prices for new condominiums and townhomes range from $120,000 to $140,000.

Students represent the largest group of renters in the metropolitan area. Roughly 80 percent of CU-Boulder students live off campus, and rental conditions near CU-Boulder are normally tight. According to *Apartment Insights*, during the second quarter of 2009, the rental vacancy rate for areas near CU-Boulder was 4.7 percent, up from 4.5 percent during the same quarter a year ago.

Conditions are more balanced in the rest of the county. The overall rental vacancy rate for Boulder County in the second quarter of 2009 was 6.1 percent, up from 5.6 percent a year ago. Monthly rents average about $825 for a one-bedroom apartment, $1,000 for a two-bedroom apartment, and $1,250 for a three-bedroom apartment. Rents have increased by about 1 percent a year during the past 2 years.

Columbus, Ohio

The Columbus metropolitan area, which consists of eight counties in central Ohio, is the center of the state government, a hub for education and health services, and a growing base of regional transportation services. The city of Columbus is the state capital and home to The Ohio State University (OSU), which has an enrollment of 53,700 students at the Columbus campus. The university has an estimated economic impact of $4 billion annually on the state and $1.4 billion on the metropolitan area, according to OSU. As of October 1, 2009, the population of the metropolitan area is estimated at nearly 1.8 million; the city of Columbus accounts for approximately one-half of the total. The metropolitan area population increased by approximately 19,000, or 1.2 percent, from the level recorded a year ago.

During the 12 months ending September 2009, nonfarm employment in the metropolitan area averaged 927,900 jobs, a decrease of 15,700 jobs, or 1.7 percent, compared with nonfarm employment during the previous 12 months. During the most recent 12-month period, the manufacturing sector declined by 4,200 jobs, or 6 percent, with transportation equipment manufacturing accounting for nearly 25 percent of the jobs lost in the sector. The financial activities and the professional and business services sectors declined by 2,800 and 2,700 jobs, respectively. Employment in the transportation and warehousing sector declined by 1,600 jobs, or 3.5 percent. According to the Columbus Chamber of Commerce, the Columbus area is located within 1 day's drive of nearly 50 percent of the population of the United States and Canada. As a result, employment in the transportation and warehousing sector has been growing until recently; between 2000 and 2008, the sector increased by 12,300 jobs, or more than 36 percent.

Despite the overall decline in jobs in the metropolitan area, during the 12 months ending September 2009, the education and health services sector added 4,000 jobs, an increase of 3.5 percent. The Ohio State University Medical Center announced plans to start construction on a major expansion during the spring of 2010. Estimated to cost $1 billion and expected to open in 2014, the expansion will add 6,000 jobs to the medical center's current 11,700 positions and will support another 4,000 jobs in the metropolitan area. Leading employers in Columbus include The OSU, JPMorgan Chase & Co., and Nationwide Mutual Insurance Company, which employ 21,100, 14,700, and 11,750 people, respectively. During the past 12 months, resident employment in the metropolitan area has declined. As a result, the average unemployment rate increased to 7.6 percent during the 12 months ending September 2009, up from the 5.2-percent rate recorded during the previous 12 months.

The slowing local economy and tighter mortgage lending standards have negatively affected home sales in the area, resulting in soft sales housing market conditions. According to data from The Columbus Board of REALTORS®, during the 12 months ending August 2009, approximately 18,800 existing homes were sold in the Columbus metropolitan area, a 12-percent decrease compared with the 21,350 homes sold in the previous 12 months. During the most recent 12-month period, the average sales price of an existing home was $157,400, a 6-percent decline compared with the average price recorded during the same period a year ago. The average number of days a home remained on the market decreased from 114 during the 12 months ending August 2008 to 98 during the 12 months ending August 2009.

In response to slowing home sales, developers in the Columbus metropolitan area have decreased construction activity for single-family homes, as measured by the number of building permits issued. Based on preliminary data, during the 12-month period ending August 2009, 2,625 single-family homes were permitted, a 14-percent decline compared with the number of homes permitted during the previous 12-month period. Between 2006 and 2008, an average of 4,175 single-family homes a year were permitted. Prices for new three-bedroom, single-family homes in the city of Columbus start at approximately $120,000, but in the suburb of Delaware, in the north portion of the metropolitan area, prices for new two-bedroom, single-family homes start at approximately $140,000.

In downtown Columbus, the owner-occupied and rental housing inventory has grown by 4,200 units since 2002, according to the Columbus Downtown Development Corporation. As of the end of June 2009, nearly 400 condominium units were under construction and approximately 860 units were proposed. Prices for existing condominium properties in downtown Columbus start at approximately $125,000 for small one-bedroom units; two-bedroom condominium units typically are priced between $250,000 and $450,000.

The rental housing market in the Columbus metropolitan area is soft due to slower renter household growth and an increasing number of single-family homes available for rent. As of September 2009, the overall rental vacancy rate is estimated at 8.5 percent, down from approximately 11 percent as of September 2008. For the second quarter of 2009, the apartment vacancy rate in the Columbus metropolitan area was 8.0 percent, up from 7.4 percent for the same quarter of the previous year, according to data from Reis, Inc. The average effective rent, including rent concessions, was $630 in the second quarter of 2009, down slightly from an average of $640 recorded a year earlier. In downtown Columbus, vacancy rates and rents reflect a tighter rental market. During the second quarter of 2009, the vacancy rate was estimated at 3.9 percent, down from 4.3 percent recorded a year earlier. Average effective rents in downtown Columbus were estimated at $750 a month in the second quarter of 2009, up from an average of $740 in the same quarter of the previous year. An estimated 43,700 of The OSU's students live off campus and contribute to the tighter rental market conditions in the downtown area.

Multifamily construction activity, as measured by the number of units permitted, has decreased in the metropolitan area during the past 5 years. Based on preliminary data, during the 12 months ending August 2009, the number of multifamily units permitted totaled 1,125, a decline of more than 35 percent from the 1,750 units permitted during the previous 12 months. From 2000 to 2004, an average of 4,575 multifamily units a year were permitted, but the number of units permitted has declined each year since 2005.

Fort Worth, Texas

Located in North Central Texas 30 miles west of the city of Dallas, the Fort Worth metropolitan area comprises Johnson, Parker, Tarrant, and Wise Counties. As of September 1, 2009, the population of the metropolitan area is estimated at approximately 2.1 million, with 84 percent residing in Tarrant County. Since 2000, the population has increased by an average of 45,450, or 2.4 percent, annually because of strong economic growth and relatively affordable housing compared with the nearby Dallas metropolitan area. The city of Fort Worth, located in Tarrant County, accounts for approximately 33 percent of the metropolitan area population and is the fifth largest city in the state. American Airlines, headquartered in Fort Worth, is the leading private-sector employer in the metropolitan area, with 24,550 employees, followed by Texas Health Resources, Inc., with 18,450 employees.

After 4 years of economic expansion beginning in 2004, during which nonfarm employment in the Fort Worth metropolitan area had an average annual increase of 18,900 jobs, or 2.0 percent, the area began to lose jobs in the first quarter of 2008. During the 12-month period ending August 2009, nonfarm employment averaged 872,000 jobs, a loss of about 4,000 jobs, or 0.5 percent, compared with the number of jobs recorded during the previous 12 months. The most significant losses occurred in the manufacturing sector, which lost 4,500 jobs, a decrease of 4.6 percent, due to declines in the computer and electronic product manufacturing subsector.

Despite the overall decline in nonfarm employment during the 12 months ending August 2009, employment increased in three sectors. The education and health services sector increased by 3,625 jobs, or 3.7 percent, primarily as a result of expansions at a number of medical facilities, including the $12 million Baylor All Saints Medical Center at Fort Worth and the $6.3 million Baylor Regional Medical Center at Grapevine. The government sector increased by 760 jobs, or 0.6 percent, and the mining, logging, and construction sector increased by 610 jobs, or 0.9 percent. During the 12 months ending August 2009, the average unemployment rate in the metropolitan area was 6.5 percent, an increase from the 4.5-percent rate recorded during the previous 12-month period.

Conditions in the sales housing market are currently soft due to the declining economy and tighter mortgage lending standards. According to the Real Estate Center at Texas A&M University, during the 12 months ending August 2009, the number of new and existing attached and single-family homes sold totaled 8,275, a decrease of 20 percent from the 10,380 homes sold during the previous 12-month period. Home sales volume reached a peak in 2007, when 12,150 homes were sold in the metropolitan area. During the 12-month period ending August 2009, the average sales price of an existing home was approximately $146,900, up 0.5 percent compared with the average price recorded during the same period a year ago. During the past 12 months, the average price in Fort Worth was $64,000 lower than the average price of $211,400 recorded in the Dallas metropolitan area.

Home builders have responded to slowing sales by reducing production. Based on preliminary data, single-family home construction in the metropolitan area, as measured by the number of building permits issued, declined by 2,675 to 5,150 homes during the 12 months ending August 2009, a 3.4-percent decrease compared with the number of homes permitted during the previous 12 months. Building activity peaked in 2005, when 18,300 single-family homes were permitted. An estimated 2,150 homes currently are under construction in the metropolitan area. New home prices start at $120,000 for a three-bedroom, two-bath home with an attached two-car garage. Empty nesters, retirees, and young professionals moving into downtown Fort Worth are drawn by the area's nightlife, nearby cultural centers, and close proximity to employment centers. Approximately 775 condominiums have been constructed downtown since 2004. During the past 12 months, an estimated 110 condominiums were completed.

Rental housing market conditions in the Fort Worth metropolitan area are soft. According to ALN Systems, Inc., the apartment vacancy rate averaged 12.4 percent for the 12-month period ending August 2009, up from 11 percent for the same period a year ago. The vacancy rate has risen due to increases in the number of apartments entering the market and an increase in the number of single-family homes and condominiums being offered as rental units. Average effective apartment rents are estimated at $720 for a one-bedroom unit, $940 for a two-bedroom unit, and $1,120 for a three-bedroom unit. Apartment complexes are offering concessions that typically include 1 month's free rent, no security deposit, and a $99 move-in special.

The revitalization of downtown Fort Worth increased the inventory of rental units available in the downtown area from fewer than 1,100 in 2004 to approximately 2,900 units currently. An additional 440 rental units are under construction, and 430 more units are planned through 2012. Average monthly rents for newly constructed apartments in downtown Fort Worth start at $1,250 for a one-bedroom unit and $1,375 for a two-bedroom unit.

Multifamily construction activity in the metropolitan area, as measured by the number of units permitted, totaled 1,190 units, based on preliminary data, during the 12 months ending August 2009, down 69 percent compared with the number of units permitted during the same period a year ago. Multifamily development peaked in 2006, when 4,075 units were permitted in the Fort Worth metropolitan area. Between 2007 and 2008, an annual average of 3,500 multifamily units were permitted. An estimated 4,345 apartment units are currently under construction compared with the estimated 6,500 units under construction a year ago. New developments in the area include Broadstone Centerport, a 403-unit community; Watervue Apartment Homes, a 398-unit complex; and The Lofts at West 7th, a 341-unit community. Effective average rents in these three developments range from $640 to $780 for a one-bedroom unit and $850 to $1,100 for a two-bedroom unit.

Killeen-Temple-Fort Hood, Texas

The Killeen-Temple-Fort Hood metropolitan area is located in central Texas, approximately 60 miles north of Austin, and consists of Bell, Coryell, and Lampasas Counties. The cities of Killeen and Temple are located in Bell County and the Fort Hood Army post is located outside Killeen. As of September 1, 2009, the population of the metropolitan area is estimated at 386,000, an increase of 2 percent compared with the September 1, 2008, population estimate. More than 75 percent of the population increase recorded since 2000 has been from net natural change (resident births minus resident deaths).

Fort Hood, which is one of the largest Army installations for training and deploying soldiers, is the leading single-site employer in Texas. According to the Greater Killeen Chamber of Commerce, the base includes more than 57,300 soldiers and 5,580 civilian employees and has an annual economic impact of more than $7 billion on the metropolitan area. Fort Hood can house more than 18,000 soldiers in barracks and more than 6,500 in privatized, on-base housing units, which include single-family and multifamily homes.

The metropolitan area economy is strong. During the 12 months ending August 2009, total nonfarm employment increased by 2,100 jobs to 127,500, a 1.7-percent gain. Together, the government and the education and health services sectors account for slightly more than 40 percent of all nonfarm jobs in the area. The leading private-sector employer in the metropolitan area is Scott & White Memorial Hospital and Clinics, with 7,000 employees. During the 12 months ending August 2009, the education and health services sector added 1,300 jobs, a 7.6-percent increase compared with the number of jobs during the previous 12 months. At Fort Hood, construction of the new $1 billion Carl R. Darnall Army Medical Center is expected to start in September 2010 and be completed in 2013. It is unclear how many civilian jobs will be created when the facility is completed. During the 12 months ending August 2009, the government sector added 2,000 jobs, an increase of 6 percent. During the same period, the average unemployment rate was 6.1 percent, up from the 4.8-percent rate recorded during the same period a year ago.

The market for existing single-family homes in the metropolitan area is soft. According to the Real Estate Center at Texas A&M University, during the 12 months ending August 2009, sales of existing homes in Killeen and Fort Hood totaled 2,350 units, a decrease of 20 percent compared with the number sold during the previous 12 months. In Temple, sales totaled 1,650 units, a 10-percent decrease compared with sales recorded during the previous 12-month period. Despite the decline in sales, average home sales prices remained nearly unchanged. During the 12 months ending August 2009, prices averaged $126,500 in Killeen and Fort Hood and $140,600 in Temple.

As a result of the slower pace of home sales, home builders have cut back on new production. For the 12-month period ending August 2009, single-family construction activity, as measured by preliminary data on the number of building permits issued, totaled 1,500 homes, a decrease of nearly 11 percent compared with the number of homes permitted during the previous 12 months. From 2004 through 2007, an average of 2,800 single-family homes were permitted in the metropolitan area. In comparison, 1,900 homes were permitted annually from 2000 through 2003. Currently, prices for new homes start at $90,000 for a one-story, 1,100-square-foot home in Temple and $230,000 for a two-story, 3,000-square-foot luxury home in Killeen.

The metropolitan area rental housing market is currently soft with an estimated overall vacancy rate of 17 percent due to the high turnover of military-connected households. Concessions, which typically include 1 month of free rent, are prevalent in the market. According to a U.S. Department of Housing and Urban Development survey of local apartment communities, as of September 2009, the apartment market in Killeen was somewhat soft with an 8-percent vacancy rate. Apartment rents in Killeen average $630 for a one-bedroom unit and $770 for a two-bedroom unit. Three-bedroom units in Killeen are not as prevalent as they are in other areas because large military families live in homes on base. The Temple apartment market is currently balanced with a vacancy rate of 6.5 percent and average rents of $680, $800, and $1,000 for one-, two-, and three-bedroom units, respectively.

Apartment construction activity, as measured by the number of multifamily units permitted, decreased to 90 units during the 12-month period ending August 2009, based on preliminary data. In comparison, 900 units were permitted during the 12-month period ending August 2008. During the past 2 years, the pace of multifamily construction has dropped well below the annual average of 1,100 units permitted between 2004 and 2007. Condominiums are not a significant part of multifamily activity in the metropolitan area. The soft rental market conditions are expected to continue through 2010 due to the expected delivery of 200 additional units during the next 2 years.

Little Rock, Arkansas

The Little Rock metropolitan area consists of six counties in the eastern foothills of the Ozark Mountains in central Arkansas. As of October 1, 2009, the population of the metropolitan area is estimated at 683,600. This figure reflects a gain of 1 percent compared with population levels recorded as of October 1, 2008; approximately one-half of the growth is due to net in-migration. As a result of declining economic conditions, population growth moderated slightly during the past year compared with an estimated 1.4-percent growth rate recorded during the 12 months ending September 2008. Little Rock is the state capital and the most populous city in the metropolitan area, with a current estimated population of 190,000.

Economic conditions in the metropolitan area declined during the past year. During the 12-month period ending August 2009, nonfarm employment decreased by an average of 3,750 jobs, or 1.1 percent, compared with the number of jobs recorded during the previous 12 months, to 344,800 jobs. In comparison, employment grew by 1.2 percent between the 12-month periods ending August 2007 and August 2008. During the 12 months ending August 2009, nearly all employment sectors lost jobs. Although more than one-half of the total loss occurred in the professional and business services sector, approximately two-thirds of the 1,900 jobs lost in the sector are expected to be offset during the next year by the anticipated addition of 1,200 positions at a new personnel support center at Hewlett-Packard Development Company in Conway, which is expected to open in November 2009. During the past year, job growth occurred in only three employment sectors—education and health services, leisure and hospitality, and government. The education and health services sector gained 1,875 jobs, an increase of 3.9 percent, due to numerous hospital expansions. The leisure and hospitality sector increased by 360 jobs, or 2.7 percent, and the government sector increased by 490 jobs, or 0.7 percent, with gains occurring almost entirely in the federal government subsector. Reflecting overall job losses during the past year, the average unemployment rate increased from 4.2 percent during the 12 months ending August 2008 to 5.5 percent during the 12 months ending August 2009.

Sales housing market conditions in the metropolitan area remained soft during the past year for the second consecutive year. According to the Arkansas REALTORS® Association, during the 12 months ending July 2009, 7,550 new and existing homes were sold, down 15 percent compared with the number sold during the same period a year ago, and the average sales price declined by 2 percent to $160,900. The decrease in demand was primarily due to tighter lending standards combined with relatively moderate household and population growth stemming from job losses. During the 12 months ending July 2008, the number of homes sold also declined by 15 percent and the average price declined by 4 percent compared with sales activity and prices recorded a year earlier. During the past year, the slower pace of home sales caused single-family homebuilding activity, as measured by the number of building permits issued, to continue to decline. Based on preliminary building permit data, during the 12-month period ending August 2009, single-family home construction declined by an estimated 370 homes, or 20 percent, to a total of 1,500 homes. During the same period a year ago, home construction declined by almost 40 percent compared with construction levels recorded during the previous year. Single-family homebuilding activity peaked between 2004 and 2006, when an average of 3,850 homes were permitted annually.

An estimated 300 single-family homes are currently under construction in the Little Rock metropolitan area. In Conway, homes being built at the Village at Hendrix, a mixed-use development, are slated for completion in 3 years and include 52 single-family homes, 62 townhomes, and 75 apartments as well as retail space, restaurants, and public areas for community gatherings. Prices for single-family homes will range from $209,000 for a two-bedroom, 1,600-square-foot home to $435,000 for a four-bedroom, 3,200-square-foot home. During the 12 months ending August 2009, condominium construction totaled 200 units, compared with 180 units built during the same period a year ago. River Market Tower, a 20-story, 135-unit condominium development in the River Market District in downtown Little Rock, was completed in June 2009. A typical 1,200-square-foot unit at River Market Tower is priced at an average of $376,400. Nearly one-fourth of the units at River Market Tower have sold since completion.

Multifamily construction activity, as measured by the number of units permitted, has been stable in the metropolitan area during the past year. Based on preliminary building permit data, an estimated 1,000 multifamily rental units were permitted during the 12 months ending August 2009, practically unchanged compared with the number of units permitted during the same period a year ago. During the past 12 months, apartment construction accounted for about 85 percent of multifamily building activity, consistent with recent history. From 2006 to 2007, an average of only 500 multifamily units were permitted annually, down significantly compared with an average of 1,100 units permitted annually between 2000 and 2005. Currently, an estimated 700 apartments are under construction and another 800 units are in the pipeline in the metropolitan area. The 168-unit Pointe at Conway apartment development, which is expected to be completed in 2009, will offer units ranging from 750 to 1,300 square feet and renting at rates between $600 and $850 a month.

Metropolitan area rental housing market conditions are currently soft compared with more balanced conditions recorded a year ago. Softening conditions are due to new apartment units coming on line, combined with decreased demand because of moderating household growth. According to Reis, Inc., during the second quarter of 2009, the apartment vacancy rate was 8.7 percent, up from 6.9 percent during the same period of 2008. The average rent was essentially unchanged, at $640, while the portion of apartment complexes offering concessions remained unchanged, at approximately one-third. Typical rental concessions include 1 month's free rent on new 12-month leases.

Miami-Miami Beach-Kendall, Florida

The Miami-Miami Beach-Kendall Metropolitan Division consists of Miami-Dade County and is located on the southeast coast of Florida. Miami-Dade County is part of the Miami-Fort Lauderdale-Pompano Beach Metropolitan Statistical Area (MSA), the most populous MSA in Florida. Miami-Dade County accounts for approximately 40 percent of the MSA's 5.4 million population. As of October 1, 2009, the population in Miami-Dade County is estimated at approximately 2.4 million. The population has remained nearly unchanged from levels recorded a year ago due partly to lower net-migration resulting from increased unemployment. Since 2000, all the net in-migration to the Miami area has been international, with a large portion of migrants coming from the Caribbean islands and South America.

Employment in Miami-Dade County began a gradual decline in 2008 that accelerated into 2009. During the 12 months ending August 2009, nonfarm employment declined from 1,058,900 to 1,023,000, representing a decrease of 35,900 jobs, or 3.4 percent. The construction sector lost the largest number of jobs, accounting for approximately one-fourth of the total decline in employment. Construction employment decreased by 9,500 jobs, or approximately 18 percent, due to a major reduction in residential and commercial construction projects during the past year. The education and health services sector, which accounts for 15 percent of total employment in the county, was the only employment sector to grow during the recent 12-month period, increasing by 2,200 jobs, or 1.5 percent, when compared with the number of jobs recorded during the previous 12 months. Although the sector continued to grow, the annual growth rate slowed from an average of 3.4 percent recorded from 2000 to 2007.

The trade and the transportation and utilities sectors account for a combined 25 percent of all employment in Miami-Dade County. International trade has a large influence on the local economy due to the presence of Miami International Airport (MIA) and the Port of Miami, which account for an estimated 458,000 direct and indirect jobs in the local area. MIA is the leading airport in the country for international freight and has an annual economic impact of $26.7 billion on the local economy. The Port of Miami, known as the "Cruise Capital of the World" and the "Cargo Gateway to the Americas," has an annual economic impact of $17 billion on the local economy. During the 12 months ending August 2009, the trade sector lost 6,500 jobs and the transportation and utilities sector lost 1,900 jobs, when compared with employment levels during the previous 12 months.

Sales housing market conditions in Miami-Dade County remain soft because declining economic conditions have prevented a recovery; however, increased affordability from declining home sales prices has positively affected the number of homes sold. According to the Florida Association of REALTORS®, the median sales price of an existing single-family home decreased by approximately 30 percent, from $276,000 in August 2008 to $194,800 in August 2009. During this period, the median price of an existing condominium also decreased by approximately 30 percent, from $210,400 to $144,700. During the 12 months ending August 2009, sales of existing single-family homes increased approximately 50 percent, from 4,050 to 6,075 homes, and sales of existing condominiums increased approximately 30 percent, from 4,425 to 5,775 units, when compared with the number sold during the previous 12 months. Despite the increase in home sales, the market remains soft, partly because of the increased number of foreclosures. During the first three quarters of 2009, the number of foreclosure actions totaled approximately 18,850, a 35-percent increase when compared with the number of foreclosure actions recorded during the first three quarters of 2008, according to Condo Vultures® LLC.

According to civil court records for Miami-Dade County, the number of foreclosures increased from approximately

9,800 in 2007 to 56,000 in 2008. The number of foreclosures recorded in the first three quarters of 2009 is approximately 49,300, and the Miami-Dade County civil court expects the number to reach 75,000 by the end of the year. The substantial increase in the number of foreclosures has delayed deliveries of initial delinquent notices and foreclosure completions in the court system, making the depth of foreclosures in Miami-Dade County unknown. The prolonged foreclosure process, coupled with rising unemployment, is expected to delay recovery in the sales housing market. The state of Florida has the highest rate of seriously delinquent foreclosures in the nation, at approximately 17 percent of all mortgages as of the second quarter of 2009, according to the Mortgage Bankers Association.

Rental housing market conditions are slightly soft in Miami-Dade County. According to Reis, Inc., the apartment vacancy rate increased from 4.8 percent as of the second quarter of 2008 to 5.8 percent as of the second quarter of 2009. Despite the increase in vacancy, the rate in the Miami market is low compared with that of the rest of the South Atlantic region, which had an 8.8-percent vacancy rate as of the second quarter of 2009. The shadow market from condominiums has a significant effect on apartment market conditions, because renters occupy approximately one-half of all condominium units in the city of Miami, according to Goodkin Consulting/Focus Real Estate Advisors. In the Miami market, Class A properties, which are more affected by the condominium market, have a higher average vacancy rate, at 7.1 percent, compared with Class B and C properties, which have an average vacancy rate of 5.3 percent. The submarket with the largest number of apartments in the Miami market is South Beach, which has 77 properties consisting of approximately 17,100 units. As of the second quarter of 2009, South Beach had an average vacancy rate of 6.1 percent and the highest average asking rent in Miami, at approximately $1,550 a month. The average monthly asking rent throughout the Miami market was $1,090, down from $1,120 as of the second quarter of 2008.

Residential construction activity, as measured by the number of building permits issued, continued to decline in 2009 as sales and rental housing markets remained soft. Preliminary data show an approximate 65-percent decrease in the number of single-family homes permitted, from 1,525 to 550, during the 12 months ending August 2009. From 2006 to 2008, the number of single-family homes permitted averaged 3,625, compared with an average of 7,900 homes permitted from 2000 to 2005. During the 12 months ending August 2009, preliminary data on the number of multifamily units permitted show an approximate 50-percent decline, from 2,475 to 1,225. From 2002 to 2006, an estimated 85 percent of the 57,900 total multifamily units permitted were condominiums. Due to a growing inventory of unsold condominiums, during the 12 months ending August 2009, the percentage of multifamily units permitted for condominiums has decreased to less than 50 percent. According to Reis, Inc., during the first 6 months of 2009, no new apartments were completed and an estimated 1,225 condominiums were completed. Approximately 90 percent of the new condominiums were built in the South Beach submarket. As of September 2009, one condominium project with 211 units and four market-rate apartment projects with 477 units were under construction and are expected to be completed by the end of the year.

Provo-Orem, Utah

The Provo-Orem metropolitan area, located 45 miles south of Salt Lake City, consists of Utah and Juab Counties. As of October 1, 2009, the population of the metropolitan area is estimated at 560,000; this figure reflects an increase of 16,800, or 3.1 percent, since October 1, 2008, compared with an average increase of nearly 19,200, or 5.1 percent, annually since 2000. According to the Census Bureau, between 2000 and 2008, Provo-Orem was the third-fastest growing metropolitan area in the country. Relatively affordable housing compared with Salt Lake City, access to leading education and healthcare institutions, and, until recently, strong job gains have contributed to population growth in the area.

The education and health services sector historically has accounted for approximately 20 percent of local employment. The three leading employers in the Provo-Orem metropolitan area are Brigham Young University (BYU), with 5,100 employees; Utah Valley Regional Medical Center, with approximately 4,500 employees; and Utah Valley University (UVU), with 3,900 employees. During the fall 2009 semester, enrollment levels at BYU remained stable, at 33,000 students, compared with enrollment during the fall 2008 semester, while enrollment at UVU increased by 7 percent to 28,500 students. According to BYU and UVU, the schools have a combined estimated economic impact of $680 million on Utah County. Leading private-sector employers outside the education and healthcare industries include Utah Office Supply Company, Nestlé USA, and Novell, Inc.

During the 12 months ending August 2009, nonfarm employment in the metropolitan area declined by 6,300 jobs, or 3.3 percent, to an average of 183,700 jobs compared with the addition of 1,800 jobs, a 1.0-percent gain, during the previous 12 months. From 2003 to 2007, nonfarm employment increased by an average of 8,700 jobs, or 5.2 percent, a year, making it one of the fastest growing metropolitan areas in Utah. During the past 12 months, the mining, logging, and construction sector lost 3,800 jobs, primarily in the residential construction industry, accounting for 61 percent of the job losses in the metropolitan area during the period. Job losses occurred in every sector except the education and health services and the government sectors, which added 800 and 900 jobs, gains of 2.1 and 3.5 percent, respectively.

During the 12 months ending August 2009, the unemployment rate increased to an average of 4.4 percent, up from 3 percent during the 12 months ending August 2008.

As a result of the slowing economy and tighter credit conditions, the sales housing market in the Provo-Orem metropolitan area has become somewhat soft, although recent increases in the number of home sales indicate the market is recovering. According to data from the Utah County Association of Realtors®, during the 12-month period ending September 2009, approximately 4,000 new and existing single-family homes were sold in Utah County, an increase of 13 percent compared with the number sold during the previous 12-month period but still down significantly from the record 6,000 homes sold in 2006. Utah County home sales typically account for nearly 99 percent of the total home sales in the metropolitan area. The recent increase in sales activity is the result of reduced sales prices. After peaking at $289,200 in 2007, the average sales price of a single-family home in Utah County declined 8 percent to $251,400 during the 12-month period ending September 2009 compared with the average price during the previous 12 months.

In response to a growing inventory of homes, single-family construction activity, as measured by the number of building permits issued, has decreased in the metropolitan area in recent years. According to The University of Utah, construction activity has declined each year since 2006, when a record-setting 5,400 single-family homes were permitted. Based on preliminary data, during the 12 months ending August 2009, 960 single-family homes were permitted, a 20-percent decline compared with the number of homes permitted during the previous 12 months. Prices for new single-family three-bedroom, two-bathroom homes start at $160,000 in suburban areas and $200,000 in areas closer to Provo.

The condominium sales market in the Provo-Orem metropolitan area is also currently soft. During the 12 months ending September 2009, 720 condominium units were sold in Utah County, a decline of 16 percent when compared with the number of units sold during the previous 12-month period. According to the Utah County Association of Realtors®, after peaking at nearly $175,000 in 2008, the average price of a condominium in the metropolitan area declined 6 percent to $160,400 during the 12 months ending September 2009 compared with the average price recorded during the previous 12 months. During the 12-month period ending August 2009, condominium construction activity, as measured by the number of units permitted, decreased by 70 percent to 200 units, according to The University of Utah. Condominium construction activity has been declining since 2007, when a record 980 units were permitted. Since 2006, condominiums have averaged about 20 percent of residential sales volume and 20 percent of construction activity. Prices for new three-bedroom, two-bathroom condominium units start at $150,000 in suburban areas and $175,000 in areas closer to Provo.

The Provo-Orem metropolitan area rental housing market is currently tight due to the decline in construction activity that began in 2006. According to The University of Utah, apartment construction activity, as measured by the number of units permitted, peaked at 560 units in 2006 before declining to 330 units in 2007 and 80 units in 2008. During the 12-month period ending August 2009, apartment construction activity totaled 110 units, compared with 45 units permitted during the previous 12-month period. An average of 475 apartment units were built each year between 2003 and 2006. This large volume of units coming on line in a short period of time resulted in an average apartment vacancy rate of 8.2 percent in 2005 and 6.8 percent in 2006, according to Reis, Inc. As a result of decreased apartment construction activity in recent years, the average apartment vacancy rate declined to 3.8 percent in the second quarter of 2009. During the past year, the average apartment asking rent has remained relatively unchanged, at $770. As of the second quarter of 2009, average rents were $670 for a one-bedroom unit, $810 for a two-bedroom unit, and $890 for a three-bedroom unit. Students at BYU and UVU account for approximately one-third of total renter households in the metropolitan area.

Riverside-San Bernardino, California

The Riverside-San Bernardino metropolitan area consists of Riverside and San Bernardino Counties, which are located east of both Los Angeles and Orange Counties in Southern California. Riverside and San Bernardino Counties are the 11th and 12th most populous counties, respectively, in the nation. As of October 1, 2009, the populations of Riverside and San Bernardino Counties were estimated at 2.1 and 2.0 million, respectively. These figures reflect an increase of 34,550, or 1.6 percent, in Riverside County and 11,550, or 0.6 percent, in San Bernardino County since October 1, 2008. The current rates of population growth are down from the averages recorded between July 2005 and July 2007, when the populations of Riverside and San Bernardino Counties increased by average annual rates of 3.6 and 1.4 percent, respectively. Growth slowed in both counties because of the out-migration of people looking for employment in neighboring California counties, Arizona, and Nevada.

The economic decline throughout California has significantly affected the economy in the Riverside-San Bernardino metropolitan area. Between July 2006 and June 2008, nonfarm employment averaged 1.26 million jobs a year. Nonfarm employment began to decline in July 2008. During the 12-month period ending September 2009, nonfarm employment in the metropolitan area decreased by 75,700 jobs, or 6 percent, to 1.17 million jobs compared with the number of jobs during the same period a year earlier. During the past 12 months, nearly every employment sector lost jobs. Employment in the construction sector declined by 22,700 jobs, or 23.5 percent, due to reduced demand for new homes and commercial construction. In the transportation and warehousing sector, employment decreased by 3,400 jobs, or 5.2 percent, mainly due to the decline in cargo shipments traveling through the ports in adjoining Los Angeles County. The only significant increase occurred in the education and health services sector, which added 2,450 jobs, a gain of 1.9 percent, mostly resulting from the increase of 1,300 jobs in hospital employment. The Marine Corps Air Ground Combat Center is the leading employer in the metropolitan area, with more than 33,000 military and civilian workers. Loma Linda University Adventist Health Sciences Center is the second leading employer, with more than 12,000 workers. During the 12 months ending September 2009, the unemployment rate increased to an average of 12.5 percent compared with 7.4 percent recorded during the 12 months ending September 2008.

Sales housing market conditions are soft; however, the number of existing home sales is increasing as sales prices decline. According to DataQuick®, during the 12 months ending August 2009, the number of existing homes sold in Riverside County increased by 19,500 to 45,350 homes, a 75-percent gain compared with the number sold during the previous 12-month period. During the past 12 months, the number of existing homes sold in San Bernardino County increased by 16,250, or 98 percent, to 32,850 homes. Existing home sales in the metropolitan area started to decline in 2006 and, during the 12 months ending March 2008, were as low as 17,600 homes in Riverside County and 14,650 homes in San Bernardino County. During the 12-month period ending August 2009, the estimated median existing home price in Riverside County declined by $103,600, or 40 percent, to $155,800 compared with the price recorded during the previous 12 months. In San Bernardino County, the estimated median price declined by $97,950, or 39 percent, to $152,350. Sales of foreclosed homes are the primary reason for the price declines. During the 12 months ending August 2009, the proportion of foreclosures as a percentage of total existing home sales were as high as 68 and 63 percent in Riverside and San Bernardino Counties, respectively. Condominiums represent less than 10 percent of the existing home sales market in both counties.

In contrast to trends in the existing home sales market, new home sales have not started to improve. According to DataQuick®, during the 12-month period ending June 2009, new home sales in Riverside County fell by 4,400 to 5,850 homes, a 43-percent decline compared with the number sold during the previous 12 months. New home sales in San Bernardino County declined to 2,500 homes, down 50 percent, or 2,500 homes. During the 12 months ending June 2009, the estimated median new home price declined by $74,000, or 20 percent, to $300,250 in Riverside County and by $54,050, or 15 percent, to $307,050 in San Bernardino County. Builders in both counties continue to reduce prices and include features that had previously been extra-cost options.

Condominiums represent approximately 20 and 27 percent of the new home sales in Riverside and San Bernardino Counties, respectively. First-time homebuyers are attracted by the lower prices of new condominiums in both counties compared with the prices of new single-family detached homes. Condominiums are also an attractive option for the growing retirement population in Riverside County. During the 12-month period ending June 2009, estimated median sales prices of new condominiums in Riverside and San Bernardino Counties were $234,150 and $281,750, respectively. These prices represent declines of $54,550 in Riverside County and $64,800 in San Bernardino County compared with prices recorded during the 12 months ending June 2008.

The decline in new home sales in both counties resulted in a significant decrease in single-family construction, as measured by the number of building permits issued. Based on preliminary data, during the 12 months ending August 2009, 2,800 and 1,500 homes were permitted in Riverside and San Bernardino Counties, respectively; these figures represent a decline of 41 percent in both counties compared with the number permitted during the previous 12 months.

Builders also reduced single-family construction activity in both counties because of the large number of foreclosures. In several developments, reduced-priced foreclosure properties competed directly with newly constructed homes. According to data from the Real Estate Research Council of Southern California, during the 12-month period ending June 2009, the number of notices of default (the first step in a foreclosure process) recorded in Riverside County increased by 3,550, or 7 percent, to 56,050; during the same period, San Bernardino County recorded 45,100 notices of default, up by 5,000, or 12 percent, compared with the number of notices recorded during the previous 12-month period. In contrast, data from the Real Estate Research Council of Southern California show that both Riverside and San Bernardino Counties recorded fewer than 7,000 notices of default in 2005.

The rental housing market in the metropolitan area remains balanced. Between the third quarter of 2008 and the third quarter of 2009, the rental vacancy rate increased from 6.5 to 7 percent in San Bernardino County but remained unchanged, at 8 percent, in Riverside County. The recession, however, has affected rents. According to RealFacts, in the third quarter of 2009, average rents declined in both counties by about $70 to $1,100 compared with rents recorded during the third quarter of 2008.

Multifamily construction activity, as measured by the number of multifamily units permitted, declined in both counties during the 12 months ending August 2009 compared with the previous 12-month period based on preliminary data. The number of multifamily units permitted in Riverside County was 1,100, down 500 units or 31 percent, and in San Bernardino County was 650, down 550 units or 47 percent. More than 75 percent of the permits issued in each county were for rental units. The decline in the number of multifamily units permitted is primarily the result of tighter financial markets, the weaker economy, and the prospect of continued falling rents.

San Jose, California

Located at the southern end of the San Francisco Bay Area, the San Jose metropolitan area includes Santa Clara County and San Benito County. Widely known as "Silicon Valley," the area is one of the leading high-technology research and manufacturing centers in the nation. Major employers include Cisco Systems, Inc.; Lockheed-Martin Corporation; Intel Corporation; Hewlett-Packard Development Company; and Google. The leading employer in the metropolitan area is Stanford University, which enrolls 15,000 students, and its affiliates, Stanford Hospital & Clinics and Lucile Packard Children's Hospital at Stanford, which together employ more than 20,000 workers. As of October 1, 2009, the population of the San Jose metropolitan area is estimated at 1.93 million; this figure reflects a gain of 19,150, or 1.0 percent, in the past year, compared with an average annual increase of 29,000, or 1.6 percent, during the 3 previous years. The city of San Jose is the 3rd largest in California and the 10th largest in the country, with a population of approximately 1 million. Santa Clara County accounts for 97 percent of the current population of the metropolitan area.

Economic conditions have continued to weaken in the San Jose metropolitan area since mid-2008. During the 12 months ending August 2009, nonfarm employment declined by 26,900 jobs, or 2.9 percent, to an average of 890,600 jobs. In comparison, employment rose by 13,100 jobs or 1.5 percent, during the 12 months ending August 2008 and increased by an average of 16,400 jobs, or 1.9 percent, annually from 2005 through 2007. The decline in employment occurred in nearly all major sectors. In the past 12 months, the construction sector lost 6,000 jobs, a decrease of 13 percent, as a result of the decades-low level of residential building activity. The manufacturing sector lost 6,700 jobs, a decrease of 4 percent, because many electronics and semiconductor manufacturing firms laid off staff in response to decreased sales of computers and other electronic equipment. The professional and business services sector and the retail trade subsector declined by 6,300 and 4,500 jobs, respectively. The only major employment growth in the past year occurred in the education and health services sector, which added 1,900 positions, a gain of 1.8 percent, primarily in hospitals. The planned rebuilding and expansion of Stanford Hospital & Clinics and Lucile Packard Children's Hospital at Stanford will support future growth in this sector. The $2.5 billion project is expected to be completed by 2015 and to provide 3,000 additional jobs. During the 12 months ending August 2009, reflecting the declining economy, the unemployment rate in the metropolitan area averaged 9.7 percent, significantly above the national average of 8.2 percent. In comparison, the unemployment rate in the area averaged 5.4 percent during the previous 12 months.

Sales housing market conditions are soft in the San Jose metropolitan area as a result of the slowing economy and tight mortgage credit standards, although sales volume has begun to increase as home sales prices have declined. According to DataQuick®, during the 12 months ending September 2009, nearly 17,000 existing homes were sold, a 20-percent increase compared with the number sold during the previous 12 months but a 50-percent decrease compared with the recent peak of 33,500 homes sold in 2004. Sales volume rose as buyers responded to the dramatic 45-percent decline in the median price from a peak of $722,000 in the second quarter of 2007 to a recent low of $398,650 in the first quarter of 2009. Since then, the median price rose 15 percent to $457,000 in the third quarter of 2009. The inventory of unsold existing homes declined from 7,700 homes at the end of the third quarter of 2008 to 4,700 at the end of the third quarter of 2009. Increasing foreclosure activity has contributed to the decline in sales prices. During the 12 months ending June 2009, approximately 6,000 homes were foreclosed, twice the foreclosure volume recorded during the previous 12-month period. Despite the increase in the number of foreclosures, the foreclosure rate in the San Jose metropolitan area (1.9 percent of housing units) is significantly lower than that of California (2.9 percent of housing units).

During the 12-month period ending June 2009, according to The Gregory Group, new home sales in the San Jose metropolitan area totaled about 1,950, a decline of 28 percent compared with the number sold during the 12-month period ending June 2008. The median price of a new detached home in the area declined 19 percent to $695,000 during the second quarter of 2009. From 2007 through the second quarter of 2009, condominiums accounted for approximately 80 percent of new home sales; in comparison, from 2004 through 2006, condominiums accounted for 63 percent of new home sales. During the 12 months ending June 2009, the median price of new condominiums fell 17 percent to $445,000. Approximately 50 percent of the condominium units sold in the past 3 years were located in the city of San Jose. Due to the scarcity of vacant land available for subdivisions, most new sales housing in the area is developed on higher density infill sites or through the redevelopment of older commercial or manufacturing properties. Major highrise condominium complexes built in downtown San Jose during the past 3 years include City Heights, Axis, The 88, and Three Sixty Residences, which include a total of 863 units.

In response to declining new home sales and tight credit for construction financing, single-family homebuilding in the San Jose metropolitan area, as measured by the number of building permits issued, fell by 39 percent to just 400 homes, according to preliminary data for the 12 months ending August 2009. In comparison, an annual average of 2,500 homes were permitted in the area from 2000 to 2006. According to preliminary data, the number of multifamily units permitted declined by 16 percent to 1,300 during the 12 months ending August 2009. Current multifamily construction activity is far below the level recorded from 2000 to 2006, when an annual average of 3,600 multifamily units were permitted. According to the McGraw-Hill Construction Pipeline database, about 70 percent of the multifamily units permitted during the past 12 months were apartments. In comparison, apartments accounted for 54 percent of the units permitted from 2003 and 2006. Santa Clara County accounted for all but 3 percent of the total single-family and multifamily units permitted in the metropolitan area since 2000.

Conditions in the San Jose rental housing market moved from tight to balanced in the past year as a result of the declining economy and the increased number of apartment completions. According to Reis, Inc., the apartment vacancy rate remained below 4 percent in late 2007, reached a post-2000 low of 3.3 percent in the third quarter of 2008, and increased to 4.8 percent in the third quarter of 2009. Since the third quarter of 2008, the average rent has declined by 7 percent to a current rate of $1,487 after increasing by 5 percent during the previous year. Average rents are estimated at $1,375 for a one-bedroom unit, $1,750 for a two-bedroom unit, and $2,130 for a three-bedroom unit. Approximately two-thirds of apartment properties built since 2000 report concessions, ranging from 1/2 to 1 month's rent free on a 12-month lease. According to M/PF YieldStar, during the 12 months ending June 2009, approximately 1,200 apartment units were completed; 734 of these units were originally intended as for-sale condominiums. Fewer than 1,000 apartment units are currently under construction in the area. Despite the reduced supply pipeline, apartment vacancies are expected to increase moderately in the next year because of weak demand and slow absorption.

Washington, D.C.-Maryland-Virginia-West Virginia

The Washington metropolitan area comprises the District of Columbia (DC) and 15 counties and 6 independent cities in Maryland, Virginia, and West Virginia. As of October 1, 2009, the population of the metropolitan area is estimated at 5.4 million, representing an increase of approximately 1 percent, or 47,500, since October 1, 2008.

The federal government accounts for nearly 12 percent of the jobs in the Washington metropolitan area. During the 12 months ending August 2009, despite the addition of 9,025 federal government positions, average nonfarm employment declined by 16,050 jobs, or 0.5 percent, to slightly fewer than 3 million jobs. Two employment sectors added jobs; the professional and business services and the education and health services sectors added 6,800 and 5,250 jobs, up 1 and 2 percent, respectively, compared with employment in the sectors during the 12 months ending August 2008.

More than 16 million business and leisure travelers a year visit the nation's capital, generating more than $5.5 billion for the local economy, according to Destination DC, a contracting arm of the Washington Convention Center Authority. During the 12 months ending August 2009, the leisure and hospitality sector, which accounts for nearly 9 percent of current nonfarm employment, increased by 970 jobs, or 0.5 percent. Reflecting softer housing and credit markets and a lack of consumer confidence, the construction and retail trade sectors reported losses of 15,300 and 11,450 jobs, down 9 and 4 percent, respectively, from the sector employment averages recorded during the 12 months ending August 2008. The information sector, which has declined since 2002, lost 6,050 jobs during the 12 months ending August 2009.

Department of Defense contractors Lockheed Martin Corporation and Northrop Grumman Corporation, with 27,000 and 20,700 employees, respectively, are the leading private-sector employers in the metropolitan area. Other prominent private-sector employers include Science Applications International Corporation, with 17,425 employees; Inova Health System, with 15,600 employees; and Marriott International, Inc., with 14,300 employees. During the 12 months ending August 2009, the unemployment rate in the metropolitan area averaged 5.4 percent, up from 3.3 percent during the same period a year ago.

After posting declines in both existing home sales volume and sales prices in 2007 and 2008, the Washington metropolitan area sales housing market remained soft, with a current vacancy rate estimated at 2 percent, but conditions improved during the 12 months ending August 2009. Reduced prices, low interest rates, and tax incentives for first-time homebuyers helped stimulate sales. According to data from Metropolitan Regional Information Systems, Inc., during the 12 months ending August 2009, approximately 62,550 existing homes were sold, an increase of 15 percent compared with the 54,300 homes sold during the 12 months ending August 2008 but a decrease of 11 percent compared with the number sold during the same period ending August 2007. In the Virginia suburbs, the number of homes sold increased by 20 percent to 38,400 homes, and, in the Maryland suburbs, sales increased by 11 percent to 18,450 homes. Sales in DC declined by 2 percent to 5,250 homes, an improvement compared with the 30-percent decline in sales recorded during the 12 months ending August 2008. As sales volume increased, average home sales prices in the metropolitan area declined by 17 percent to $355,200. Average prices fell 16 percent to $351,250 in the Maryland suburban counties and were down 18 percent to $339,200 in the Virginia suburbs. Average prices in DC declined 10 percent to $500,300. In Jefferson County, West Virginia, during the 12-month period, the number of sales, at 500 homes, was relatively unchanged from the previous year; however, average prices declined by 20 percent to $209,200.

Approximately 17 percent of all existing homes sold in the metropolitan area during the 12 months ending August 2009 were condominiums. The percentage of total sales was relatively unchanged from the previous year. During the past year, 10,900 condominium units were sold, an increase of 13 percent compared with the number sold during the previous year. In the Virginia suburbs, 6,150 units were sold and average prices ranged from $250,000 in the Manassas area to $400,000 in areas closer to DC. In DC, 2,350 units were sold at an average price of $385,000. In the Maryland suburbs, 550 units were sold at an average price of approximately $250,000. In general, average prices for existing condominiums sold throughout the metropolitan area have declined 20 percent from prices recorded a year ago.

Although the existing home sales market improved slightly, the economic downturn and tighter lending practices within the construction industry for builders have slowed the development of new homes and apartments in the Washington metropolitan area., Based on preliminary data, single-family home construction activity, as measured by the number of building permits issued, declined by 11 percent, or 1,150 homes, to 8,750 during the 12-month period ending August 2009. That figure is 56 percent lower than the 20,100 homes permitted during the 12 months ending August 2007. New three-bedroom townhomes in DC are advertised for sale at $375,000 and new four-bedroom, single-family homes in communities adjacent to DC are advertised at $600,000. Homes farther away from DC, requiring a commute of 1 hour or more, are available at the mid-$300,000s. Based on preliminary data, multifamily construction activity, as measured by the number of units permitted, also decreased. During the 12 months ending August 2009, 2,950 units were permitted. In contrast, 6,600 units were permitted during the previous year and 8,250 units were permitted during the 12 months ending August 2007. Approximately 50 percent of the multifamily units currently under construction are condominiums. Prices for new luxury condominium lofts in DC begin at $400,000.

The rental housing market in the Washington metropolitan area is balanced, but it softened during the 12 months ending September 2009. According to Delta Associates, Class B apartment rental vacancy rates increased to 5.6 percent from 2.9 percent in September 2008 as tenants moved up to absorb the slightly more than 3,000 new Class A rental units that came on line during the 12-month period. Vacancy rates in Class A units rose from 3.1 to 4.4 percent and concessions increased 2 percentage points to more than 6 percent of rent. Nearly 4,900 new units are leasing as of September 2009 compared with nearly 6,800 units available as of September 2008. According to MPF Research, the average rent for all apartments in the metropolitan area was $1,339 during the second quarter of 2009, relatively unchanged from the average rent recorded a year earlier. During the second quarter of 2009, monthly rents averaged $1,228 for a one-bedroom unit, $1,392 for a two-bedroom unit, and $1,592 for a three-bedroom unit.

DC is the location of many of the redevelopment projects in the metropolitan area. According to the DC Urban Real Estate Digest, $22 billion worth of projects have been completed since 2001 and nearly $9 billion are currently under construction. Arbor Place, one of the larger projects planned for development, is a $1.1 billion mixed-use planned unit development slated to redevelop an area on New York Avenue, NE, near the United States National Arboretum. The project, which is planned for completion in 2014, is expected to include 3,500 residential units and 148,120 square feet of retail space.

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

HUD Region and State	2009 Through September			2008 Through September			Ratio: 2009/2008 Through September		
	Total	Single Family	Multi-family*	Total	Single Family	Multi-family*	Total	Single Family	Multi-family*
Connecticut	2,464	1,460	1,004	4,119	2,556	1,563	0.598	0.571	0.642
Maine	2,053	1,907	146	2,966	2,458	508	0.692	0.776	0.287
Massachusetts	5,050	3,153	1,897	7,917	4,094	3,823	0.638	0.770	0.496
New Hampshire	1,600	1,179	421	2,630	1,952	678	0.608	0.604	0.621
Rhode Island	638	452	186	820	640	180	0.778	0.706	1.033
Vermont	866	643	223	1,205	957	248	0.719	0.672	0.899
New England	**12,671**	**8,794**	**3,877**	**19,657**	**12,657**	**7,000**	**0.645**	**0.695**	**0.554**
New Jersey	8,779	5,108	3,671	15,461	7,106	8,355	0.568	0.719	0.439
New York	13,000	7,136	5,864	47,610	10,501	37,109	0.273	0.680	0.158
New York/New Jersey	**21,779**	**12,244**	**9,535**	**63,071**	**17,607**	**45,464**	**0.345**	**0.695**	**0.210**
Delaware	2,398	1,980	418	2,726	2,216	510	0.880	0.894	0.820
District of Columbia	727	136	591	494	231	263	1.472	0.589	2.247
Maryland	8,118	6,057	2,061	11,915	7,216	4,699	0.681	0.839	0.439
Pennsylvania	13,127	10,973	2,154	18,307	15,125	3,182	0.717	0.725	0.677
Virginia	16,314	12,758	3,556	21,945	16,393	5,552	0.743	0.778	0.640
West Virginia	1,514	1,274	240	2,546	1,906	640	0.595	0.668	0.375
Mid-Atlantic	**42,198**	**33,178**	**9,020**	**57,933**	**43,087**	**14,846**	**0.728**	**0.770**	**0.608**
Alabama	9,411	6,734	2,677	12,034	9,503	2,531	0.782	0.709	1.058
Florida	26,619	20,426	6,193	52,400	33,346	19,054	0.508	0.613	0.325
Georgia	13,166	10,866	2,300	29,157	21,127	8,030	0.452	0.514	0.286
Kentucky	5,360	4,224	1,136	8,455	5,382	3,073	0.634	0.785	0.370
Mississippi	5,657	3,943	1,714	8,668	5,931	2,737	0.653	0.665	0.626
North Carolina	26,526	19,088	7,438	46,837	34,139	12,698	0.566	0.559	0.586
South Carolina	12,042	10,542	1,500	21,847	17,082	4,765	0.551	0.617	0.315
Tennessee	10,989	8,998	1,991	17,523	13,424	4,099	0.627	0.670	0.486
Southeast/Caribbean	**109,770**	**84,821**	**24,949**	**196,921**	**139,934**	**56,987**	**0.557**	**0.606**	**0.438**
Illinois	8,123	6,236	1,887	18,541	10,400	8,141	0.438	0.600	0.232
Indiana	9,320	7,426	1,894	13,471	9,779	3,692	0.692	0.759	0.513
Michigan	5,203	4,758	445	8,686	7,297	1,389	0.599	0.652	0.320
Minnesota	6,738	5,067	1,671	8,660	6,841	1,819	0.778	0.741	0.919
Ohio	9,843	8,130	1,713	17,075	13,341	3,734	0.576	0.609	0.459
Wisconsin	8,072	6,241	1,831	12,964	8,688	4,276	0.623	0.718	0.428
Midwest	**47,299**	**37,858**	**9,441**	**79,397**	**56,346**	**23,051**	**0.596**	**0.672**	**0.410**
Arkansas	5,186	3,193	1,993	6,810	4,090	2,720	0.762	0.781	0.733
Louisiana	9,969	8,541	1,428	13,672	9,478	4,194	0.729	0.901	0.340
New Mexico	3,652	3,192	460	5,011	4,273	738	0.729	0.747	0.623
Oklahoma	6,470	5,371	1,099	7,996	6,644	1,352	0.809	0.808	0.813
Texas	65,739	51,425	14,314	108,661	66,396	42,265	0.605	0.775	0.339
Southwest	**91,016**	**71,722**	**19,294**	**142,150**	**90,881**	**51,269**	**0.640**	**0.789**	**0.376**
Iowa	4,978	4,144	834	5,819	4,509	1,310	0.855	0.919	0.637
Kansas	4,550	2,701	1,849	5,987	3,798	2,189	0.760	0.711	0.845
Missouri	6,143	4,384	1,759	10,128	6,138	3,990	0.607	0.714	0.441
Nebraska	4,066	3,670	396	5,468	3,954	1,514	0.744	0.928	0.262
Great Plains	**19,737**	**14,899**	**4,838**	**27,402**	**18,399**	**9,003**	**0.720**	**0.810**	**0.537**
Colorado	7,449	5,783	1,666	15,877	10,182	5,695	0.469	0.568	0.293
Montana	1,422	1,141	281	2,144	1,760	384	0.663	0.648	0.732
North Dakota	2,399	1,471	928	2,339	1,351	988	1.026	1.089	0.939
South Dakota	2,631	1,885	746	3,514	2,593	921	0.749	0.727	0.810
Utah	8,794	5,210	3,584	8,727	6,167	2,560	1.008	0.845	1.400
Wyoming	1,381	980	401	2,131	1,667	464	0.648	0.588	0.864
Rocky Mountain	**24,076**	**16,470**	**7,606**	**34,732**	**23,720**	**11,012**	**0.693**	**0.694**	**0.691**
Arizona	10,676	9,601	1,075	21,722	15,507	6,215	0.491	0.619	0.173
California	25,312	18,132	7,180	50,026	26,396	23,630	0.506	0.687	0.304
Hawaii	2,058	1,584	474	3,360	2,172	1,188	0.613	0.729	0.399
Nevada	5,430	3,443	1,987	12,277	6,242	6,035	0.442	0.552	0.329
Pacific	**43,476**	**32,760**	**10,716**	**87,385**	**50,317**	**37,068**	**0.498**	**0.651**	**0.289**
Alaska	742	483	259	770	581	189	0.964	0.831	1.370
Idaho	4,243	3,585	658	6,283	5,637	646	0.675	0.636	1.019
Oregon	5,846	4,378	1,468	10,515	6,825	3,690	0.556	0.641	0.398
Washington	12,928	9,792	3,136	23,708	14,769	8,939	0.545	0.663	0.351
Northwest	**23,759**	**18,238**	**5,521**	**41,276**	**27,812**	**13,464**	**0.576**	**0.656**	**0.410**
United States	**435,781**	**330,984**	**104,797**	**749,924**	**480,760**	**269,164**	**0.581**	**0.688**	**0.389**

*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	2009 Through September		
		Total	Single Family	Multifamily*
26420	Houston-Sugar Land-Baytown, TX	21,054	17,017	4,037
19100	Dallas-Fort Worth-Arlington, TX	16,158	10,736	5,422
35620	New York-Northern New Jersey-Long Island, NY-NJ-PA	12,387	4,564	7,823
47900	Washington-Arlington-Alexandria, DC-VA-MD-WV	9,184	6,970	2,214
12420	Austin-Round Rock, TX	7,134	5,348	1,786
38060	Phoenix-Mesa-Scottsdale, AZ	7,100	6,447	653
42660	Seattle-Tacoma-Bellevue, WA	5,684	3,692	1,992
31100	Los Angeles-Long Beach-Santa Ana, CA	5,672	2,559	3,113
16740	Charlotte-Gastonia-Concord, NC-SC	5,655	3,241	2,414
12060	Atlanta-Sandy Springs-Marietta, GA	4,820	4,055	765
37980	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	4,658	3,535	1,123
41700	San Antonio, TX	4,648	4,250	398
16980	Chicago-Naperville-Joliet, IL-IN-WI	4,565	3,259	1,306
29820	Las Vegas-Paradise, NV	4,518	2,813	1,705
45300	Tampa-St. Petersburg-Clearwater, FL	4,468	3,057	1,411
40140	Riverside-San Bernardino-Ontario, CA	4,292	3,345	947
26900	Indianapolis, IN	4,286	2,792	1,494
41620	Salt Lake City, UT	4,045	1,205	2,840
14460	Boston-Cambridge-Quincy, MA-NH	3,997	2,122	1,875
47260	Virginia Beach-Norfolk-Newport News, VA-NC	3,933	2,155	1,778
41180	St. Louis, MO-IL	3,802	3,148	654
27260	Jacksonville, FL	3,778	2,472	1,306
12580	Baltimore-Towson, MD	3,746	2,324	1,422
39580	Raleigh-Cary, NC	3,701	3,317	384
34980	Nashville-Davidson--Murfreesboro, TN	3,540	3,073	467
36740	Orlando-Kissimmee, FL	3,484	2,713	771
19740	Denver-Aurora, CO	3,167	2,030	1,137
33460	Minneapolis-St. Paul-Bloomington, MN-WI	3,029	2,573	456
33100	Miami-Fort Lauderdale-Miami Beach, FL	2,899	1,595	1,304
38900	Portland-Vancouver-Beaverton, OR-WA	2,852	2,256	596
18140	Columbus, OH	2,803	2,078	725
36540	Omaha-Council Bluffs, NE-IA	2,761	2,483	278
17140	Cincinnati-Middletown, OH-KY-IN	2,744	2,418	326
46140	Tulsa, OK	2,688	2,076	612
17900	Columbia, SC	2,638	2,026	612
21340	El Paso, TX	2,623	2,072	551
41860	San Francisco-Oakland-Fremont, CA	2,487	1,586	901
40060	Richmond, VA	2,456	2,090	366
32580	McAllen-Edinburg-Mission, TX	2,363	2,159	204
36420	Oklahoma City, OK	2,350	2,203	147
16700	Charleston-North Charleston, SC	2,343	2,176	167
41740	San Diego-Carlsbad-San Marcos, CA	2,336	1,306	1,030
26620	Huntsville, AL	2,310	1,735	575
35380	New Orleans-Metairie-Kenner, LA	2,227	1,691	536
38300	Pittsburgh, PA	2,208	1,905	303
30780	Little Rock-North Little Rock, AR	2,181	1,209	972
40900	Sacramento--Arden-Arcade--Roseville, CA	2,165	1,872	293
22180	Fayetteville, NC	2,107	1,281	826
12940	Baton Rouge, LA	2,017	1,933	84
20500	Durham, NC	2,016	1,049	967

*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: 1 Unit	2 Units	3 and 4 Units	5 Units or More	MSAs: Inside	Outside	Regions: Northeast	Midwest	South	West
Annual Data											
1967	1,141.0	650.6	42.5	30.5	417.5	918.0	223.0	222.6	309.8	390.8	217.8
1968	1,353.4	694.7	45.1	39.2	574.4	1,104.6	248.8	234.8	350.1	477.3	291.1
1969	1,323.7	625.9	44.7	40.5	612.7	1,074.1	249.6	215.8	317.0	470.5	320.4
1970	1,351.5	646.8	43.0	45.1	616.7	1,067.6	284.0	218.3	287.4	502.9	342.9
1971	1,924.6	906.1	61.8	71.1	885.7	1,597.6	327.0	303.6	421.1	725.4	474.6
1972	2,218.9	1,033.1	68.1	80.5	1,037.2	1,798.0	420.9	333.3	440.8	905.4	539.3
1973	1,819.5	882.1	53.8	63.2	820.5	1,483.5	336.0	271.9	361.4	763.2	423.1
1974	1,074.4	643.8	32.6	31.7	366.2	835.0	239.4	165.4	241.3	390.1	277.6
1975	939.2	675.5	34.1	29.8	199.8	704.1	235.1	129.5	241.5	292.7	275.5
1976	1,296.2	893.6	47.5	45.6	309.5	1,001.9	294.2	152.4	326.1	401.7	416.0
1977	1,690.0	1,126.1	62.1	59.2	442.7	1,326.3	363.7	181.9	402.4	561.1	544.6
1978	1,800.5	1,182.6	64.5	66.1	487.3	1,398.6	401.9	194.4	388.0	667.6	550.5
1979	1,551.8	981.5	59.5	65.9	444.8	1,210.6	341.2	166.9	289.1	628.0	467.7
1980	1,190.6	710.4	53.8	60.7	365.7	911.0	279.6	117.9	192.0	561.9	318.9
1981	985.5	564.3	44.6	57.2	319.4	765.2	220.4	109.8	133.3	491.1	251.3
1982	1,000.5	546.4	38.4	49.9	365.8	812.6	187.9	106.7	126.3	543.5	224.1
1983	1,605.2	901.5	57.5	76.1	570.1	1,359.7	245.5	164.1	187.8	862.9	390.4
1984	1,681.8	922.4	61.9	80.7	616.8	1,456.2	225.7	200.8	211.7	812.1	457.3
1985	1,733.3	956.6	54.0	66.1	656.6	1,507.6	225.6	259.7	237.0	752.6	483.9
1986	1,769.4	1,077.6	50.4	58.0	583.5	1,551.3	218.1	283.3	290.0	686.5	509.7
1987	1,534.8	1,024.4	40.8	48.5	421.1	1,319.5	215.2	271.8	282.3	574.7	406.0
1988	1,455.6	993.8	35.0	40.7	386.1	1,239.7	215.9	230.2	266.3	543.5	415.6
1989	1,338.4	931.7	31.7	35.3	339.8	1,127.6	210.8	179.0	252.1	505.3	402.1
1990	1,110.8	793.9	26.7	27.6	262.6	910.9	199.9	125.8	233.8	426.2	324.9
1991	948.8	753.5	22.0	21.1	152.1	766.8	182.0	109.8	215.4	375.7	247.9
1992	1,094.9	910.7	23.3	22.5	138.4	888.5	206.5	124.8	259.0	442.5	268.6
1993	1,199.1	986.5	26.7	25.6	160.2	1,009.0	190.1	133.5	276.6	500.7	288.2
1994	1,371.6	1,068.5	31.4	30.8	241.0	1,144.1	227.5	138.5	305.2	585.5	342.4
1995	1,332.5	997.3	32.2	31.5	271.5	1,116.8	215.8	124.2	296.6	583.2	328.5
1996	1,425.6	1,069.5	33.6	32.2	290.3	1,200.0	225.6	136.9	317.8	623.4	347.4
1997	1,441.1	1,062.4	34.9	33.6	310.3	1,220.2	220.9	141.9	299.8	635.9	363.5
1998	1,612.3	1,187.6	33.2	36.0	355.5	1,377.9	234.4	159.4	327.2	724.5	401.2
1999	1,663.5	1,246.7	32.5	33.3	351.1	1,427.4	236.1	164.9	345.4	748.9	404.3
2000	1,592.3	1,198.1	30.6	34.3	329.3	1,364.9	227.3	165.1	323.8	701.9	401.5
2001	1,636.7	1,235.6	31.8	34.2	335.2	1,410.4	226.3	159.8	333.6	730.3	413.0
2002	1,747.7	1,332.6	37.2	36.5	341.4	1,501.5	246.1	173.7	352.4	790.7	430.9
2003	1,889.2	1,460.9	40.9	41.6	345.8	1,670.4	218.8	182.4	371.0	849.3	486.5
2004	2,070.1	1,613.4	43.0	47.4	366.2	1,814.8	255.3	197.0	370.5	960.8	541.9
2005	2,147.6	1,681.2	39.3	44.7	382.5	1,884.7	270.7	199.8	362.8	1,027.7	557.3
2006	1,838.9	1,378.2	35.3	41.3	384.1	1,598.4	240.5	174.6	279.4	929.7	455.2
2007	1,398.4	979.9	28.1	31.5	349.5	1,207.1	191.3	150.6	211.7	692.2	343.9
2008	905.4	575.6	16.8	17.6	295.4	776.7	128.6	119.0	137.7	451.9	196.7
Monthly Data (Seasonally Adjusted Annual Rates)											
2008											
Jul	924	575	35		314	NA		100	145	483	196
Aug	857	548	34		275	NA		85	142	444	186
Sep	806	529	38		239	NA		92	134	410	170
Oct	729	470	33		226	NA		76	131	364	158
Nov	630	422	21		187	NA		72	98	306	154
Dec	564	370	20		174	NA		60	85	302	117
2009											
Jan	531	342	20		169	NA		58	83	274	116
Feb	550	381	17		152	NA		71	85	293	101
Mar	511	360	20		131	NA		56	83	266	106
Apr	498	378	18		102	NA		53	79	260	106
May	518	406	18		94	NA		56	88	266	108
Jun	570	433	23		114	NA		58	92	305	115
Jul	564	463	18		83	NA		56	105	277	126
Aug	580	464	19		97	NA		62	100	297	121
Sep	575	452	19		104	NA		64	99	292	120

*Authorized in permit-issuing places. **Components may not add to totals because of rounding. Units in thousands. MSA = metropolitan statistical area. 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	905.5	622.0	6.2	11.4	266.0	799.0	106.6	121.0	134.9	453.4	196.2
Monthly Data (Seasonally Adjusted Annual Rates)											
2008											
Jul	933	632	NA		287	NA		162	153	436	182
Aug	849	612	NA		222	NA		134	128	397	190
Sep	822	549	NA		254	NA		112	138	408	164
Oct	763	534	NA		219	NA		76	121	407	159
Nov	655	457	NA		180	NA		56	107	355	137
Dec	556	393	NA		154	NA		63	76	283	134
2009											
Jan	488	357	NA		118	NA		38	58	254	138
Feb	574	357	NA		204	NA		62	93	306	113
Mar	521	361	NA		129	NA		69	98	274	80
Apr	479	388	NA		80	NA		50	84	231	114
May	551	409	NA		133	NA		59	79	276	137
Jun	590	478	NA		101	NA		81	107	276	126
Jul	593	506	NA		72	NA		63	112	291	127
Aug	587	482	NA		102	NA		73	109	280	125
Sep	590	501	NA		78	NA		69	107	300	114

*Components may not add to totals because of rounding. Units in thousands. MSA = metropolitan statistical area. 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				MSAs		Regions			
		1 Unit	2 Units	3 and 4 Units	5 Units or More	Inside	Outside	North-east	Mid-west	South	West
Annual Data											
1970	922.0	381.1	22.8	27.3	490.8	NA	NA	197.1	189.3	359.2	176.4
1971	1,254.0	504.9	26.7	37.8	684.6	NA	NA	236.6	278.5	494.4	244.4
1972	1,542.1	612.5	36.4	46.4	846.8	NA	NA	264.4	306.8	669.1	301.8
1973	1,454.4	521.7	31.0	48.0	853.6	NA	NA	239.4	293.1	650.2	271.7
1974	1,000.8	441.1	19.4	29.1	511.3	NA	NA	178.0	218.8	418.9	185.1
1975	794.3	447.5	20.1	27.4	299.4	563.2	231.1	130.2	195.1	298.1	171.0
1976	922.0	562.6	22.7	31.8	304.9	658.5	263.5	125.4	232.1	333.3	231.2
1977	1,208.0	729.8	34.0	44.9	399.3	862.5	345.5	145.5	284.6	457.3	320.6
1978	1,310.2	764.5	36.1	47.3	462.2	968.0	342.2	158.3	309.2	497.6	345.2
1979	1,140.1	638.7	31.3	46.7	423.4	820.1	320.0	146.7	232.5	449.3	311.6
1980	896.1	514.5	28.3	40.3	313.1	620.9	275.2	120.1	171.4	376.7	227.9
1981	682.4	381.7	16.5	29.0	255.3	458.9	223.5	103.2	109.7	299.7	169.8
1982	720.0	399.7	16.5	24.9	278.9	511.7	208.3	98.6	112.4	344.0	165.0
1983	1,002.8	523.9	19.0	39.1	420.8	757.8	245.0	120.8	122.6	520.6	238.8
1984	1,050.5	556.0	20.9	42.5	431.0	814.1	236.4	152.5	137.3	488.9	271.7
1985	1,062.5	538.6	20.6	34.9	468.4	885.1	177.4	186.6	143.8	437.5	294.7
1986	1,073.5	583.1	19.3	28.4	442.7	899.7	173.8	218.9	165.7	387.3	301.5
1987	987.3	590.6	17.3	22.5	356.9	820.6	166.7	221.7	158.7	342.5	264.4
1988	919.4	569.6	16.1	24.1	309.5	757.5	161.9	201.6	148.1	308.2	261.6
1989	850.3	535.1	11.9	25.1	278.1	686.7	163.6	158.8	145.5	282.1	263.9
1990	711.4	449.1	10.9	15.1	236.3	553.9	157.5	121.6	133.4	242.3	214.1
1991	606.3	433.5	9.1	14.5	149.2	458.4	147.9	103.9	122.4	208.5	171.6
1992	612.4	472.7	5.6	11.3	122.8	453.1	159.4	81.4	137.8	228.4	164.8
1993	680.1	543.0	6.5	12.4	118.2	521.0	159.1	89.3	154.4	265.4	170.9
1994	762.2	557.8	9.1	12.9	182.5	597.6	164.5	96.3	173.5	312.1	180.3
1995	775.9	547.2	8.4	12.7	207.7	620.1	155.8	86.3	172.0	331.4	186.3
1996	792.3	550.0	9.0	19.1	214.3	629.9	162.4	85.2	178.0	337.6	191.4
1997	846.7	554.6	11.2	20.7	260.2	684.4	163.2	87.1	181.9	364.8	213.0
1998	970.8	659.1	8.3	20.5	282.9	794.8	176.0	98.5	201.2	428.5	242.6
1999	952.8	647.6	9.0	12.1	284.1	786.1	166.6	103.5	202.5	422.3	224.5
2000	933.8	623.4	10.2	19.5	280.7	759.8	173.9	110.0	186.6	397.6	239.5
2001	959.4	638.3	11.8	16.7	292.6	790.6	168.7	116.1	195.9	396.5	250.9
2002	1,001.2	668.8	10.9	15.5	306.0	817.7	183.4	125.0	207.1	413.0	256.0
2003	1,141.4	772.9	10.4	13.9	344.2	940.4	201.0	128.1	234.7	482.6	296.1
2004	1,237.1	850.3	14.0	24.1	348.7	1,011.8	225.3	146.8	222.4	536.4	331.6
2005	1,355.9	929.1	14.7	20.3	391.8	1,194.3	161.6	171.9	221.4	604.2	358.4
2006	1,204.9	764.7	12.2	22.7	405.3	1,062.5	142.4	162.3	183.7	534.3	324.6
2007	1,025.0	579.1	10.9	18.7	416.3	907.2	117.7	155.9	162.5	431.6	274.9
2008	780.9	377.3	5.8	12.0	385.8	703.6	77.3	157.3	103.9	311.6	208.1
Monthly Data (Seasonally Adjusted Annual Rates)											
2008											
Jul	956	490	NA		442	NA		169	145	391	251
Aug	939	480	NA		437	NA		173	139	376	251
Sep	905	457	NA		427	NA		171	127	365	242
Oct	875	438	NA		417	NA		170	119	354	232
Nov	842	416	NA		407	NA		162	111	346	223
Dec	803	397	NA		388	NA		159	106	324	214
2009											
Jan	779	381	NA		380	NA		156	101	312	210
Feb	755	367	NA		370	NA		154	100	302	199
Mar	719	347	NA		353	NA		149	95	288	187
Apr	680	330	NA		332	NA		140	91	270	179
May	650	318	NA		315	NA		136	86	257	171
Jun	630	315	NA		298	NA		133	86	245	166
Jul	610	316	NA		278	NA		129	86	238	157
Aug	594	313	NA		266	NA		128	86	227	153
Sep	582	314	NA		254	NA		126	84	223	149

*Components may not add to totals because of rounding. Units in thousands. MSA = metropolitan statistical area. 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	1,119.7	818.8	9.3	14.4	277.2	977.4	142.3	109.6	178.2	567.4	264.4
Monthly Data (Seasonally Adjusted Annual Rates)											
2008											
Jul	1,089	826	NA		240	NA		135	141	540	273
Aug	1,018	715	NA		285	NA		92	170	542	214
Sep	1,148	815	NA		298	NA		111	235	535	267
Oct	1,055	756	NA		286	NA		89	165	541	260
Nov	1,084	761	NA		302	NA		110	179	522	273
Dec	1,028	687	NA		320	NA		116	132	514	266
2009											
Jan	778	564	NA		207	NA		87	120	389	182
Feb	828	534	NA		280	NA		104	118	385	221
Mar	833	547	NA		271	NA		73	121	426	213
Apr	846	539	NA		292	NA		143	119	404	180
May	812	492	NA		309	NA		81	121	413	197
Jun	794	506	NA		277	NA		104	118	389	183
Jul	785	490	NA		281	NA		102	115	370	198
Aug	772	506	NA		250	NA		65	127	422	158
Sep	693	464	NA		210	NA		84	110	325	174

*Components may not add to totals because of rounding. Units in thousands. MSA = metropolitan statistical area. 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*
	United States	United States	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	65,400	34
2008	82	79	5	8	53	13	64,900	33
Monthly Data (Seasonally Adjusted Annual Rates)								
2008								
May	87	84	6	10	55	13	63,100	36
Jun	83	81	7	7	54	14	63,900	36
Jul	82	78	4	11	48	14	66,400	37
Aug	79	78	6	8	50	15	66,000	37
Sep	75	82	4	10	56	12	63,600	36
Oct	69	75	7	8	50	11	65,200	36
Nov	66	65	2	8	45	10	64,900	35
Dec	63	67	4	7	45	11	69,800	34
2009								
Jan	54	61	3	7	42	8	63,800	31
Feb	52	53	(S)	7	39	8	59,400	31
Mar	51	55	2	9	35	10	61,500	29
Apr	49	55	3	5	40	7	61,600	28
May	50	49	3	5	33	7	62,900	28
Jun	48	47	4	3	34	7	63,700	28
Jul	51	48	6	4	32	6	63,500	29
Aug	48	45	2	4	31	7	62,700	29
Sep	47	NA	NA	NA	NA	NA	NA	NA

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

NA = Not available. (S) = suppressed. (S) indicates the sample is too small to do an estimate with acceptable accuracy.

Sources: Shipments—National Conference of States on Building Codes and Standards; Placements—Census Bureau, Department of Commerce; Office of Policy Development and Research, Department of Housing and Urban Development

http://www.census.gov/ftp/pub/const/www/mhsindex.html (See Current Tables, Monthly Tables.)

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

Period	Sold During Period					For Sale at End of Period						Months' Supply at Current U.S. Sales Rate
	United States	North-east	Mid-west	South	West	United States	North-east	Mid-west	South	West	United States	
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	485	35	70	266	114	352	37	57	175	83		NA
	Monthly Data											
	(Seasonally Adjusted Annual Rates)					(Not Seasonally Adjusted)					(Seasonally Adjusted)	
2008[1]												
Jul	500	41	64	272	123	421	42	69	210	100	419	10.1
Aug	444	28	72	252	92	411	42	67	205	98	412	11.1
Sep	436	25	63	246	102	398	41	65	198	94	395	10.9
Oct	409	35	63	225	86	384	39	62	192	91	380	11.1
Nov	390	38	55	210	87	369	38	61	183	87	370	11.4
Dec	374	30	59	193	92	352	37	57	175	83	350	11.2
2009												
Jan	329	30	53	181	65	340	36	55	169	79	340	12.4
Feb	354	28	50	207	69	324	35	52	161	76	328	11.1
Mar	332	19	44	195	74	311	35	51	154	71	313	11.3
Apr	345	21	40	204	80	300	34	50	148	69	300	10.4
May	371	25	48	206	92	290	33	49	143	65	293	9.5
Jun	399	36	60	197	106	282	32	48	140	62	280	8.4
Jul	413	41	56	215	101	271	30	46	136	59	270	7.8
Aug	417	42	53	209	113	261	29	45	131	55	261	7.5
Sep	402	42	71	188	101	253	28	42	130	52	251	7.5

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

[1] Data have been revised due to updating of seasonal adjustment factors.

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	United States	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	4,913	849	1,129	1,865	1,070	3,700	NA
Monthly Data (Seasonally Adjusted Annual Rates)							
2008							
Jul	4,990	900	1,130	1,850	1,110	4,575	11.0
Aug	4,930	860	1,140	1,860	1,080	4,335	10.6
Sep	5,100	850	1,160	1,860	1,230	4,272	10.1
Oct	4,940	830	1,110	1,830	1,170	4,198	10.2
Nov	4,540	740	1,010	1,650	1,140	4,163	11.0
Dec	4,740	750	1,060	1,740	1,200	3,700	9.4
2009							
Jan	4,490	640	1,030	1,640	1,170	3,611	9.7
Feb	4,710	750	1,040	1,740	1,180	3,798	9.7
Mar	4,550	690	1,020	1,710	1,130	3,648	9.6
Apr	4,660	770	1,000	1,740	1,150	3,937	10.1
May	4,720	800	1,090	1,740	1,090	3,851	9.8
Jun	4,890	820	1,100	1,820	1,150	3,811	9.4
Jul	5,240	930	1,220	1,950	1,130	4,062	9.3
Aug	5,090	910	1,140	1,890	1,150	3,924	9.3
Sep	5,570	950	1,250	2,060	1,300	3,630	7.8

*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	
	United States	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	232,100	343,600	198,900	203,700	294,800	292,600	296,100
Quarterly Data							
2008							
Q3	226,500	385,200	184,700	203,300	290,700	285,100	297,600
Q4	222,500	300,700	202,500	188,700	296,800	276,600	284,200
2009							
Q1	208,400	314,800	187,100	189,300	274,300	257,000	275,300
Q2	220,900	272,500	193,200	201,000	272,400	273,400	285,700
Q3	206,100	327,400	183,400	184,000	254,600	269,200	279,500

[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
	United States	Northeast	Midwest	South	West	United States
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	198,100	266,400	154,100	169,200	271,500	242,700
Monthly Data						
2008						
Jul	210,100	278,600	167,100	177,000	281,100	253,000
Aug	203,200	269,500	167,300	176,900	251,200	245,600
Sep	191,400	250,800	149,700	165,700	255,100	235,000
Oct	186,400	241,800	145,000	161,200	258,100	229,600
Nov	180,300	257,000	141,400	153,500	241,000	223,000
Dec	175,700	234,300	140,700	153,500	229,700	217,600
2009						
Jan	164,800	227,000	131,000	143,300	215,500	206,700
Feb	168,200	236,400	130,000	145,600	230,400	210,300
Mar	169,900	230,700	138,700	146,900	227,400	211,300
Apr	166,600	237,400	138,800	147,900	204,200	208,800
May	174,700	244,300	147,100	157,500	207,000	218,100
Jun	182,000	248,200	156,000	163,300	219,600	227,900
Jul	181,500	251,500	155,900	162,100	217,900	227,400
Aug	177,300	241,100	149,300	157,200	219,800	222,400
Sep	174,900	234,700	147,600	153,500	219,000	219,800

*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	FHFA Purchase-Only House Price Index (Seasonally Adjusted)[1]										Case-Shiller® Index[2]
	United States	New England	Middle Atlantic	South Atlantic	East South Central	West South Central	West North Central	East North Central	Mountain	Pacific	
Annual Average											
1991	100.5	98.3	100.0	100.5	100.7	101.0	100.7	101.5	101.1	99.7	74.5
1992	102.9	96.7	101.4	102.4	104.3	103.7	104.2	105.9	106.5	99.2	75.0
1993	105.3	95.0	101.9	104.1	108.9	107.9	109.5	110.5	115.6	97.1	75.5
1994	109.0	95.7	102.4	107.2	114.9	112.4	115.4	116.0	127.2	97.2	77.7
1995	111.8	96.0	102.0	110.1	119.8	115.2	120.0	121.6	134.5	97.1	79.1
1996	115.4	98.5	102.9	113.7	125.1	118.5	125.3	127.8	140.4	98.5	80.9
1997	118.9	101.7	104.3	117.2	129.4	121.5	129.8	132.5	145.0	101.5	83.6
1998	124.6	109.1	108.1	122.3	134.2	127.2	136.7	138.3	150.7	108.4	88.7
1999	132.0	119.8	114.7	128.8	140.1	134.4	145.8	145.7	158.9	116.0	95.5
2000	140.8	134.1	123.7	136.6	144.8	142.4	155.9	153.5	168.4	126.2	104.5
2001	150.5	151.5	135.1	146.2	149.0	148.9	166.9	160.8	177.7	138.8	113.4
2002	161.1	170.8	150.2	157.1	153.7	154.0	177.3	168.1	185.7	154.1	123.7
2003	173.2	190.2	167.5	170.1	160.1	159.1	188.1	176.0	197.0	173.5	136.3
2004	188.2	210.9	187.3	188.6	167.6	165.5	198.8	184.2	217.2	199.5	155.2
2005	206.0	229.2	208.2	213.9	178.2	174.8	208.3	191.7	246.7	230.8	179.0
2006	218.5	231.6	221.3	229.2	191.0	187.3	215.1	195.0	273.1	253.5	188.3
2007	221.4	227.7	225.5	232.3	198.3	196.2	217.3	192.5	283.9	253.9	179.7
2008	208.5	217.4	220.3	215.5	195.4	197.6	211.2	184.0	266.7	209.4	151.2
Quarterly Data											
2008											
Q2	210.6	218.0	220.0	219.1	197.3	197.8	212.1	185.3	270.7	215.2	155.2
Q3	206.6	215.0	218.2	214.8	195.0	197.9	210.3	183.0	264.1	202.3	149.3
Q4	200.2	212.6	215.1	203.3	192.4	195.9	208.0	178.2	254.4	188.9	139.7
2009											
Q1	199.1	214.5	213.2	203.8	191.5	195.9	207.4	179.8	246.4	183.2	130.2
Q2	197.7	211.0	211.2	201.7	191.7	196.2	206.8	177.6	242.5	183.3	132.0

[1] Federal Housing Finance Agency. First quarter 1991 equals 100. **http://www.fhfa.gov/Default.aspx?Page=14**

[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	United States				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	56,914	49,920	112.6	110.9	116.4
2006	221,900	6.58	58,407	54,288	107.6	107.1	109.6
2007	217,900	6.52	61,355	52,992	115.8	115.7	117.9
2008	196,600	6.15	62,030	45,984	134.9	134.5	140.0
Monthly Data							
2008							
Jul	208,900	6.48	61,965	50,592	122.5	121.7	129.4
Aug	201,900	6.53	61,836	49,152	125.8	125.1	134.1
Sep	190,300	6.22	61,707	44,832	137.6	137.3	143.3
Oct	185,700	6.23	61,579	43,824	140.5	140.5	141.6
Nov	179,900	6.26	61,451	42,576	144.3	144.2	149.6
Dec[2]	175,000	5.59	61,323	38,544	159.1	NA	NA
2009							
Jan	164,200	5.21	61,314	34,656	176.9	177.2	NA
Feb	167,900	5.12	61,185	35,088	174.4	174.6	NA
Mar	169,700	5.14	61,056	35,520	171.9	172.1	NA
Apr	166,000	4.96	60,927	34,080	178.8	179.0	NA
May	174,600	4.95	60,799	35,808	169.8	169.8	NA
Jun	181,900	5.16	60,671	38,160	159.0	158.6	NA
Jul	181,700	5.34	60,543	38,928	155.5	155.0	NA
Aug	177,100	5.33	60,415	37,872	159.5	158.9	NA
Sep	174,900	5.24	60,288	37,056	162.7	162.3	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.

ARM = adjustable-rate mortgage. NA = Data are not available.

[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] Beginning in December 2008, fixed- and/or adjustable-rate mortgage affordability indexes could not be derived because the mortgage rates were not available.

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
2008	146,800	50	$1,095
Quarterly Data			
2008			
Q2	37,200	48	$1,126
Q3	37,400	53	$1,039
Q4	43,700	44	$1,084
2009			
Q1	27,300	53	$1,002
Q2	48,300	48	$1,095

*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)				
2008				
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
Feb	9	7	15	11
Mar	9	8	15	9
Apr	14	13	25	14
May	16	14	27	13
Jun	15	14	26	13
Jul	17	17	26	14
Aug	18	16	30	16
Sep	19	18	29	17
Oct	18	17	27	14

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						
2008						
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
2009						
Jan	5.05	0.7	4.72	0.7	4.92	0.6
Feb	5.13	0.7	4.77	0.7	4.87	0.5
Mar	5.00	0.7	4.64	0.7	4.86	0.6
Apr	4.81	0.7	4.50	0.7	4.82	0.6
May	4.86	0.7	4.52	0.7	4.75	0.6
Jun	5.42	0.7	4.90	0.7	4.93	0.7
Jul	5.22	0.7	4.69	0.7	4.82	0.6
Aug	5.19	0.7	4.61	0.7	4.72	0.5
Sep	5.06	0.7	4.49	0.6	4.59	0.6

ARM = adjustable-rate mortgage. 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								
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								
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				
Nov	6.15	0.60	6.24	28.7				
Dec	5.52	0.64	5.61	28.7				
2009								
Jan	5.09	0.64	5.18	28.4				
Feb	5.03	0.57	5.11	28.1				
Mar	5.03	0.58	5.12	28.1				
Apr	4.87	0.58	4.95	28.3				
May	4.87	0.58	4.95	28.3				
Jun	5.10	0.59	5.18	28.4				
Jul	5.28	0.67	5.37	28.3				
Aug	5.26	0.67	5.36	28.0				
Sep	5.18	0.63	5.27	27.9				

* 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.fhfa.gov/Default.aspx?Page=252, table 2

Table 16. FHA Market Share of 1- to 4-Family Mortgages: 2001–Present*

Mortgage Market Shares By Dollar Volume									
				Dollar Volume of Loan Originations (in Billions)					
	FHA Share (%)			Total ($)		Purchase ($)		Refinance ($)	
Period	Total	Purchase	Refinance	FHA	Market	FHA	Market	FHA	Market
Annual Data									
2001	6.8	10.4	4.1	152	2,243	100	960	53	1,283
2002	4.9	8.2	2.9	140	2,854	90	1,097	50	1,757
2003	4.0	6.1	3.0	153	3,812	78	1,280	75	2,532
2004	3.0	4.3	1.9	84	2,773	56	1,309	28	1,463
2005	1.9	2.6	1.1	56	3,027	40	1,512	16	1,514
2006	2.0	2.7	1.3	55	2,726	38	1,399	17	1,326
2007	3.4	3.9	2.9	77	2,306	44	1,140	33	1,166
2008	15.0	16.7	13.1	243	1,618	143	854	100	765
Quarterly Data									
2008									
Q2	12.4	14.8	10.1	66	529	39	264	27	264
Q3	20.3	21.1	18.6	73	359	49	234	23	126
Q4	24.0	21.4	28.2	66	277	37	175	29	103
2009									
Q1	17.3	26.3	14.2	78	448	31	116	47	332
Q2	16.4	22.5	13.2	100	606	48	212	52	394

Mortgage Market Shares By Loan Count									
				Loan Originations (in Thousands)					
	FHA Share (%)			Total		Purchase		Refinance	
Period	Total	Purchase	Refinance	FHA	Market	FHA	Market	FHA	Market
Annual Data									
2001	9.1	14.2	5.3	1,337	14,747	890	6,271	446	8,493
2002	6.4	11.1	3.6	1,189	18,601	765	6,866	424	11,687
2003	5.5	8.5	4.1	1,268	23,233	630	7,418	639	15,670
2004	4.7	6.6	3.0	695	14,893	457	6,898	238	7,967
2005	3.1	4.5	1.8	456	14,491	323	7,225	133	7,255
2006	3.3	4.5	2.0	411	12,323	295	6,550	116	5,776
2007	5.1	6.1	4.1	528	10,341	317	5,221	211	5,131
2008	18.6	20.9	15.8	1,406	7,574	845	4,045	561	3,541
Quarterly Data									
2008									
Q2	15.4	18.8	12.1	378	2,453	231	1,227	147	1,219
Q3	24.0	25.6	21.0	415	1,731	285	1,114	130	618
Q4	28.1	25.2	32.5	374	1,330	216	857	159	487
2009									
Q1	20.5	31.3	16.3	429	2,094	182	583	247	1,511
Q2	19.2	26.9	14.8	546	2,839	279	1,039	267	1,800

*The data represent first-lien mortgages by date of loan origination and will vary from the data by date of insurance endorsement.

FHA = Federal Housing Administration.

Sources: Federal Housing Administration, Department of Housing and Urban Development; Mortgage Bankers Association; First American LoanPerformance; Department of Veterans Affairs

Table 17. FHA, VA, and PMI 1- to 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					
2008					
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	15,386	29,387
Dec[1]	278,256	140,080	79,068	17,336	46,605
2009					
Jan	243,511	143,973	70,675	19,487	59,569
Feb	224,365	135,728	52,360	22,877	56,216
Mar	307,561	151,145	59,628	29,470	49,476
Apr	280,466	162,351	69,554	29,537	45,046
May	255,647	162,691	70,260	30,096	41,767
Jun	239,405	194,528	88,975	41,311	42,513
Jul	233,450	197,614	106,123	38,331	33,481
Aug	222,528	185,423	109,069	33,205	25,183
Sep	254,019	176,753	107,598	29,481	22,768

*These operational numbers differ slightly from adjusted accounting numbers. FHA = Federal Housing Administration. NA = Data not available. PMI = private mortgage insurance. VA = Department of Veterans Affairs.

[1] December 2008 data for PMI-Net Certificates include Radian Guaranty, which represents roughly 17 percent of the private insurance market.

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

Table 18. 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	74	11,551	875.1	262	25,443	987.8	174	19,685	1,232.4
2009 (9 Months)	62	10,883	989.7	232	28,227	1,356.0	177	20,881	1,500.0

*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 19. 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
2008	6.91	4.26	19.84	22.16	13.00	7.21	2.10	1.19	6.98	8.48	3.65	1.93	1.06	0.61	4.13	6.29	0.95	0.58
Quarterly Data (Seasonally Adjusted)																		
2008																		
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
Q4	7.88	5.06	21.88	24.22	13.73	7.52	2.75	1.70	8.66	10.84	4.11	2.21	1.08	0.68	3.96	5.73	0.95	0.65
2009																		
Q1	9.12	6.06	24.95	27.58	13.84	8.21	3.53	2.28	10.84	13.45	4.73	2.62	1.37	0.94	4.65	6.91	1.10	0.72
Q2	9.24	6.41	25.35	27.36	14.42	8.06	3.88	2.65	12.00	14.83	5.24	2.82	1.36	1.01	4.13	5.52	1.15	0.68

*All data are seasonally adjusted except for Foreclosures Started data. ARM = adjustable-rate mortgage. FHA = Federal Housing Administration. NA = Data not available. VA = Department of Veterans Affairs.

Note: Table 19 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 because they are no longer collected by the Mortgage Bankers Association.

Source: National Delinquency Survey, Mortgage Bankers Association

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	355,883	230,216	186,111	44,105	NA
Monthly Data (Seasonally Adjusted Annual Rates)					
2008					
Jul	339,939	231,055	184,974	46,081	NA
Aug	340,172	220,737	176,999	43,738	NA
Sep	350,445	212,915	168,816	44,099	NA
Oct	327,745	204,690	161,105	43,585	NA
Nov	310,470	192,094	150,775	41,319	NA
Dec	292,307	176,248	137,957	38,291	NA
2009					
Jan	278,786	162,618	124,863	37,755	NA
Feb	260,813	147,937	111,042	36,895	NA
Mar	248,859	139,184	101,453	37,731	NA
Apr	252,662	130,723	95,107	35,616	NA
May	241,407	123,403	91,420	31,983	NA
Jun	236,970	125,386	95,841	29,545	NA
Jul	237,273	131,043	102,469	28,574	NA
Aug	255,969	135,665	109,754	25,911	NA
Sep	246,389	134,146	107,137	27,009	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 Gross Domestic Product
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	8,793.5	385.9	4.4
1999	9,353.5	425.8	4.6
2000	9,951.5	449.0	4.5
2001	10,286.2	472.4	4.6
2002	10,642.3	509.5	4.8
2003	11,142.1	577.6	5.2
2004	11,867.8	680.6	5.7
2005	12,638.4	775.0	6.1
2006	13,398.9	761.9	5.7
2007	14,077.6	629.0	4.5
2008	14,441.4	477.2	3.3
Quarterly Data (Seasonally Adjusted Annual Rates)			
2008			
Q3	14,546.7	468.6	3.2
Q4	14,347.3	427.8	3.0
2009			
Q1	14,178.0	374.6	2.6
Q2	14,151.2	345.9	2.4
Q3	14,301.5	360.9	2.5

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	1,218	296	(98)	48	(224)	912	280	5
2002[4]	1,221	110	129	190	(592)	177	945	271
2003	642	71	(14)	(87)	(227)	218	650	31
2004	1,336	117	303	(190)	(256)	428	761	174
2005	1,696	0	303	(279)	52	487	812	322
2006	1,069	26	163	(185)	(301)	451	640	273
2007	437	(102)	171	(99)	(439)	145	550	211
2008	302	(267)	(141)	(73)	(256)	123	560	350
Quarterly Data								
2008								
Q3	333	(11)	(47)	(32)	102	(48)	136	231
Q4	(44)	201	(31)	68	(420)	(140)	206	71
2009[5]								
Q1	110	(172)	35	30	(141)	90	(37)	304
Q2	654	(106)	100	(103)	129	416	108	108
Q3	27	(44)	34	53	(220)	(98)	427	(115)

*Units in thousands. NA = Not available.

r Implementation of new March Current Population Survey (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 CPS data revised back to 2000 using new Census Bureau housing unit control totals (based on 2008 vintage housing estimates).

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[6]				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	1,218	(81)	(17)	248	20	66	83	418	481
2002[4]	1,221	(144)	608	149	79	(46)	10	322	253
2003	642	(27)	291	49	89	30	28	140	43
2004	1,336	(63)	426	297	212	50	(11)	202	222
2005	1,696	(100)	314	192	463	78	58	438	256
2006	1,069	(0)	150	41	135	84	93	420	144
2007	437	(168)	241	(27)	67	77	(87)	230	104
2008	302	(381)	307	88	(58)	56	(53)	181	155
Quarterly Data									
2008									
Q3	333	(452)	529	40	247	13	78	34	(159)
Q4	(44)	(181)	(217)	224	141	(82)	(135)	37	172
2009[5]									
Q1	110	44	270	(128)	(241)	86	79	(99)	97
Q2	654	355	245	78	329	53	156	(208)	(354)
Q3	27	(606)	(163)	54	138	77	(8)	360	181

*Units in thousands. NA = Not available.

r Implementation of new March Current Population Survey (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 2000 decennial census data and housing unit controls.

5 CPS data revised back to 2000 using new Census Bureau housing unit control totals (based on 2008 vintage housing estimates).

6 Primary families only.

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

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

Period	Total	Non-Hispanic				Hispanic
		White Alone	Black Alone	Other Race Alone	Two or More Races[6]	
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	1,218	568	168	201	NA	283
2002[4]	1,221	(191)	(125)	616	NA	930
2003	642	(631)	(0)	(441)	NA	605
2004	1,336	639	245	177	42	233
2005	1,696	748	263	168	51	468
2006	1,069	312	181	114	23	437
2007	437	(236)	146	196	(71)	403
2008	302	(81)	206	14	3	151
Quarterly Data						
2008						
Q3	333	148	73	147	(36)	(3)
Q4	(44)	84	4	(131)	42	(40)
2009[5]						
Q1	110	113	(109)	71	33	2
Q2	654	320	187	6	22	116
Q3	27	10	121	100	(51)	(145)

*Units in thousands. NA = Not available.
r Implementation of new March Current Population Survey (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 2000 decennial census data and housing unit controls.
5 CPS data revised back to 2000 using new Census Bureau housing unit control totals (based on 2008 vintage housing estimates).
6 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	11,661	3,707	1,401	6,553	108,871	74,931	33,940
2007	128,203	4,402	123,801	13,109	3,852	2,017	7,240	110,692	75,647	35,045
Quarterly Data										
2008										
Q3	129,160	4,741	124,419	13,707	3,977	2,206	7,526	110,712	75,202	35,509
Q4	129,448	4,746	124,702	14,034	3,975	2,206	7,733	110,668	74,704	35,509
2009[4]										
Q1	129,732	4,869	124,864	14,086	4,131	2,103	7,852	110,778	74,541	36,237
Q2	130,017	4,581	125,437	14,005	4,376	1,904	7,725	111,432	75,139	36,293
Q3	130,302	4,616	125,686	14,227	4,588	1,985	7,653	111,459	75,339	36,119

*Components may not add due to rounding. Units in thousands. NA = Not available.

[1] Decennial Census of Housing.

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

[3] AHS 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.

[4] CPS data revised back to 2000 using new Census Bureau housing unit control totals (based on 2008 vintage housing estimates).

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
2008	10.0	10.0	10.2	9.7	10.4	6.9	10.8	13.0	7.5	9.8	10.4	10.8
Quarterly Data												
2008												
Q3	9.9	9.8	10.4	9.1	10.4	6.7	10.3	13.0	7.6	9.4	10.5	11.0
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
2009												
Q1	10.1	10.2	10.6	9.5	9.8	6.9	10.1	12.9	8.6	9.6	10.6	11.5
Q2	10.6	10.7	11.2	10.0	10.3	7.1	10.4	13.8	8.9	9.9	11.2	12.1
Q3	11.1	11.2	11.2	11.2	10.6	7.5	10.9	13.0	9.6	9.9	12.0	13.1

[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
2008	67.8	23.6	40.0	53.5	67.0	75.0	80.1	80.1
Quarterly Data								
2008								
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
2009								
Q1	67.3	23.9	37.2	52.7	65.7	74.6	79.8	80.4
Q2	67.4	21.8	36.8	52.6	66.8	74.5	79.9	80.4
Q3	67.6	23.8	38.0	52.0	66.5	74.5	79.4	80.9

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

[2] Beginning in 2002, Current Population Survey 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								
2008								
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
2009								
Q1	67.3	63.7	70.7	69.6	62.8	52.5	74.5	75.2
Q2	67.4	64.3	70.5	70.0	62.5	52.8	74.8	74.4
Q3	67.6	64.0	71.6	69.7	62.7	52.9	74.9	74.8

NA = Not available.

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

[2] Beginning in 1993, Current Population Survey (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 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.

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 White Alone	Non-Hispanic Black Alone	Non-Hispanic Other Race Alone	Non-Hispanic Two or More Races[4]	Hispanic
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					
2008					
Q3	75.1	48.2	60.2	58.9	49.5
Q4	74.8	47.3	59.5	58.9	48.6
2009					
Q1	74.7	46.5	58.7	55.1	48.6
Q2	74.9	46.9	59.6	56.0	48.1
Q3	75.0	46.8	59.8	56.4	49.9

NA = Not available.

r Implementation of new March Current Population Survey (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					
2008					
Q3	78.8	86.7	43.2	66.7	53.1
Q4	78.7	86.7	43.1	64.8	52.7
2009					
Q1	77.9	86.5	42.8	65.6	52.3
Q2	78.0	86.9	42.2	66.4	52.1
Q3	77.9	86.9	42.7	64.6	53.4

[r] Implementation of new March Current Population Survey (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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