

# U.S. Housing Market Conditions

November 2010

## SUMMARY

For the third quarter of 2010, housing indicators showed that the recovery in the housing market continues to remain fragile. In the production sector, single-family housing permits, starts, and completions all fell. Multifamily housing permits and starts rose, although the number of multifamily completions fell. In the marketing sector, sales of both new and existing homes declined, while median sales prices remained nearly the same as in the second quarter. The Standard and Poor's Case-Shiller® national seasonally adjusted (SA) repeat-sales house-price index, which is reported with a lag, recorded a 2.3-percent rise in the value of homes in the second quarter of 2010, after having fallen 1.1 percent in the first quarter, and showed a 3.6-percent improvement over year-earlier levels. The less volatile Federal Housing Finance Agency's (FHFA) purchase-only repeat-sales index, also reported on a lagged basis, estimated a 0.9-percent (SA) increase in home values in the second quarter compared with the first quarter but a 1.6-percent decline from a year earlier. Inventories of available homes at the current sales rate increased in the third quarter of 2010, reaching an average rate of 8.5 months' supply of new homes and 11.7 months' supply of existing homes, up from rates of 7.9 and 8.5 months' supply, respectively, in the previous quarter.

The national homeownership rate remained stable in the third quarter of 2010, although the homeownership rate for minorities declined. According to the Mortgage Bankers Association (MBA), the estimated percentage of delinquencies and newly initiated foreclosures for mortgage loans, which are reported with a lag, fell in the second quarter of 2010. The percentage of newly initiated foreclosures declined for both prime and subprime loans. The advance estimate of overall growth in the national economy in the third quarter was a 2.0-percent increase at a seasonally adjusted annual rate (SAAR), following a 1.7-percent expansion in the second quarter, according to the Bureau of Economic Analysis.

## Housing Production

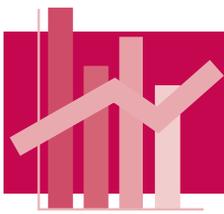
Housing production indicators were mixed in the third quarter of 2010. The number of single-family housing

permits, starts, and completions all declined. In the multifamily sector (condominiums and apartments), the number of permits and starts increased, although completions fell. Shipments of manufactured housing dropped in the third quarter.

- Builders took out permits for new housing at a pace of 559,000 (SAAR) units during the third quarter, which was 5 percent below the previous quarter and 7 percent lower than a year earlier. Single-family building permits were issued for 404,000 (SAAR) housing units, a decrease of 10 percent from the second quarter and 16 percent from year-earlier levels. Single-family permits have increased in 4 of the past 6 quarters, after having declined for 14 consecutive quarters.
- During the third quarter, builders started construction on 589,000 new housing units (SAAR), down 2 percent from the second quarter but up 1 percent from a year earlier. Single-family housing starts totaled 437,000 (SAAR) housing units, down 11 percent from the second quarter and 12 percent from year-earlier levels. Single-family starts have risen in 2 of the past 5 quarters, after having fallen for 12 consecutive quarters.

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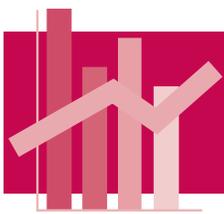
- Builders completed 609,000 (SAAR) new housing units in the third quarter, down 22 percent from the second quarter and 20 percent over the four-quarter period. Single-family home completions totaled 485,000 (SAAR) units, down 17 percent from the previous quarter and 2 percent from a year earlier. Completions have increased in 3 of the past 5 quarters, after having declined for 14 consecutive quarters.
- Manufactured housing shipments totaled 49,700 (SAAR) units in the third quarter, down 12 percent from the second quarter but up 1 percent from the previous year. Onsite placements of manufactured housing, which are reported with a lag, reached 57,300 units in the second quarter, up 27 percent from the previous quarter and 10 percent from a year earlier. Manufactured housing shipments have increased in 2 of the last 3 quarters following a downward trend that began after the hurricane-induced sales-order increases of late 2005.

## Marketing of Housing

Data in the housing marketing sector trended downward in the third quarter of 2010, in part reflecting the expiration of the homebuyer tax credit in the second quarter. Both the number of new and existing homes sold fell, while the median sales prices of new and existing homes sold remained roughly the same as in the second quarter. The FHFA and S&P Case-Shiller® repeat sales house price indices, which are reported with a lag, estimated that house prices were higher in the second quarter than in the first quarter of 2010. The average months' supply of homes for sale in the third quarter increased for both new and existing homes. Home builders' confidence, as measured by the National Association of Home Builders (NAHB)/Wells Fargo Housing Market Index, dropped in the third quarter.

- During the third quarter of 2010, 293,000 (SAAR) new single-family homes were sold, down 13 percent from the 335,000 (SAAR) homes sold in the second quarter and 27 percent from a year earlier.
- The NATIONAL ASSOCIATION OF REALTORS® (NAR) reported that 4.163 million (SAAR) existing homes—including single-family, townhomes, condominiums, and cooperatives—were sold in the third quarter, down 25 percent from the previous quarter and 21 percent from year-earlier levels. According to a NAR practitioner survey, sales to first-time homebuyers accounted for 34 percent of all home sales transactions in the third quarter, down from 46 percent in the previous quarter.

- The median price of new homes sold was \$216,400, down 1 percent from the previous quarter but up 1 percent over the previous four quarters. The average price of new homes sold was \$253,400, down 6 percent from the previous quarter and 8 percent from a year earlier. A constant-quality house would have sold for \$276,500, down 2 percent from the previous quarter and 1 percent from a year earlier.
- NAR reported that the median price of existing homes sold was \$177,100 in the third quarter, up slightly from the second quarter but down 1 percent from a year earlier. The average price of existing homes sold in the third quarter was \$225,300, 1 percent higher than both the previous quarter and the third quarter of the previous year. According to a NAR practitioner survey, distressed sales (foreclosures and short sales) represented 34 percent of all home sales in the third quarter, up from 32 percent in the second quarter. Distressed sales prices are typically 15 to 20 percent below normal market prices.
- S&P/Case-Shiller® and the FHFA both produce repeat-sales house price indexes that are reported with a 2-month lag. The Case-Shiller® national index estimated that (SA) home prices in the second quarter of 2010 were up 2.3 percent from the previous quarter and 3.6 percent from a year earlier. The FHFA purchase-only index estimated that (SA) home prices in the second quarter were up 0.9 percent from the previous quarter but down 1.6 percent from a year earlier. The FHFA index is based on mortgages that have been sold to or guaranteed by Fannie Mae and Freddie Mac and tends to show less volatility than the S&P Case-Shiller® index, mainly because it excludes subprime and some "jumbo" loans and because the index is loan weighted instead of value weighted.
- During the third quarter of 2010, the average inventory of new homes for sale was 207,000 units, down 4 percent from the second quarter and 21 percent from a year earlier. That inventory would support 8.5 months of sales at the current sales pace, up 0.6 month from the second quarter and 0.7 month from a year earlier. The average inventory of existing homes for sale in the third quarter was 4.055 million units, up 3 percent from the second quarter and 4 percent from the previous year. That inventory would support 11.7 months of sales at the current sales pace, up 3.2 months from the second quarter and 2.8 months from a year earlier. Of concern is the "shadow inventory" of homes as a result of the high rate of delinquencies and foreclosures, which has the potential to increase the supply of homes for sale and further depress home prices.



- The Federal Housing Administration's (FHA's) share of the mortgage market, which is reported with a 2-month lag, increased in the second quarter of 2010 for all loans and for home purchase loans. Based on loan origination data, the FHA's dollar volume share of the mortgage market was 18.9 percent, up from 16.2 percent in the first quarter and 16.8 percent a year earlier. For home purchase loans, the FHA's dollar volume share was 36.3 percent, up from 29.2 percent in first quarter and 24.5 percent a year earlier. Based on the number of loans originated, the FHA's share of the mortgage market was 22.7 percent, up from 19.2 percent in the previous quarter and 19.5 percent a year earlier. For home purchase loans, the FHA's share of the number of new mortgage loans was 42.3 percent, up from 33.7 percent from the previous quarter and 28.6 percent a year earlier.
- Home builders' optimism declined in the third quarter of 2010. The NAHB/ Wells Fargo composite Housing Market Index was 13, down 6 points from the second quarter and 5 points from a year earlier. The index for expected future sales dropped from 25 to 19 points. The composite index is based on three components—current market activity, future sales expectations, and prospective buyer traffic—and ranges from 0 to 100.

## Affordability, Homeownership, and Foreclosures

Housing affordability, as measured by the NAR Housing Affordability Index, increased in the third quarter of 2010. The NAR composite index estimates that a family earning the median income had 172.6 percent of the income needed to purchase a median-priced, existing single-family home, using standard lending guidelines. That value is up 3 percent from the second quarter and 7 percent over the four-quarter period. The increase in affordability is attributed to a 29-basis-point decrease in mortgage interest rates and a 0.3-percent increase in median family income, which more than offset a 1-percent increase in the median price of existing single-family homes sold.

Estimates from the MBA's quarterly National Delinquency Survey, which is reported with a 2-month lag, showed that both the delinquency rate and the rate of loans entering foreclosure for mortgages on 1- to 4-family homes fell during the second quarter of 2010. The delinquency rate decreased for both prime and subprime loans but increased for FHA loans. The percentage of newly initiated foreclosures (foreclosure starts) fell for prime, subprime, and FHA loans. The percentage of mortgage holders seriously delinquent on their mortgages (90 or more days past due or in the

foreclosure process) fell for the second consecutive quarter; the rate had been rising since the third quarter of 2006. Of concern is the rise in short-term delinquencies in the second quarter, which had been on the decline since the beginning of 2009.

According to the MBA, the (SA) delinquency rate for all mortgage loans in the second quarter of 2010 was 9.85 percent, down from 10.06 percent in the first quarter but up from 9.24 percent a year earlier. The (SA) delinquency rate for prime mortgages was 7.10 percent in the second quarter, down from 7.32 percent in the first quarter but up from 6.41 percent a year earlier. The (SA) delinquency rate for subprime mortgage loans was 27.02 percent for the second quarter, down from 27.21 percent in the first quarter but up from 25.35 percent a year earlier. For FHA loans in the MBA survey, the (SA) delinquency rate was 13.29 percent in the second quarter, up from 13.15 percent in the first quarter but down from 14.42 percent a year earlier.

Newly initiated foreclosures represented 1.11 percent of all mortgage loans in the second quarter, down from 1.23 percent in the first quarter and 1.36 percent a year earlier. The rate of newly initiated foreclosures on prime loans was 0.91 percent in the second quarter, down slightly from 0.92 percent in the first quarter and 1.01 percent a year earlier. Foreclosures started on subprime loans fell for the fifth consecutive quarter to 2.83 percent in the second quarter, from 3.35 percent in the first quarter and 4.13 percent a year earlier. Not all newly initiated foreclosures end in foreclosure completions. Approximately 52 percent of foreclosures initiated in the fourth quarter of 2009 were completed in the second quarter of 2010. The lag between a foreclosure start and a completed foreclosure usually ranges between 2 and 15 months, with an average lag of about 6 months.

The national homeownership rate was 66.9 percent in the third quarter of 2010, the same as in the second quarter but down from 67.6 percent a year earlier. The homeownership rate for minority households decreased to 48.6 percent in the third quarter, down from 49.0 percent in the previous quarter and 49.9 percent a year earlier. The decline in homeownership reflects the subprime lending crisis, the high rates of unemployment, and the recent severe recession. Servicer emphasis on home retention actions, including those actions under the Making Home Affordable Program, are helping to keep the number of newly initiated and completed foreclosures down, despite high rates of mortgage delinquency. These programs cannot help all delinquent borrowers, however. In this regard, servicers have indicated that completed foreclosures are likely to increase as alternatives for seriously delinquent borrowers are exhausted.

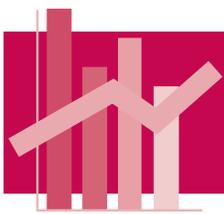
## Multifamily Housing

Performance in the multifamily housing sector (five or more units) continued to improve in the third quarter of 2010. In the production sector, the number of building permits and starts rose, although completions fell. The absorption rate for multifamily apartments increased and the rental vacancy rate declined. The absorption rate for condominiums and cooperatives decreased in the third quarter.

- During the third quarter of 2010, builders took out permits for 135,000 (SAAR) new multifamily units, up 9 percent from the second quarter and 31 percent from a year earlier.
- Builders started construction on 138,000 (SAAR) new multifamily units in the third quarter, up 36 percent from 102,000 units in the second quarter and up 74 percent from 79,000 units a year earlier. Builders

completed 117,000 (SAAR) multifamily units in the third quarter, down 37 percent from the previous quarter and 54 percent from year-earlier levels.

- Market absorption of new multifamily units increased for apartments but decreased for condos and co-ops in the third quarter of 2010. Of the total number of new apartments completed in the second quarter, 62 percent were leased in the first 3 months after completion, which is 6 percentage points higher than in the second quarter and 13 percentage points higher than year-earlier levels. Of the total number of new condos and co-ops completed in the second quarter of 2010, 36 percent were sold in the third quarter, down 8 percentage points from the second quarter but the same as a year earlier.
- The multifamily rental vacancy rate in the third quarter of 2010 was 11.8 percent, down from 12.2 percent in the second quarter and 13.1 percent a year earlier.



# THE IMPACT OF HURRICANE KATRINA ON THE NEW ORLEANS HOUSING STOCK: 2009 AMERICAN HOUSING SURVEY RESULTS

Since 1973, field representatives from the Census Bureau have collected data for the American Housing Survey (AHS). The AHS includes a national survey, conducted in odd-numbered years, and independent metropolitan area surveys, which are typically conducted on a 6-year cycle. The AHS is a joint effort between the U.S. Department of Housing and Urban Development (HUD) and the Census Bureau. Beginning in 2011, a total of 60 metropolitan area surveys will be conducted and rotated on a 4-year cycle. In 2011, 30 metropolitan area surveys will be conducted, and the field representatives of the Census Bureau will return to the same metropolitan areas to conduct the 2015 survey. The remaining 30 metropolitan area surveys will be conducted in 2013 and again in 2017.

The AHS is a statistically representative sample of housing units in the United States and includes data on renters and homeowners, single-family homes, apartments, size of housing units, household composition and incomes, housing conditions and structural characteristics, neighborhood quality, financing and housing costs, monthly housing expenses, and the overall availability of affordable housing. An important feature of the AHS is that the survey revisits the same housing units each time, chronicling the history of American housing.

In 2009, at HUD's direction, the Census Bureau conducted the New Orleans metropolitan area survey (referred to as the New Orleans AHS). Questions were added to assess the impact of Hurricane Katrina, which devastated much of the area in August 2005, on housing and households in the New Orleans metropolitan area, including questions on the types of repair and remodeling work completed on Hurricane Katrina-damaged units. In addition to new units added to the survey sample in 2009, households in the same housing units from the 2004 New Orleans AHS sample were surveyed (including visits to 2004 sample units that were vacant in 2009). This sampling design allows for comparisons of the pre- and post-Hurricane Katrina housing conditions in New Orleans. In 2011, the same housing units will be revisited to measure additional signs of recovery and changes in the housing conditions

in the New Orleans metropolitan area since Hurricane Katrina came ashore. The 2009 New Orleans AHS included more than 3,400 housing units and covered the major parishes in the New Orleans metropolitan area: Jefferson, Orleans, Plaquemines, St. Bernard, St. Charles, St. John the Baptist, and St. Tammany.

In September 2010, HUD and the Census Bureau released the results of the 2009 New Orleans AHS in microdata form and tabular reports. The 2009 New Orleans AHS microdata is the basis for this article. Because the AHS is a sample, the estimates are subject to sampling and non-sampling variability. This article also explains the many ways to access this rich data source.

## Selected Housing Characteristics From the 2009 New Orleans AHS

The New Orleans housing stock consists of more than 512,500 housing units, of which approximately 71,700 are vacant or for seasonal use. According to the New Orleans AHS, families in New Orleans are homeowners by a ratio of 2 to 1. These homeowners generally live in single-family housing that is fairly new, has three or more bedrooms, and more than one complete bathroom. These housing units have few deficiencies. In 2009, households paid approximately 25 percent of their income toward housing costs, up 5 percentage points from 2004.

Table 1 shows the composition of housing stock in the New Orleans metropolitan area. The New Orleans AHS estimates that the New Orleans housing stock included 512,500 units in 2009, down 8.6 percent from the 561,000 units estimated in the 2004 New Orleans AHS. The vacancy rate increased from 10.5 percent in 2004 to 14.0 percent in 2009. Of the 436,000 occupied units in 2009, 66.6 percent were owner occupied. This homeownership rate is a slight increase from the 64.9-percent rate recorded in the 2004 New Orleans AHS.

Table 2 shows that the predominant type of housing in the New Orleans metropolitan area is the single-family unit, which accounts for 75.4 percent of the New Orleans housing stock. The most popular single-family units are detached units, which account for 303,800 housing units (69.7 percent of the occupied stock), followed by attached units (25,000 housing units, or 5.7 percent of the occupied stock).

Approximately 92,400 housing units, or 21.2 percent of the total occupied housing stock, are in multifamily buildings. The most prevalent multifamily housing size category is the two- to four-unit building, which accounts for more than one-half of all multi-

**Table 1. Composition of the Housing Stock**

Housing Type	2004		2009	
	Number of Units	Percentage	Number of Units	Percentage
All	561,000	100.0	512,500	100.0
Total Occupied	498,200	88.8	436,000	85.1
Owner Occupied	323,300	57.6	290,400	56.7
Renter Occupied	174,900	31.2	145,700	28.4
Vacant	58,900	10.5	71,700	14.0

**Table 2. Housing Stock by Type and Tenure (Occupied Units)**

2004 Type of Housing Unit	All		Owner		Renter	
	Number of Units	Percentage	Number of Units	Percentage	Number of Units	Percentage
Single-family detached	324,200	65.1	279,900	86.6	44,300	25.3
Single-family attached	41,000	8.2	13,500	4.2	27,500	15.7
Multifamily	108,900	21.9	10,400	3.2	98,500	56.3
2–4 units	54,600	11.0	6,800	2.1	47,800	27.3
5–9 units	18,100	3.6	1,200	0.4	16,900	9.7
10–19 units	13,000	2.6	300	0.1	12,700	7.3
20–49 units	10,400	2.1	1,100	0.3	9,300	5.3
50 units or more	12,800	2.6	1,000	0.3	11,800	6.7
Manufactured (mobile)	24,100	4.8	19,400	6.0	4,700	2.7
2009 Type of Housing Unit	All		Owner		Renter	
	Number of Units	Percentage	Number of Units	Percentage	Number of Units	Percentage
Single-family detached	303,800	69.7	260,700	89.8	43,100	29.6
Single-family attached	25,000	5.7	8,200	2.8	16,900	11.6
Multifamily	92,400	21.2	10,600	3.7	81,800	56.1
2–4 units	52,200	12.0	7,400	2.5	44,800	30.7
5–9 units	11,800	2.7	900	0.3	10,900	7.5
10–19 units	10,200	2.3	400	0.1	9,800	6.7
20–49 units	9,200	2.1	800	0.3	8,300	5.7
50 units or more	9,000	2.1	1,100	0.4	8,000	5.5
Manufactured (mobile)	14,800	3.4	10,900	3.8	3,900	2.7

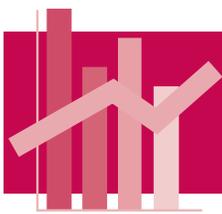
family units. Approximately 9,000 housing units are in the largest (50 or more units) multifamily structures, representing about 9.7 percent of the multifamily housing stock.

As of 2009, the housing stock in New Orleans was slightly younger than the overall U.S. housing stock. As Table 3 demonstrates, approximately 30.2 percent of the units have been built since 1980, and the median construction date is 1972—meaning one-half of the housing units are less than 39 years old. New Orleans also has its share of old houses: 23,400 units (5.4 percent of all housing units) are more than 92 years old.

Table 4 presents the distribution of housing units among the parishes in 2004 and 2009. Since 2004,

the proportion of units in Orleans Parish has decreased by 6.0 percentage points, although units in St. Tammany Parish and Jefferson Parish increased by 4.5 percentage points and 3.7 percentage points, respectively. The redistribution reflects the loss of units due to the effects of Hurricane Katrina and the subsequent growth in the parishes least affected by the storm.

In 2009, approximately 320,000 homes in New Orleans (62.5 percent) have three or more bedrooms. Housing units containing three bedrooms are the most popular and account for 219,000 (42.7 percent) housing units (see Table 5). Approximately 2,000 housing units (0.4 percent) do not have a separate bedroom. Since 2004, the proportion of units with



**Table 3. Year Structure Built (Occupied Units)**

Year Built	2004		2009	
	Number of Units	Percentage	Number of Units	Percentage
2005–09	NA	NA	18,000	4.1
2000–04	18,700	3.8	22,600	5.2
1995–99	14,400	2.9	12,800	2.9
1990–94	17,800	3.6	16,800	3.9
1985–89	31,500	6.3	25,500	5.8
1980–84	38,400	7.7	36,300	8.3
1975–79	61,800	12.4	55,400	12.7
1970–74	68,000	13.6	57,300	13.1
1960–69	89,300	17.9	70,200	16.1
1950–59	54,500	10.9	41,900	9.6
1940–49	41,200	8.3	28,100	6.4
1930–39	21,100	4.2	14,600	3.3
1920–29	14,000	2.8	12,900	3.0
1919 or earlier	27,400	5.5	23,400	5.4

NA = not available.

**Table 4. Housing Location (Occupied Units)**

Parish	2004		2009	
	Number of Units	Percentage	Number of Units	Percentage
Jefferson	172,400	34.6	167,200	38.3
Orleans	178,100	35.7	129,500	29.7
Plaquemines	9,600	1.9	5,300	1.2
St. Bernard	24,100	4.8	10,400	2.4
St. Charles	18,500	3.7	20,100	4.6
St. John the Baptist	18,400	3.7	16,500	3.8
St. Tammany	77,100	15.5	87,000	20.0

**Table 5. Number of Bedrooms per Housing Unit**

Number of Bedrooms	2004		2009	
	Number of Units	Percentage	Number of Units	Percentage
0	3,700	0.7	2,000	0.4
1	65,000	11.6	60,900	11.9
2	154,800	27.6	129,700	25.3
3	237,600	42.4	218,600	42.7
4 or more	100,000	17.8	101,300	19.8

one or two bedrooms has declined by about 2.0 percentage points in favor of units with three or more bedrooms. Virtually all housing units (98.7 percent) have one or more bathrooms; only 6,700 housing units report having no bathroom. Nearly 163,000 housing units have one complete bathroom and nearly 285,000 have two or more bathrooms—an increase of nearly 7,000 units compared with the number of bathrooms in the 2004 New Orleans AHS (see Table 6).

New Orleans' housing units—especially owner-occupied units—have fewer deficiencies in 2009 than they did in 2004. Table 7 shows the incidence of selected deficiencies for all occupied housing units and then distinguishes between owner- and renter-occupied housing units. Of the approximately 436,000 occupied units in the New Orleans area, about 6,800 have holes in the floors; the incidence is lower for owner-occupied units (1.1 percent) than for renter-occupied units (2.5 percent). Open cracks

or holes in interior walls are more prevalent—24,200 occupied units reported this deficiency—and the incidence for renters (7.1 percent) is higher than for owners (4.8 percent). The incidence of exposed wiring for all occupied housing units decreased from 3,000 units in 2004 to 1,300 units in 2009.

Table 8 shows the distribution of monthly housing costs by tenure. Housing costs for renters include contract rent, property insurance, and utilities. Housing costs for owners include mortgage (or installment loan) payments, property insurance, real estate taxes, fees (association, condominium, or cooperative), park fees for manufactured (mobile) homes, land rents, routine maintenance, and utilities. Median monthly housing costs for occupied units in 2009 increased by approximately 31.6 percent from costs reported in the 2004 New Orleans AHS. For all housing units, the median monthly housing cost in 2009 was \$846 per month, with owners having a median cost of \$816 and renters having a median cost of \$870. In 2004, the median monthly housing cost was \$643 (in 2009

dollars), with a median cost of \$556 for owners and \$688 for renters. Approximately 11,000 households pay no cash rent for their housing units. These include households living in units owned by relatives or friends and those occupied by persons who receive housing as part of their employment. A higher percentage of owners (20.3 percent) have housing costs of \$1,500 or more per month compared with renters (8.0 percent).

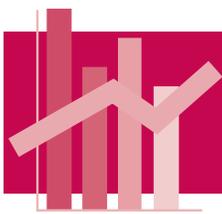
An alternative method for assessing the impact of housing costs is to estimate the median housing cost burden; that is, the proportion of income spent on housing. Since Hurricane Katrina struck in 2005, the median housing cost burden for all housing units rose from 20 percent in 2004 to 25 percent in 2009. The difference between owners and renters is large, with renters paying a median of 41 percent of their incomes and owners paying 20 percent in 2009. In 2004, renters paid a median of 30 percent of their incomes and owners paid 15 percent.

**Table 6. Number of Bathrooms per Housing Unit**

Number of Bathrooms	2004		2009	
	Number of Units	Percentage	Number of Units	Percentage
0	12,500	2.2	6,700	1.3
1	208,500	37.2	162,900	31.8
1.5	61,600	11.0	57,900	11.3
2 or more	278,500	49.6	285,000	55.6

**Table 7. Selected Housing Deficiencies (Occupied Units)**

2004 Deficiency	All		Owner		Renter	
	Number of Units	Percentage	Number of Units	Percentage	Number of Units	Percentage
Holes in floors	9,200	1.8	4,500	1.4	4,700	2.7
Open cracks or holes (interior)	42,700	8.6	22,500	7.0	20,200	11.5
Broken plaster or peeling paint (interior)	19,400	3.9	8,100	2.5	11,300	6.5
Exposed wiring	3,000	0.6	1,800	0.6	1,200	0.7
Rooms without electrical outlets	10,200	2.0	5,400	1.7	4,800	2.7
2009 Deficiency	All		Owner		Renter	
	Number of Units	Percentage	Number of Units	Percentage	Number of Units	Percentage
Holes in floors	6,800	1.6	3,300	1.1	3,600	2.5
Open cracks or holes (interior)	24,200	5.6	13,900	4.8	10,300	7.1
Broken plaster or peeling paint (interior)	8,300	1.9	3,900	1.3	4,500	3.1
Exposed wiring	1,300	0.3	600	0.2	700	0.5
Rooms without electrical outlets	6,400	1.5	3,200	1.1	3,200	2.2



Hurricane Katrina caused significant population upheaval and damage, affecting many occupied housing units in the New Orleans metropolitan area. According to the 2009 New Orleans AHS, nearly one-half of the households moved more than twice since Hurricane Katrina occurred, and more than 10 percent moved more than five times (see Table 9).

Of the 290,400 owner-occupied units, more than 252,000 units were damaged by Hurricane Katrina. Of those, more than 90 percent have undergone some repairs as of 2009. Nearly 11,000 units were severely damaged (razed or condemned), and more

than 88 percent of those severely damaged units were rebuilt. More than 18,000 homeowners either have or intend to elevate their homes as a result of the damage caused by Hurricane Katrina.

Repairs are quite costly in New Orleans—one-half of the homeowners spent \$5,000 or more for repairs. Table 10 shows that approximately 112,000 households, or 57 percent of the affected homeowners, repaired their roof. A significant number of homeowners added additional rooms or repaired electrical wiring, windows, fencing, or walls.

**Table 8. Monthly Housing Costs (Occupied Housing Units) by Tenure**

2009 Cost Range (\$)	All		Owner		Renter	
	Number of Units	Percentage	Number of Units	Percentage	Number of Units	Percentage
Less than 100	2,300	0.5	1,300	0.4	1,000	0.7
100–199	10,300	2.4	7,900	2.7	2,400	1.6
200–249	12,900	3.0	10,600	3.7	2,400	1.6
250–299	16,300	3.7	13,300	4.6	3,100	2.1
300–349	13,700	3.1	12,300	4.2	1,400	1.0
350–399	19,700	4.5	16,800	5.8	2,900	2.0
400–449	17,500	4.0	14,900	5.1	2,600	1.8
450–499	19,000	4.4	15,800	5.4	3,300	2.3
500–599	28,600	6.6	19,200	6.6	9,300	6.4
600–699	30,100	6.9	17,100	5.9	13,000	8.9
700–799	28,300	6.5	13,600	4.7	14,600	10.0
800–999	61,200	14.0	29,000	10.0	32,300	22.2
1,000–1,249	60,900	14.0	35,500	12.2	25,400	17.4
1,250–1,499	33,800	7.8	24,400	8.4	9,400	6.5
1,500–1,999	36,500	8.4	28,100	9.7	8,400	5.8
2,000–2,499	14,700	3.4	13,000	4.5	1,700	1.2
2,500 or more	19,100	4.4	17,700	6.1	1,400	1.0
No cash rent	11,100	2.5	NA	NA	11,100	7.6

NA = not available.

**Table 9. Number of Residences Since Hurricane Katrina**

Number of Residences Since Hurricane Katrina	Number of Units	Percentage
1	58,600	19.5
2	94,900	31.5
3	76,500	25.4
4	37,100	12.3
5	16,600	5.5
6	7,600	2.5
7	3,300	1.1
8 or more	3,600	1.2

**Table 10. Repairs to the Damaged Owner-Occupied Units by Type**

Type of Repair	Number of Units	Percentage
Roof	112,300	56.9
Room(s) added	17,000	8.7
Electrical wiring	6,100	3.1
Windows	5,500	2.8
Fencing or wall	4,200	2.1
Deck added	4,200	2.1
Central air conditioning	3,900	2.0

## Accessing Housing Information

HUD and the Census Bureau give high priority to making AHS results accessible. Users may download AHS information in tabular and microdata formats. The tabulations are available on paper, CD-ROM, and downloadable Internet files. The microdata files (in ASCII or SAS formats) are available on CD-ROM and can be downloaded from the Internet. For copies of the printed versions, contact HUD USER at 1-800-245-2691 or P.O. Box 23268, Washington, DC 20026-3268. Users can purchase national AHS reports from the Government Printing Office by calling 202-512-1800, and they can obtain the metropolitan area reports from the Census Bureau by calling 301-763-4636 or writing to the Census Bureau, Washington, DC 20233-8500. Both the Census Bureau and HUD maintain Internet sites, and HUD operates an AHS electronic mailing list for the AHS user community. The URL for the HUD AHS website is [www.huduser.org/datasets/ahs.html](http://www.huduser.org/datasets/ahs.html). The site provides the following items:

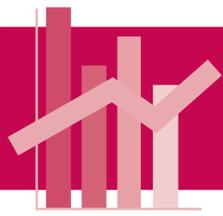
- The 2009 New Orleans AHS microdata files in SAS and ASCII formats.
- Summary statistics for the 2009 New Orleans AHS.
- The code book for the survey, revised for the 2009 survey, in PDF files.

- Links to the Census Bureau website.
- Microdata in downloadable format for the 1995, 1997, 1999, 2001, 2003, 2005, 2007, and 2009 national surveys and the 1995, 1996, 1998, 2002, 2004, 2007, and 2009 metropolitan area surveys.
- Information for ordering reports and documents from HUD USER.

The URL for the Census Bureau AHS website is [www.census.gov/hhes/www/ahs.html](http://www.census.gov/hhes/www/ahs.html). This site provides these items:

- The AHS national and metropolitan reports from 1975 through 2009 in PDF files. Other AHS and housing reports.
- A description of the surveys, historical changes in the surveys, definitions of concepts and variables, sample design and sizes, estimation weights, and survey results in brief formats.
- Information for ordering reports and documents from the Census Bureau's Customer Service Center.

HUD operates an Internet mailing list to provide information and create a forum for the exchange of information within the AHS user community. Subscription instructions are posted at [www.huduser.org/emaillists/ahslist.html](http://www.huduser.org/emaillists/ahslist.html).



# National Data

## HOUSING PRODUCTION



### Permits\*

Permits for construction of new housing units in the third quarter of 2010, at a SAAR of 559,000 units, were down 5 percent from the second quarter and were down 7 percent from the third quarter of 2009. Single-family permits, at 404,000 units, were down 10 percent from the previous quarter and down 16 percent from a year earlier. Multifamily permits (five or more units in structure), at 135,000 units, were 9 percent above the second quarter of 2010 and 31 percent above the third quarter of 2009.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
<b>Total</b>	559	589	601	- 5	- 7
<b>One Unit</b>	404	448	478	- 10	- 16
<b>Two to Four</b>	21	18	20	+ 13	+ 5**
<b>Five Plus</b>	135	123	103	+ 9	+ 31

\*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 2010 totaled 589,000 units at a SAAR, a statistically insignificant 2 percent below the second quarter of 2010 but a statistically insignificant 1 percent above the third quarter of 2009. Single-family starts, at 437,000 units, were 11 percent lower than the previous quarter and 12 percent lower than the third quarter level of 2009. Multifamily starts totaled 138,000 units, a statistically insignificant 36 percent above the previous quarter and 74 percent above the same quarter in 2009.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
<b>Total</b>	589	602	586	- 2**	+ 1**
<b>One Unit</b>	437	491	496	- 11	- 12
<b>Five Plus</b>	138	102	79	+ 36**	+ 74

\*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\*

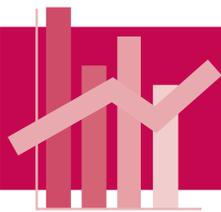
Housing units under construction at the end of the third quarter of 2010 were at a SAAR of 437,000 units, a statistically insignificant 2 percent below the previous quarter and 24 percent below the third quarter of 2009. Single-family units stood at 269,000, a statistically insignificant 5 percent below the previous quarter and 14 percent below the third quarter of 2009. Multifamily units were at 158,000, up a statistically insignificant 2 percent from the previous quarter but down 37 percent from the third quarter of 2009.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
<b>Total</b>	437	448	577	- 2**	- 24
<b>One Unit</b>	269	283	314	- 5**	- 14
<b>Five Plus</b>	158	155	249	+ 2**	- 37

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

\*\*This change is not statistically significant.

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



## Completions<sup>★</sup>

Housing units completed in the third quarter of 2010, at a SAAR of 609,000 units, were down 22 percent from the previous quarter and down 20 percent from the same quarter of 2009. Single-family completions, at 485,000 units, were down 17 percent from the previous quarter and down a statistically insignificant 2 percent from the rate of a year earlier. Multifamily completions, at 117,000 units, were a statistically insignificant 37 percent below the previous quarter and 54 percent below the same quarter of 2009.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
<b>Total</b>	609	777	766	- 22	- 20
<b>One Unit</b>	485	584	495	- 17	- 2**
<b>Five Plus</b>	117	185	255	- 37**	- 54

\*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<sup>★</sup>

Shipments of new manufactured (mobile) homes were at a SAAR of 49,700 units in the third quarter of 2010, which is 12 percent below the previous quarter but 1 percent above the rate of the third quarter of 2009.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
<b>Manufacturers' Shipments</b>	49.7	56.3	49.0	- 12	+ 1

\*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

# MARKETING OF HOUSING



## Home Sales\*

Sales of new single-family homes totaled 293,000 (SAAR) units in the third quarter of 2010, down a statistically insignificant 13 percent from the previous quarter and down 27 percent from the third quarter of 2009. The average monthly inventory of new homes for sale during the third quarter was 207,000 units, a statistically insignificant 4 percent below the previous quarter and 21 percent below the third quarter of last year. The average months' supply of unsold homes, based on monthly inventories and sales rates for the third quarter of 2010, was 8.5 months, up 7 percent from the previous quarter and up 9 percent from the third quarter of 2009; both changes are statistically insignificant.

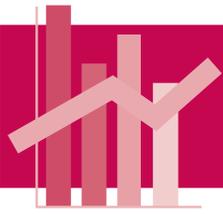
Sales of existing homes—including single-family homes, townhomes, condominiums, and cooperatives—as reported by the NATIONAL ASSOCIATION OF REALTORS®, totaled 4,163,000 (SAAR) in the third quarter of 2010, down 25 percent from the previous quarter and down 21 percent from the third quarter of 2009. The average monthly inventory of units for sale during the third quarter of 2010 was 4,055,000, up 3 percent from the previous quarter and up 4 percent from the third quarter of 2009. The average months' supply of unsold units for the third quarter of 2010 was 11.7 months, up 38 percent from the second quarter and up 32 percent from the third quarter of last year.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
<b>New Homes</b>					
<b>New Homes Sold</b>	293	335	401	- 13**	- 27
<b>For Sale</b>	207	214	261	- 4**	- 21
<b>Months' Supply</b>	8.5	7.9	7.8	+ 7**	+ 9**
<b>Existing Homes</b>					
<b>Existing Homes Sold</b>	4,163	5,570	5,280	- 25	- 21
<b>For Sale</b>	4,055	3,936	3,899	+ 3	+ 4
<b>Months' Supply</b>	11.7	8.5	8.9	+ 38	+ 32

\*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 2010 was \$216,400, 1 percent lower than the second quarter but 1 percent higher than the third quarter of 2009; both changes are statistically insignificant. The average price of new homes sold during the third quarter of 2010 was \$253,400, down a statistically insignificant 6 percent from the previous quarter and down 8 percent from the third quarter of 2009. The estimated price of a constant-quality house during the third quarter of 2010 was \$276,500, 2 percent lower than the previous quarter and 1 percent lower than the third quarter of 2009; both changes are statistically insignificant. 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 2010 was \$177,100, up less than 1 percent from the previous quarter but down 1 percent from third quarter of 2009, according to the NATIONAL ASSOCIATION OF REALTORS®. The average price of existing homes sold in the third quarter of 2010 was \$225,300, up 1 percent from the previous quarter and up 1 percent from the third quarter of 2009.

	Latest Quarter (\$)	Previous Quarter (\$)	Same Quarter Previous Year (\$)	% Change From Previous Quarter	% Change From Last Year
<b>New Homes</b>					
<b>Median</b>	216,400	219,500	214,300	- 1**	+ 1**
<b>Average</b>	253,400	268,800	274,100	- 6**	- 8
<b>Constant-Quality House<sup>1</sup></b>	276,500	282,700	280,100	- 2**	- 1**
<b>Existing Homes</b>					
<b>Median</b>	177,100	176,600	178,100	—	- 1
<b>Average</b>	225,300	222,700	223,800	+ 1	+ 1

\*\*This change is not statistically significant.

<sup>1</sup> 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.



## Repeat Sales Price Index

The Federal Housing Finance Agency's purchase-only House Price Index (FHFA HPI) stood at 194.3 on a seasonally adjusted (SA) basis in the second quarter of 2010, 0.9 percent above the previous quarter but 1.6 percent below the second quarter of 2009. The national Case-Shiller® Home Price Index was 137.7 (SA) in the second quarter of 2010, up 2.3 percent from the previous quarter and up 3.6 percent year-over-year.

	Current Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
<b>FHFA HPI<sup>1</sup></b>	194.3	192.6	197.4	+ 0.9	- 1.6
<b>Case-Shiller® HPI<sup>2</sup></b>	137.7	134.6	132.9	+ 2.3	+ 3.6

<sup>1</sup> First quarter 1991 equals 100.

<sup>2</sup> First quarter 2000 equals 100.

Sources: Federal Housing Finance Agency; S&P/Case-Shiller® National Home Price Index



## 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 2010 shows that families earning the median income had 172.6 percent of the income needed to purchase the median-priced existing single-family home. This figure is 3 percent higher than the second quarter of 2010 and 7 percent higher than the third quarter of 2009.

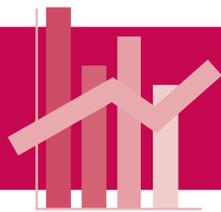
The increase in the housing affordability index in the third quarter of 2010 reflects changes in the marketplace. Median family income rose 0.3 percent from the previous quarter to \$61,652. The median sales price of existing single-family homes in the third quarter of 2010 increased to \$177,900, which is 1 percent higher than the previous quarter. The national average home mortgage interest rate of 4.78 in the third quarter of 2010 is 29 basis points lower than the previous quarter. Housing affordability rose in the third quarter of 2010 because of the increase in median family income and the decrease in home mortgage interest rates, which more than offset the rise in the median sales price of existing single-family homes.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
<b>Composite Index</b>	172.6	167.4	161.4	+ 3	+ 7
<b>Fixed-Rate Index</b>	171.8	166.6	160.8	+ 3	+ 7
<b>Adjustable-Rate Index</b>	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®



## Absorption of New Multifamily Units

In the second quarter of 2010, 30,000 new, unsubsidized, unfurnished, multifamily (five or more units in structure) rental apartments were completed, up a statistically insignificant 9 percent from the previous quarter but down 37 percent from the second quarter of 2009. Of the apartments completed in the second quarter of 2010, 62 percent were rented within 3 months. This absorption rate is 6 percentage points higher than the previous quarter and is up 13 percentage points from the second quarter of 2009. The median asking rent for apartments completed in the second quarter of 2010 was \$1,176, an increase of 14 percent from the previous quarter and a statistically insignificant increase of 2 percent from the second quarter of 2009.

In the second quarter of 2010, 5,100 new condominium or cooperative units were completed, up 55 percent from the previous quarter but down 48 percent from units completed in the second quarter of 2009. Of these, 36 percent were sold within 3 months. This absorption rate is 8 percentage points higher than in the previous quarter but unchanged from the second quarter of 2009. The median asking price for condominiums in the second quarter of 2010 was \$322,118, below the \$400,000+ bracket for the first time since the second quarter of 2008.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
<b>Apartments Completed*</b>	30.0	27.6	47.7	+ 9**	- 37
<b>Percent Absorbed Next Quarter</b>	62	56	49	+ 11	+ 27
<b>Median Asking Rent</b>	\$1,176	\$1,028	\$1,154	+ 14	+ 2**
<b>Condos and Co-ops Completed</b>	5.1	3.3	9.9	+ 55	- 48
<b>Percent Absorbed Next Quarter</b>	36	44	36	- 18	—

\*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 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 2010 totaled 57,300 units at a SAAR, 27 percent above the level of the previous quarter and 10 percent above the second quarter of 2009. The number of homes for sale on dealers' lots at the end of the second quarter totaled 23,000 units, 8 percent below the previous quarter and 18 percent below the second quarter of 2009. The average sales price of the units sold in the second quarter was \$62,200, a statistically insignificant 3 percent below the price in the previous quarter and a statistically insignificant 1 percent below the price in the second quarter of 2009.

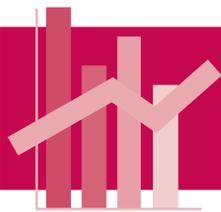
	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Placements*	57.3	45.0	52.0	+ 27	+ 10
On Dealers' Lots*	23.0	25.0	28.0	- 8	- 18
Average Sales Price	\$62,200	\$64,300	\$62,500	- 3**	- 1**

\*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 2010, the current market activity index for single-family detached houses stood at 14, down 6 points from the previous quarter and down 3 points from the third quarter of 2009. The index for expected future sales expectations, at 19, fell 6 points from the second quarter of 2010 and 9 points from the third quarter of last year. Prospective buyer traffic had an index value of 10, which is down by 4 points from the previous quarter and by 6 points from the third quarter of last year. NAHB combines these separate indices into a single housing market index that mirrors the three components quite closely. For the third quarter of 2010, this index declined to 13, which is down by 6 points from the second quarter of 2010 and by 5 points from the third quarter of last year.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
<b>Housing Market Index</b>	13	19	18	- 32	- 28
<b>Current Sales Activity—Single-Family Detached</b>	14	20	17	- 30	- 18
<b>Future Sales Expectations—Single-Family Detached</b>	19	25	28	- 24	- 32
<b>Prospective Buyer Traffic</b>	10	14	16	- 29	- 38

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

# HOUSING FINANCE

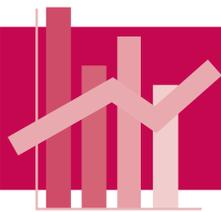


## Mortgage Interest Rates

The contract mortgage interest rate for 30-year, fixed-rate, conventional mortgages reported by Freddie Mac decreased to 4.45 percent in the third quarter of 2010, 46 basis points below the previous quarter and 71 basis points lower than the third quarter of 2009. Adjustable-rate mortgages (ARMs) in the third quarter of 2010 were going for 3.57 percent, 44 basis points lower than the previous quarter and 114 basis points below the third quarter of 2009. Fixed-rate, 15-year mortgages, at 3.92 percent, were down 37 basis points from the previous quarter and 68 basis points from the third quarter of 2009.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
<b>Conventional, Fixed-Rate, 30-Year</b>	4.45	4.91	5.16	- 9	- 14
<b>Conventional ARMs</b>	3.57	4.01	4.71	- 11	- 24
<b>Conventional, Fixed-Rate, 15-Year</b>	3.92	4.29	4.60	- 9	- 15

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 18.9 percent in the second quarter of 2010, up 2.7 percentage points from the first quarter of 2010 and up 2.1 percentage points from the second quarter of 2009. For home purchase loans, FHA's dollar volume share was 36.3 percent in the second quarter of 2010, up 7.1 percentage points from the first quarter of 2010 and up 11.8 percentage points from the second quarter of 2009. For mortgage refinance loans, FHA's dollar volume share was 7.3 percent in the second quarter of 2010, down 1.9 percentage points from the first quarter of 2010 and down 5.8 percentage points from the second quarter of 2009.

FHA's share of the 1- to 4-family mortgage market by loan count was 22.7 percent in the second quarter of 2010, up 3.5 percentage points from the first quarter of 2010 and up 3.2 percentage points from the second quarter of 2009. For home purchase loans, FHA's market share by loan count was 42.3 percent in the second quarter of 2010, up 8.6 percentage points from the first quarter of 2010 and up 13.7 percentage points from the second quarter of 2009. For mortgage refinance loans, FHA's market share by loan count was 8.4 percent in the second quarter of 2010, down 2.3 percentage points from the first quarter of 2010 and down 6.3 percentage points from the second quarter of 2009.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
<b>Mortgage Market Share by Dollar Volume (%)</b>					
<b>All Loans</b>	18.9	16.2	16.8	+ 17	+ 12
<b>Purchase</b>	36.3	29.2	24.5	+ 24	+ 48
<b>Refinance</b>	7.3	9.2	13.1	- 21	- 44
<b>Mortgage Market Share by Loan Count (%)</b>					
<b>All Loans</b>	22.7	19.2	19.5	+ 18	+ 16
<b>Purchase</b>	42.3	33.7	28.6	+ 26	+ 48
<b>Refinance</b>	8.4	10.7	14.7	- 21	- 42

\*This analysis includes first-lien mortgages originated in each time period. The amounts represented here are based on date of loan origination and thus will vary from what are shown in reports that summarize FHA insurance activity by insurance endorsement date. Sources: U.S. Department of Housing and Urban Development; data from FHA, Mortgage Bankers Association "MBA Mortgage Finance Forecast" report; and Loan Performance True Standings Servicing data system



## FHA 1- to 4-Family Mortgage Insurance\*

Applications for FHA mortgage insurance on 1- to 4-family homes were received for 629,900 properties in the third quarter of 2010, an increase of 11 percent from the second quarter of 2010 but 11 percent below the third quarter of 2009. Total endorsements or insurance policies issued totaled 409,900, up 2 percent from the previous quarter but down 27 percent from the third quarter of 2009. Purchase endorsements, at 269,100 were down 7 percent from the second quarter of 2010 and down 17 percent from the third quarter of 2009. Endorsements for refinancing increased to 140,800, up 26 percent from the second quarter of 2010 but down 41 percent from the third quarter of 2009. These numbers are not seasonally adjusted.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
<b>Applications Received</b>	629.9	566.0	710.0	+ 11	- 11
<b>Total Endorsements</b>	409.9	402.0	559.8	+ 2	- 27
<b>Purchase Endorsements</b>	269.1	289.8	322.8	- 7	- 17
<b>Refinancing Endorsements</b>	140.8	112.1	237.0	+ 26	- 41

\*Units in thousands of properties.

Source: Office of Housing, Department of Housing and Urban Development



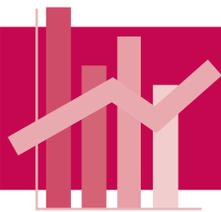
## PMI and VA Activity\*

Private mortgage insurers issued 74,400 policies or certificates of insurance on conventional mortgage loans during the second quarter of 2010, up 45 percent from the first quarter of 2010 but 55 percent lower than the second quarter of 2009. The Department of Veterans Affairs (VA) reported the issuance of mortgage loan guaranties on 77,700 single-family properties in the second quarter of 2010, up 10 percent from the previous quarter but down 1 percent from the second quarter of 2009. These numbers are not seasonally adjusted.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
<b>Total PMI Certificates</b>	74.4	51.5	165.3	+ 45	- 55
<b>Total VA Guaranties</b>	77.7	70.4	78.8	+ 10	- 1

\*Units in thousands of properties. PMI = Private mortgage insurance.

Sources: PMI—Mortgage Insurance Companies of America; VA—Department of Veterans Affairs



## Delinquencies and Foreclosures

Total delinquencies for all loans past due were at 9.85 percent in the second quarter of 2010, down 2 percent from the first quarter of 2010 but up 7 percent from the second quarter of 2009. Delinquencies for past due conventional subprime loans were at 27.02 percent, down 1 percent from the first quarter of 2010 but up 7 percent from the second quarter of the previous year. Conventional subprime adjustable-rate mortgage (ARM) loans that were past due stood at 29.5 percent in the second quarter of 2010, up 1 percent from the first quarter of 2010 and up 8 percent from the second quarter of 2009.

In the second quarter of 2010, 90-day delinquencies for all loans were at 4.82 percent, down 4 percent from the first quarter of 2010 but up 24 percent from the second quarter a year ago. Conventional subprime loans that were 90 days past due stood at 14.7 percent in the second quarter of 2010, down 2 percent from the previous quarter but up 23 percent from the second quarter of 2009. Conventional subprime ARM loans that were 90 days past due were at 18.29 percent in the second quarter of 2010, up 2 percent from the first quarter of 2010 and up 23 percent from the second quarter of 2009.

During the second quarter of 2010, 1.11 percent of all loans entered foreclosure, down 10 percent from the first quarter of 2010 and down 18 percent from the second quarter of the previous year. In the conventional subprime category, 2.83 percent of loans entered foreclosure in the second quarter of 2010, a decrease of 16 percent from the first quarter of 2010 and a decrease of 31 percent from the second quarter of 2009. In the conventional subprime ARM category, 3.39 percent of loans went into foreclosure in the second quarter of 2010, a decrease of 22 percent from the first quarter of 2010 and a decrease of 39 percent from the second quarter of 2009.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
<b>Total Past Due (%)</b>					
<b>All Loans</b>	9.85	10.06	9.24	- 2	+ 7
<b>Conventional Subprime Loans</b>	27.02	27.21	25.35	- 1	+ 7
<b>Conventional Subprime ARMs</b>	29.50	29.09	27.36	+ 1	+ 8
<b>90 Days Past Due (%)</b>					
<b>All Loans</b>	4.82	5.02	3.88	- 4	+ 24
<b>Conventional Subprime Loans</b>	14.70	14.97	12.00	- 2	+ 23
<b>Conventional Subprime ARMs</b>	18.29	17.91	14.83	+ 2	+ 23
<b>Foreclosures Started (%)</b>					
<b>All Loans</b>	1.11	1.23	1.36	- 10	- 18
<b>Conventional Subprime Loans</b>	2.83	3.35	4.13	- 16	- 31
<b>Conventional Subprime ARMs</b>	3.39	4.32	5.52	- 22	- 39

Source: National Delinquency Survey, Mortgage Bankers Association

# HOUSING INVESTMENT



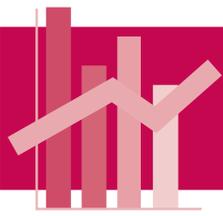
## Residential Fixed Investment and Gross Domestic Product\*

Residential Fixed Investment (RFI) for the third quarter of 2010 was at a SAAR of \$327.4 billion, 8 percent below the value from the second quarter of 2010 and 6 percent below the third quarter of 2009. As a percentage of the Gross Domestic Product (GDP), RFI for the third quarter of 2010 was 2.2 percent, 0.3 percentage point below the previous quarter and 0.3 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	14,730.2	14,578.7	14,114.7	+ 1	+ 4
RFI	327.4	357.2	348.0	- 8	- 6
RFI/GDP (%)	2.2	2.5	2.5	- 12	- 12

\*Billions of dollars.

Source: Bureau of Economic Analysis, Department of Commerce



# HOUSING INVENTORY



## Housing Stock\*

At the end of the third quarter of 2010, the estimate of the total housing stock, 130,681,000 units, was up a statistically insignificant 0.1 percent from the second quarter of 2010 and up a statistically insignificant 0.5 percent from the third quarter of 2009. The number of all occupied units increased by a statistically insignificant 0.2 percent from the second quarter of 2010 and increased a statistically insignificant 0.6 percent from last year's third quarter. The number of owner-occupied units increased by a statistically insignificant 0.2 percent from the second quarter of 2010 but decreased a statistically insignificant 0.4 percent from last year's third quarter. Renter-occupied units increased a statistically insignificant 0.3 percent from the previous quarter and increased a statistically insignificant 2.8 percent from the third quarter of 2009. Vacant units were down a statistically insignificant 0.3 percent from the previous quarter and decreased a statistically insignificant 0.1 percent from the third quarter of 2009.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
All Housing Units	130,681	130,517	130,022	+ 0.1**	+ 0.5**
Occupied Units	111,914	111,667	111,222	+ 0.2**	+ 0.6**
Owner Occupied	74,874	74,735	75,182	+ 0.2**	- 0.4**
Renter Occupied	37,040	36,933	36,039	+ 0.3**	+ 2.8**
Vacant Units	18,767	18,850	18,802	- 0.3**	- 0.1**

\*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 2010, at 2.5 percent, was essentially unchanged from the second quarter 2010 but was 0.1 percentage point lower than the third quarter of 2009.

The 2010 third quarter national rental vacancy rate, at 10.3 percent, was 0.3 percentage point lower than the previous quarter and 0.8 percentage point lower than the third quarter of 2009.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
<b>Homeowner Rate</b>	2.5	2.5	2.6	—	– 4**
<b>Rental Rate</b>	10.3	10.6	11.1	– 3**	– 7

\*\*This change is not statistically significant.

Source: Census Bureau, Department of Commerce

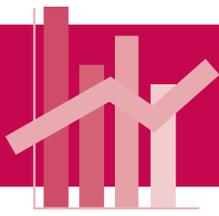


## Homeownership Rates

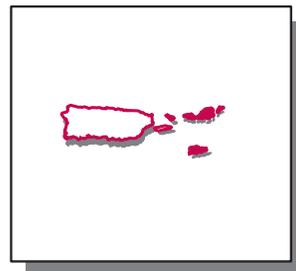
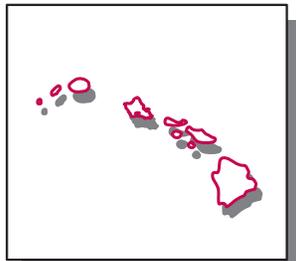
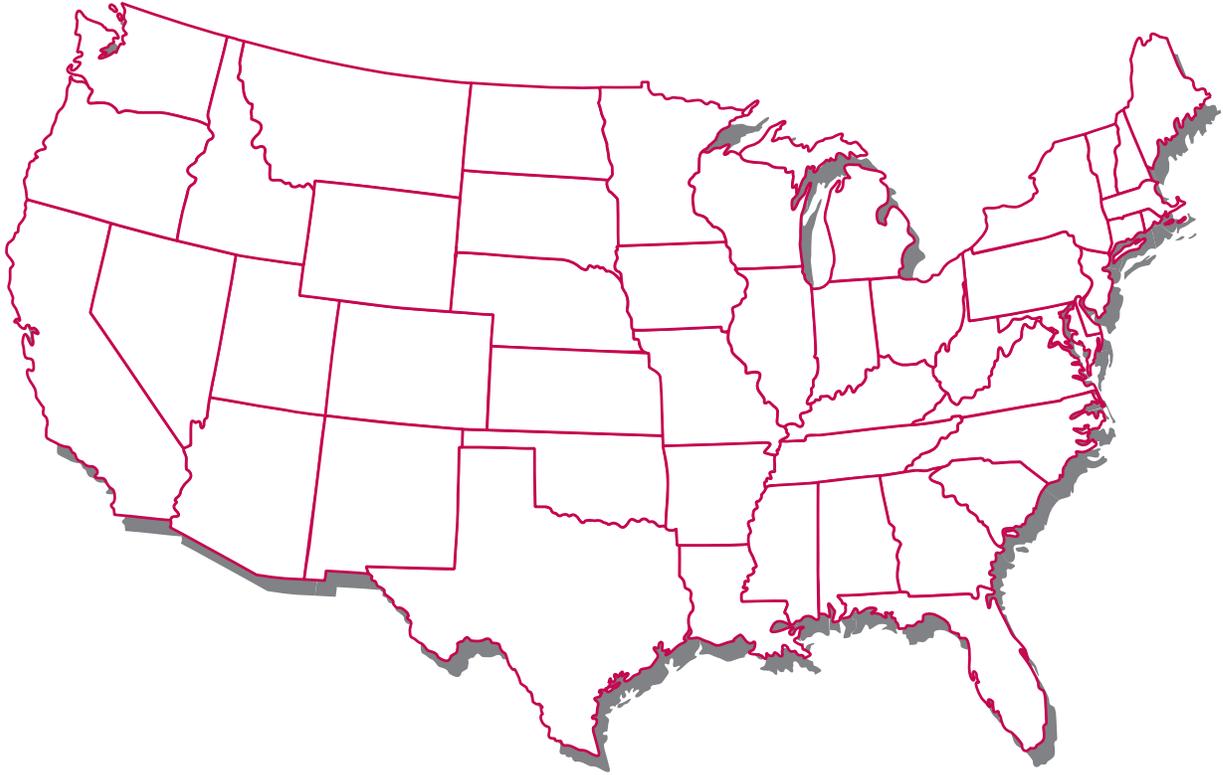
The national homeownership rate for all households was 66.9 percent in the third quarter of 2010, essentially unchanged from the previous quarter but down 0.7 percentage point from the third quarter of 2009. The homeownership rate for minority households, at 48.6 percent, decreased a statistically insignificant 0.4 percentage point from the second quarter of 2010 and was down a statistically insignificant 1.3 percentage points from the third quarter of 2009. The homeownership rate for young married-couple households, at 58.6 percent, was up a statistically insignificant 0.9 percentage point from the previous quarter but was down 1.6 percentage points from the third quarter of last year.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
<b>All Households</b>	66.9	66.9	67.6	—	– 1.0
<b>Minority Households</b>	48.6	49.0	49.9	– 0.8	– 2.6
<b>Young Married-Couple Households</b>	58.6	57.7	60.2	+ 1.6	– 2.7

Source: Census Bureau, Department of Commerce



# Regional Activity

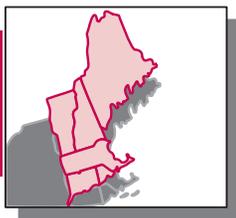


The following summaries of housing market conditions and activities have been prepared by economists in the U.S. Department of Housing and Urban Development's (HUD's) field offices. The reports provide overviews of economic and housing market trends within each region of HUD management. Also included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



Job losses that began in late 2008 in the New England region and continued through most of 2010, have begun to abate. During the 12 months ending September 2010, nonfarm payrolls declined by 100,500 jobs, or 1.5 percent, compared with a loss of 217,300 jobs, or a 3.1-percent decline, during the previous 12 months. During the 3 months ending September 2010, however, nonfarm payrolls increased by 45,800 jobs compared with decreased payrolls during the 3-month period ending September 2009. More than one-half of the jobs lost during the 12 months ending September 2010 were in the goods-producing sectors of construction, which lost 22,400 jobs, or 13.7 percent, and manufacturing, which lost 32,700 jobs, or 8.2 percent. The service-providing sectors with significant losses include trade, financial activities, and professional and business services, with declines of 23,800, 16,700, and 16,300 jobs, or 5.3, 3.6, and 1.9 percent, respectively. The only sectors that gained jobs were the education and health services and the leisure and hospitality sectors, increasing by 21,900 jobs, or 1.6 percent, and 3,600 jobs, or 0.6 percent, respectively.

Each state in the region lost jobs during the 12 months ending September 2010, with the southern New England states of Massachusetts, Connecticut, and Rhode Island accounting for more than 80 percent of the regional payroll decline. Massachusetts had the greatest decline in nonfarm payrolls, losing 40,600 jobs, or 1.3 percent, including losses of 13,100, 10,700, and 10,600 jobs, or 4.9, 2.3, and 9.1 percent in the manufacturing, trade, and construction sectors, respectively. Connecticut lost 30,000 jobs, or 1.8 percent, including 8,300 jobs, or 4.7 percent, in the manufacturing sector and 8,300 jobs, or 4.3 percent, in the professional and business services sector. In Rhode Island, 12,500 jobs, or 2.7 percent, were lost, including 3,100 jobs, or 7.2 percent, in the manufacturing sector and 3,400 jobs, or 10.3 percent, in the trade sector. The unemployment rate in New England during the 12 months ending September 2010 averaged 7.9 percent, down from 8.5 percent during the previous 12 months.

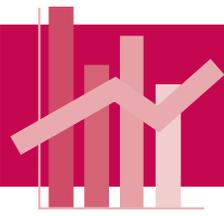
For most of the 12 months ending September 2010, lower interest rates and the homebuyer tax credit extension led

to increased sales levels of existing single-family homes; however, the expiration of the tax credit as of July 1, 2010, resulted in a significantly lower number of home sales during the third quarter of 2010 relative to the third quarter of 2009. During the 12 months ending September 2010, the Massachusetts Association of REALTORS® reported that sales of existing homes increased by 12 percent to 39,400 homes sold compared with a decrease of 3 percent to 35,350 home sales during the previous 12 months. In September 2010, the median sales price was \$295,000, up 2 percent, compared with the median sales price of \$290,000 in September 2009, which was down 3 percent from the September 2008 median price. The inventory of single-family homes on the market in September 2010 was 32,475 homes, representing almost a 10-month supply, up 13 percent from a year earlier. Days on the market were virtually unchanged at 126 days. According to The Warren Group, during the 12 months ending September 2010, the number of existing home sales in Connecticut totaled 26,770, up 19 percent compared with a decline of 14 percent to 22,560 homes sold during the 12 months ending September 2009. The median sales price was \$272,250 during the 12 months ending September 2010, up 7 percent compared with a 12-percent decline during the previous 12 months. In Rhode Island, during the 12 months ending September 2010, the Rhode Island Association of REALTORS® (RIAR) reported that 7,360 homes sold in the previous 12 months. The median sales price of \$219,500 recorded in September 2010 was 5 percent higher than the \$210,000 median sales price recorded in September 2009.

The Northern New England Real Estate Network (NNEREN), Inc., reported that, in New Hampshire, during the 12 months ending September 2010, existing home sales increased 9 percent to 11,025 homes sold; the median sales price increased slightly more than 1 percent to \$217,750. According to the Maine Real Estate Information System, Inc., the number of existing homes sold in Maine increased 14 percent to 10,910 homes sold during the 12 months ending September 2010, and the median sales price increased 2 percent to \$169,900.

According to the Federal Housing Finance Agency, home sales prices in the New England region decreased by almost 3 percent during the second quarter of 2010 (the most recent data available) compared with home sales prices in the second quarter of 2009. Nationally, home sales prices were down just under 2 percent, with prices for individual New England states ranging from a loss of just under 1 percent in Massachusetts to a loss of more than 5 percent in Maine. According to the Lender Processing Services Mortgage Performance Data, in September 2010, the number of loans 90 days or more delinquent, in foreclosure, or in REO (Real Estate Owned) in the region increased by 2 percent to 103,000 homes compared with the number reported in September 2009. This level repre-

\*For an explanation of HUD's regions, please turn to page 47 at the end of the Regional Reports section.



sents 6 percent of all home loans in the region in September 2010 and is virtually unchanged from September 2009. The national rate in September 2010 was 8.4 percent.

Condominium sales markets in the New England region, in general, had double-digit sales growth during the 12 months ending September 2010 but also had significant sales declines during the third quarter of 2010. In Massachusetts, MAR reported that, during the 12 months ending September 2010, condominium sales totaled 16,340 units, an increase of 15 percent compared with the previous 12 months and the median sales price was \$259,900, unchanged from September 2009. According to RIAR, condominium sales in Rhode Island increased 17 percent to 1,250 units sold during the past 12 months and the median sales price increased more than 19 percent to \$215,000 in September 2010 compared with the median price a year earlier. In Connecticut, The Warren Group reported that condominium sales increased 17 percent to 7,960 units during the 12 months ending September 2010 and the median sales price increased 7 percent to \$193,000. According to the NNEREN, condominium sales in New Hampshire increased by 14 percent to 2,830 units sold during the 12 months ending September 2010, and the median sales price declined by 2 percent.

In response to an increased demand for new single-family homes during the past 12 months, homebuilders increased the production of new homes. During the 12 months ending September 2010, single-family home construction activity, as measured by the number of homes permitted, increased by 25 percent to 11,750 homes compared with a decline of 34 percent during the previous 12-month period, based on preliminary data. All states in the region posted gains in the number of single-family homes permitted, with Massachusetts reporting the largest gain of nearly 1,200 homes to 4,900, or 32 percent, compared with a decline of 30 percent during the 12-month period ending September 2008. During the 12 months ending September 2010, the number of single-family homes permitted in Vermont, Connecticut, and New Hampshire increased 28, 24, and 21 percent to 575, 2,200, and 1,540 homes, respectively. In Maine and Rhode Island, the number of homes permitted increased by 17 percent to 1,720 and 810 homes, respectively.

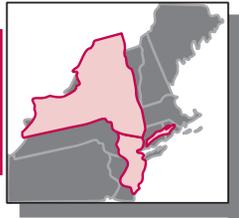
Multifamily construction activity has begun to rise after 4 years of decline from the peak of 16,930 units permitted in 2005. During the 12 months ending September 2010, based on preliminary data, the number of multifamily units permitted increased by 4 percent compared with the 36-percent decline in the number of units permitted during the 12 months ending September 2009. In Massachusetts, where more than 50 percent of the multifamily construction activity occurred, the number of units per-

mitted increased by 29 percent to 3,000 units during the 12 months ending September 2010 compared with the 52-percent decline recorded during the previous 12 months. The number of multifamily units permitted in Vermont increased by 44 percent to 375 units permitted. All other states had declines in the number of multifamily units permitted, with Connecticut, Maine, and Rhode Island declining 23, 25, and 29 percent to 1,320, 200, and 160 units permitted, respectively.

Rental markets in the New England region are beginning to tighten significantly, as the effect of several years of declining rental production is resulting in lower vacancy rates. Reis, Inc., data indicates the average decline in vacancy rates among the major metropolitan markets is almost 1 percent during the 12 months ending September 2010. In general, rents have averaged only a moderate increase of slightly less than 1 percent during the same period, primarily because of the weaker economic environment. In the Boston metropolitan area, the apartment vacancy rate in the third quarter of 2010 was 5.4 percent, down from 6.3 percent a year earlier. The average asking rent was \$1,730, up 1 percent from a year earlier. Additions to the rental inventory are expected to be significantly lower during the next several years than the increases reported during the mid-2000s. In Connecticut, the Fairfield County and Hartford metropolitan areas had apartment vacancy rates of 5.2 and 5.0 percent, down from 5.3 and 5.8 percent, respectively, during the 12 months ending September 2009. Asking rent in Fairfield County was \$1,766, unchanged from a year earlier, and, in Hartford, the asking rent was up nearly 2 percent to \$976. In the third quarter of 2010, the New Haven metropolitan area rental market had an apartment vacancy rate of only 2.3 percent, down from 2.7 percent in the third quarter of 2009. The average asking rent was \$1,107, up nearly 2 percent during the 12 months ending September 2010. The Providence metropolitan area, which includes the entire state of Rhode Island, had an apartment vacancy rate of 6.4 percent in the third quarter of 2010, a significant decline from 9.2 percent a year earlier. Portland, Maine, and Manchester-Nashua, New Hampshire, in northern New England, have apartment vacancy rates of 3.3 and 3.4 percent, down from 4.0 and 4.5 percent, respectively. The average asking rent in Portland was up almost 1 percent to \$1,012 during the past year and, in Manchester-Nashua, the average asking rent was down nearly 3 percent. In central and western Massachusetts, the Worcester and Springfield metropolitan areas have apartment vacancy rates of 3.9 and 4.3 percent, up from 3.8 percent and down from 5.8 percent, respectively. As the economic recovery progresses, and because additions to the inventory are expected to grow moderately, most of these rental markets will continue to tighten.

## NEW YORK/ NEW JERSEY

### HUD Region II



In the third quarter of 2010, nonfarm payroll jobs in the New York/New Jersey region continued the decline that began in early 2009. Nonfarm payrolls averaged approximately 12.4 million jobs during the 12-month period ending September 2010, down 189,500 jobs, or 1.5 percent, compared with the loss of 325,100 jobs, or a decline of 2.5 percent, which occurred during the same 12-month period in the previous year. During the 12 months ending September 2010, payroll losses were the largest in the manufacturing and construction sectors, down 45,900 and 41,200 jobs, or 6.0 and 8.6 percent, respectively. Job gains were concentrated in the education and health services and the leisure and hospitality sectors, which added 33,700 and 11,800 jobs, which are increases of 1.5 and 1.1 percent, respectively. The unemployment rate in the New York/New Jersey region during the 12 months ending September 2010 was 8.9 percent, up 1 percent from the rate recorded during the previous 12-month period. The average unemployment rate increased from 8.3 to 9.7 percent in New Jersey and from 7.7 to 8.5 percent in New York during the 12 months ending September 2010. In New York City, the unemployment rate increased from 8.5 to 9.9 percent.

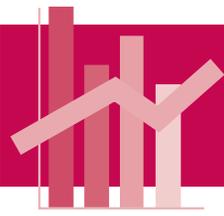
Both states in the region lost jobs during the 12 months ending September 2010. New Jersey reported a 1.8-percent decline in nonfarm payrolls to nearly 3.9 million jobs; this 70,000-job decline was less than one-half the loss that occurred during the 12 months ending September 2009. In New Jersey, during the 12 months ending September 2010, the construction and manufacturing sectors declined by 17,500 and 16,200 jobs, or 12.1 and 5.9 percent, respectively. The education and health services and the leisure and hospitality sectors increased by 7,200 and 2,400 jobs, or 1.2 and 0.7 percent, respectively. In New York State, 119,400 jobs were lost during the 12 months ending September 2010, a 1.4-percent decline to 8.5 million jobs. In comparison, during the 12 months ending September 2009, a 2-percent decline of 177,200 jobs was recorded. During the 12 months ending September 2010, the largest payroll declines in New York occurred in the manufacturing, trade, and government sectors, with losses of 29,800, 26,600, and 23,300 jobs, or decreases of 6.1, 2.2, and 1.5 percent, respectively. The education and health services sector increased by 26,500 jobs, or 1.6 percent, and the leisure and hospitality and the other services sectors increased by 1.3 percent each, adding 9,300 and 4,700 jobs, respectively.

The New York City economy continued to lose jobs during the third quarter of 2010, a trend that began in mid-2009. During the 12-month period ending September

2010, nonfarm payrolls declined by 55,000 jobs, or 1.5 percent, to nearly 3.7 million jobs, compared with a loss of 70,400 jobs, or a decline of 1.9 percent, during the 12 months ending September 2009. The government sector lost 17,500 jobs, which is a 3.1-percent decrease, and the professional and business services sector declined by 16,000 jobs, or 2.7 percent. Job losses were partially offset by increases in the education and health services sector of 15,400 jobs, or 2.1 percent, and in the leisure and hospitality sector of 5,300 jobs, or 1.7 percent. New York City accounted for 60 percent of the payroll increase in the leisure and hospitality sector in the state of New York and the city accounted for 45 percent of the increase in the leisure and hospitality sector in the region.

Conditions in most sales housing markets in the New York/New Jersey region are improving but remain slightly soft because of weak economic conditions. According to the NATIONAL ASSOCIATION OF REALTORS®, home sales in the region during the second quarter of 2010 (the latest information available) increased by 80,000 homes, or 22 percent, from a year earlier to a seasonally adjusted annual rate of 434,900 homes sold. Lender Processing Services Mortgage Performance Data indicates that, in the region, the number of home loans 90 days or more delinquent, in foreclosure, or in REO (Real Estate Owned) during September 2010 increased to nearly 14,200, 10 percent more than were recorded during September 2009. This level represents a rate of 6.4 percent of all home loans recorded in the region as of September 2010, higher than the 5.8-percent rate recorded a year earlier but lower than the 8.4-percent rate for the nation as of September 2010.

According to data from the New York State Association of REALTORS®, the number of existing single-family home sales in the state (excluding parts of New York City) during the 12 months ending September 2010 increased 9 percent, to 79,600 homes, compared with the number sold during the same period a year earlier. The level of sales during the 12 months ending September 2010 is 5 percent less than the average number of sales from 2007 to 2009. The median price of an existing home increased 15 percent from \$199,900 in September 2009 to \$230,000 in September 2010. In the Rochester metropolitan area, the Greater Rochester Association of REALTORS® reported an 8-percent increase in home sales to 11,050 homes sold during the 12 months ending September 2010, and the median sales price increased 1 percent to \$122,500. For the 12 months ending September 2010, the Greater Capital Association of REALTORS®, Inc., reported that existing home sales in the Albany-Schenectady-Troy metropolitan area increased by 400 homes, or 5 percent, to 8,050 homes sold, and the median sales price rose from \$185,000 to nearly \$201,300, a 9-percent increase. During the 12 months ending September 2010, the Buffalo Niagara Association of REALTORS® reported that sales of single-family homes declined 7 percent to 9,050 homes and the median sales price increased nearly 8 percent to \$121,000.



The New York City home sales market remains slightly soft, although sales prices stabilized during the past 12 months. Prudential Douglas Elliman Real Estate reported that, during the 12 months ending September 2010, existing condominium and cooperative home sales in Manhattan, Brooklyn, and Queens increased 41 percent to 32,500 homes compared with the number sold during the 12 months ending September 2009. During the 12-month period ending September 2010, the average sales price rose by 11 percent, from \$740,200 to \$822,100. During the same period, the average number of days a home remained on the market declined by 29 days to 111 days. Queens accounted for 44 percent of the home sales, and the median sales price decreased 2 percent to \$355,000. In Brooklyn, which accounted for nearly one-fourth of the home sales, the median sales price increased 2 percent, from \$476,000 to \$485,500, for the 12-month period ending September 2010. Home sales in Manhattan during the same period totaled nearly 10,300 homes, a 42-percent increase compared with the 7,250 homes sold during the 12 months ending September 2009, which is the lowest number of annual sales recorded during the past 5 years. The sales level during the 12-month period ending September 2010 is 6 percent higher than the average of 9,675 homes sold annually during the 4 years ending September 2009.

In New Jersey, home sales markets are slightly soft. Home sales have recently increased, a trend that began in December 2009, but home prices remain relatively flat in most areas. According to data from the New Jersey Association of REALTORS®, the number of existing homes sold during the 12 months ending June 2010 (the latest information available) increased by 23,850 homes, or 23 percent, to 127,800 homes sold, posting the largest 12-month increase since the latter part of 2004. The median sales price in New Jersey remained nearly unchanged at \$306,600 during the 12 months ending June 2010. All three regions of the state reported increased home sales and slightly higher home prices. For the 12 months ending June 2010, Southern New Jersey home sales rose 17 percent to 32,700 homes, and the median price increased nearly 4 percent to \$208,900. In Northern New Jersey, existing single-family home sales were up 24 percent to 61,500 homes, and the median price increased 1 percent to \$374,400. Existing single-family homes sales in Central New Jersey increased 26 percent to 33,600, and the median price increased 1 percent to \$314,300.

During the 12 months ending September 2010, increased home sales in the New York/New Jersey region contributed to an increase in single-family homebuilding activity, and multifamily construction began to show signs of improvement compared with the activity during the same period a year earlier. During the 12 months ending September 2010, based on preliminary data, the number of single-family homes permitted increased 10 percent to 14,000 homes compared with a 32-percent decline recorded during the same period a year earlier. Single-family home construction rose in both states, by 670 homes, or 10 percent, in

New Jersey and by 540 homes, or 9 percent, in New York. In the region, multifamily building activity, as measured by the number of units permitted, increased by 1 percent to 13,400 units compared with a 76-percent decrease during the 12 months ending September 2009. In New York, the number of multifamily units permitted decreased by 600 units, or 7 percent, to 6,350 units from a year earlier. In New Jersey, the number of multifamily units permitted increased by 730, or 14 percent, to 5,825 units, which is an improvement compared with the 60-percent decline that occurred during the 12 months ending September 2009.

Rental markets in the New York/New Jersey region were balanced, with moderate increases in vacancies in several markets. Although the New York City rental market remains tight, demand has eased and vacancies have increased due to declines in jobs. According to Reis, Inc., in the third quarter of 2010, the apartment vacancy rate in New York City increased from 2.9 to 3.6 percent; despite the increase in vacancy, the average asking rent increased by nearly 3 percent to \$2,850. In Long Island, the vacancy rate increased slightly from 3.8 to 3.9 percent; rents increased nearly 2 percent to \$1,550. The Westchester market tightened as the vacancy rate declined from 4.8 to 4.5 percent, but rents remained relatively unchanged at nearly \$1,850.

For the third quarter of 2010, most Upstate New York and New Jersey rental markets were balanced, but conditions have continued to soften. The vacancy rate in the Rochester metropolitan area increased from 4.4 to 4.6 percent, and the average rent increased 2 percent to \$770. The vacancy rate increased in the Syracuse metropolitan area from 3.8 to 4.6 percent; the average rent increased 1 percent to \$690. Although most markets softened slightly, the market in the Buffalo metropolitan area market tightened, as the vacancy rate decreased from 5.6 to 5 percent, and the average rent increased 1 percent to \$730. For the third quarter of 2010, in Central New Jersey, the vacancy rate rose from 3.8 to 4.1 percent, and the average rent increased by less than 1 percent to more than \$1,150. In Northern New Jersey, the vacancy rate decreased slightly from 5 to 4.9 percent, and the average rent remained nearly unchanged at \$1,500.

## MID-ATLANTIC

### HUD Region III



After peaking at 14.1 million jobs during the third quarter of 2008, nonfarm payrolls in the Mid-Atlantic region continued to decline, although at a slowing rate. During the 12 months ending September 2010, the region lost 165,500 jobs, or 1.2 percent, compared with the loss of

345,900 jobs, or 2.5 percent, during the 12-month period ending September 2009. During the 12-month period ending September 2010, the average nonfarm payroll jobs in the region totaled 13.6 million, down from 13.7 million a year earlier. Only three sectors reported growth during the 12-month period ending September 2010. The education and health services sector grew by 33,150 jobs, or 1.5 percent, down from the gain of 49,400 jobs, or 2.4 percent, reported during the 12 months ending September 2009. Due largely to increased hiring for the 2010 Census, the federal government subsector reported a gain of 29,100 jobs, or 4.6 percent, compared with the increase of 17,600 jobs, or 2.9 percent, during the 12 months ending September 2009. The Washington, D.C. metropolitan area accounted for 59 percent, or 17,125 jobs, of the regional employment growth in the federal government subsector, down from 65 and 83 percent in the 12-month periods ending September 2009 and 2008, respectively. The deconcentration of federal job growth from the Washington, D.C. metropolitan area also reflected the regionwide staffing of temporary census jobs. In the 12-month period ending September 2010, the leisure and hospitality sector added 6,900 jobs, a 0.6 percent increase, after losing 19,300 jobs, or 1.5 percent, in the 12-month period ending 2009.

Net losses were recorded in all other sectors during the 12 months ending September 2010. These losses were led by declines of 60,200 jobs in the manufacturing sector, 48,200 jobs in the construction sector, and 35,700 jobs in the trade sector, representing declines of 5.8, 7.7, and 2.0 percent, respectively. All states in the region reported job losses, but the District of Columbia reported a gain. The largest decline of 72,900 jobs, or 1.3 percent, occurred in Pennsylvania, where increases of 12,700 jobs in the education and health services sector, 2,760 jobs in the government sector, and 4,950 jobs in the leisure and hospitality sector were offset by losses in all other sectors. Virginia and Maryland lost 49,500 jobs, or 1.4 percent, and 29,150 jobs, or 4.2 percent, respectively. In Virginia, the loss was largely because of the decline of 16,000 jobs in the construction sector and 12,500 jobs in the manufacturing sector. In Maryland, losses of nearly 12,600 jobs in the construction sector led the overall decline. The District of Columbia reported an increase in the total number of jobs, up 6,100 jobs, or 0.9 percent, from a year earlier; the gain was attributed to an increase of 9,400 jobs in the federal government subsector and 3,000 jobs in the professional and business services sector. Jobs in all the major metropolitan areas in the region continued to decline, but at a slower rate, with the Philadelphia metropolitan area reporting the largest percentage decline of 2.1 percent, or 56,900 jobs, which is less than the 2.8 percent decline reported in Philadelphia during the previous 12-month period.

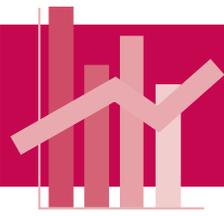
During the 12 months ending September 2010, the average unemployment rate in the Mid-Atlantic region increased from 6.9 to 8.1 percent. Unemployment rates among the

states in the region ranged from 7.0 percent in Virginia to 9.0 percent in West Virginia. The unemployment rate in the District of Columbia was 10.8 percent, which was the highest rate in the region.

As of the third quarter of 2010, conditions in the home sales markets in the Mid-Atlantic region were mixed. During the 12 months ending September 2010, home sales increased, partly because of home price declines. According to the Maryland Association of REALTORS®, during the 12 months ending September 2010, 53,200 existing homes were sold in Maryland compared with the 45,000 homes sold during the 12 months ending September 2009. During the 12-month period ending September 2010, the market became more balanced compared with previous soft conditions as the inventory declined by 5 percent to an average of 43,300 homes on the market, about a 10-month supply compared with a 12-month supply a year earlier. During the 12 months ending September 2010, the nearly 18-percent increase in sales was an improvement on the 3-percent decline reported during the same period in 2009. During the recent 12 months, the average home sales price declined to \$294,400, down 5 percent from the \$309,000 reported a year earlier. In the Baltimore metropolitan area, according to Metropolitan Regional Information Systems, Inc. (MRIS®), during the 12 months ending September 2010, 22,730 homes were sold at an average price of \$279,770, reflecting an 11-percent increase in the number of sales but a 2-percent decrease in the average price from the previous year.

The sales market was soft in Virginia during the third quarter of 2010. The Virginia Association of REALTORS® reported that, during the 12 months ending September 2010, the number of existing home sales in the state declined by 2 percent to 89,700 homes sold compared with the number sold during the previous 12 months. Between September 2009 and September 2010, the median sales price increased 6 percent, to \$249,000. In the Richmond metropolitan area, for the 12-month period ending September 2010, the number of sales declined 8 percent to 13,000 homes and the median home price remained relatively stable at \$197,990.

During the 12 months ending June 2010 (the most recent data available), the resale markets in Pennsylvania, West Virginia, and Delaware improved compared with the sales volume reported in the previous year. The sales markets in these three states are still slightly soft, with price declines required to stimulate sales. According to the NATIONAL ASSOCIATION OF REALTORS®, during the second quarter of 2010, homes were sold at an annual rate of 195,200 in Pennsylvania, 28,400 in West Virginia, and 14,000 in Delaware, which indicates increases of 33, 16, and nearly 17 percent, respectively, compared with the number sold in the second quarter of 2009. According to MRIS®, in the second quarter of 2010, the District of Columbia reported 6,500 homes sold, a 21-percent increase from the volume reported during the previous year.



According to Lender Processing Services Mortgage Performance Data, in September 2010, the number of home loans that were 90 days or more delinquent, in foreclosure, or in REO (Real Estate Owned) in the region increased by 2 percent to approximately 221,200 loans compared with the number recorded during September 2009. This level represents a current rate of 6.2 percent of all loans recorded in the region compared with a rate of 6.1 percent in September 2009; however, the regional rate is less than the current 8.4-percent rate for the nation.

Improved conditions in the existing home sales market stimulated new home construction activity, as measured by the number of homes permitted. Based on preliminary data, during the 12 months ending September 2010, new single-family home construction increased by more than 10 percent to 39,000 homes permitted. The largest increase in the region was in Pennsylvania, where permits were issued for nearly 11,900 homes, 14 percent more than the number issued during the 12 months ending September 2009. During the period ending September 2010, new home construction increased nearly 16 percent in Maryland to 8,100 homes, 14 percent in Delaware to 2,800 homes, and 6 percent in Virginia to nearly 14,800 homes. New production declined in West Virginia by nearly 2 percent to fewer than 1,400 homes, and in the District of Columbia, production was down 68 homes to a total of 85 homes. During the 12 months ending September 2010, all major metropolitan areas in the region reported increases in new home construction. The number of building permits issued for single-family homes increased nearly 12 percent to 5,400 homes in the Philadelphia metropolitan area, 24 percent to 3,600 homes in the Baltimore metropolitan area, and 8 percent to 9,700 homes in the Washington, D.C. metropolitan area.

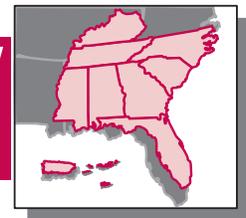
During the 12 months ending September 2010, multifamily building activity, as measured by the number of units permitted, increased in the northern states of the Mid-Atlantic region. Approximately 12,300 total units were permitted in the region, an increase of 11 percent from the number permitted a year earlier. In Maryland, during the 12 months ending September 2010, the number of multifamily units permitted increased by 52 percent to 3,470 units. The number of multifamily units permitted increased by 16 percent to 2,730 units in Pennsylvania and by 41 percent to 870 units in the District of Columbia. In Virginia, during the same period of time, the number of multifamily units permitted declined by 7 percent, to 4,700. In West Virginia, a total of 145 units were permitted, 20 fewer units than were permitted during the previous 12-month period, and 380 units were permitted in Delaware, 195 fewer than were permitted a year earlier. Multifamily building activity increased in all of the largest metropolitan areas in the region. During the 12-month period ending September 2010, the Washington, D.C. metropolitan area reported 3,300 new units permitted, 4 percent more than were permitted during the previous year. In the Philadelphia metropolitan area, the number of multifamily units permitted increased by 16 percent,

to 2,400 units, and in the Baltimore metropolitan area, the number of multifamily units permitted increased by 35 percent, to 2,125 units.

Rental market conditions in the three largest metropolitan areas in the region were mixed during the 12 months ending September 2010. According to Delta Associates, the apartment market tightened in the Philadelphia metropolitan area as vacancy rates in Class A units decreased from 9.9 to 4.6 percent. Rents averaged \$1,590 for the Philadelphia metropolitan area as a whole and \$2,090 in Philadelphia's Center City, up 4 and 7 percent from \$1,535 and \$1,950, respectively, a year earlier. In the Baltimore metropolitan area, conditions were slightly soft as vacancy rates rose from 6.9 to 7.4 percent. In Baltimore City, during the 12 months ending September 2010, vacancy rates were relatively unchanged at 7.9 percent. Average rents in the Baltimore metropolitan area increased by 4 percent from \$1,440 to \$1,500; in Baltimore City, they remained relatively unchanged at \$1,670. The Washington, D.C. metropolitan area rental market tightened during the 12 months ending September 2010. During that period, Delta Associates reported a vacancy rate for Class A garden apartments of 5.4 percent, down from 9 percent a year earlier. Vacancy rates in highrise units declined from 11 to 9 percent. During this same 12-month period, the average rent for a Class A garden apartment was \$1,540, up 5 percent from \$1,465 during the same period ending September 2009, and the average rent for a unit in a Class A highrise building was \$2,360, nearly 9 percent higher than the \$2,170 reported a year earlier.

## SOUTHEAST/ CARIBBEAN

### HUD Region IV



For the first time in more than 2 years, the number of jobs in the Southeast/Caribbean region increased slightly during a quarter—the third quarter of 2010—relative to a year earlier. During the third quarter of 2010, nonfarm payrolls averaged 25 million jobs, an increase of 14,900 jobs, or less than one-half percent, compared with the number of jobs in the third quarter of 2009. During the 12 months ending September 2010, however, nonfarm payrolls decreased by 545,100 jobs, or 2.1 percent, to an average of 25 million jobs compared with a loss of nearly 1.4 million jobs, or 5 percent, during the 12-month period ending September 2009. During the past 12 months, employment declined in each of the region's eight states and in the Caribbean.

During the 12 months ending September 2010, the goods-producing sectors decreased by 334,400 jobs, which accounted for 61 percent of the total job losses in the

region. The largest sector declines occurred in the manufacturing and construction sectors, which decreased by 144,900 and 160,600 jobs, or 13 and 7 percent, respectively. As a result of soft sales and rental markets in the region, the largest job declines in the construction sector occurred in Florida, where construction employment fell by 14 percent, or 58,500 jobs, which was nearly one-half of the 119,900 jobs lost in the sector in Florida during the previous 12 months. During the 12 months ending September 2010, nonfarm payrolls in the region increased in two sectors: the education and health services sector, which was up by 62,900 jobs, or 1.9 percent, and the government sector, which added 15,400 jobs, up less than one-half percent. During the 12-month period ending September 2010, the unemployment rate for the Southeast/Caribbean region averaged 11.1 percent compared with 9.7 percent during the previous 12-month period. Unemployment rates, which increased in each state and in the Caribbean, ranged from 10.2 percent in Georgia and Tennessee to 16.1 percent in Puerto Rico.

Sales housing markets throughout the Southeast/Caribbean region remain soft because of the large number of distressed properties. According to Lender Processing Services Mortgage Performance Data, in September 2010, nearly 12 percent of home loans in the region were 90 days or more delinquent, in foreclosure, or in REO (Real Estate Owned), up slightly from 11 percent in September 2009. The rate of distressed properties increased for all states in the region except Alabama, where the rate was unchanged at 6.5 percent, and Tennessee, where the rate fell from 6.9 to 6.7 percent. Florida recorded the highest distressed-property rate in the region at nearly 19 percent, up from 17 percent in September 2009. According to data from Florida Realtors®, 179,600 existing homes were sold in Florida during the 12 months ending September 2010, a 20-percent increase from the previous 12 months, when 149,200 homes were sold. Through September 2010, the year-to-date median sales price for an existing single-family home in Florida was \$137,200, a decrease of 4 percent from the price recorded during the same period in 2009. During the 12 months ending September 2010, sales of existing condominiums increased 48 percent to 48,100 units. The year-to-date median price of an existing condominium was \$93,100, down 15 percent from a year earlier. In Miami, during the 12 months ending September 2010, sales of single-family homes increased by 11 percent to 7,000 homes sold, but the year-to-date median price decreased by 2 percent to \$188,000. Condominium sales increased by 50 percent to 9,025, but the year-to-date median price decreased by 25 percent to \$99,400.

The Alabama Center for Real Estate reported that, during the 12 months ending September 2010, 38,300 new and existing homes and condominiums sold statewide, 6 percent more than were sold during the 12 months ending September 2009. During the 12 months ending September 2010, the average price for a home or condominium sold was approximately \$143,900, relatively unchanged

from the price recorded for the previous 12-month period. According to the North Carolina Association of REALTORS®, Inc., during the 12 months ending September 2010, the number of existing homes sold in 21 reported areas of North Carolina totaled 88,000 homes, a 12-percent increase from the previous 12 months. During that same period, the average price of a home decreased by \$5,500, or nearly 3 percent. The number of homes sold was higher in 18 of the 21 reported areas, but the average price of a home decreased in 17 areas. The only areas with average price increases were Brunswick, Fayetteville, Greenville, and Pinehurst, with increases ranging from 0.5 percent in Pinehurst to 3.8 percent in Fayetteville. South Carolina REALTORS® reported that, during the 12 months ending September 2010, approximately 46,000 homes were sold statewide, an increase of 11 percent from the number of sales recorded during the same period a year earlier. During the 12 months ending September 2010, the number of homes sold increased in 13 of the 15 reported areas. The median sales price year-to-date through September 2010 was virtually unchanged compared with the price for the same period in 2009 at \$149,900. During the 12 months ending September 2010, the median price increased in 9 of 15 reported areas.

During the third quarter of 2010, the Kentucky Association of REALTORS® reported about 8,275 new and existing homes and condominiums sold statewide, 23 percent fewer than during the third quarter of 2009. The average price for a home or condominium sold during the third quarter of 2010 was about \$129,200, about 1 percent more than the price during the third quarter of 2009. The Greater Louisville Association of REALTORS® reported that, during the 12 months ending September 2010, about 11,000 new and existing single-family homes and townhomes sold, up 15 percent from the previous 12-month period. During the 12 months ending September 2010, the average selling price of a single-family home or townhome was \$163,000, a 4-percent increase from the same period a year earlier. During the 12 months ending September 2010, the Lexington-Bluegrass Association of REALTORS® reported the number of homes sold in the Lexington area increased 5 percent to about 7,000 homes sold and the average price of a home increased 1 percent to \$168,100. During the 12 months ending September 2010, about 590 condominiums and townhomes sold, up 5 percent from the previous 12-month period, and the average price increased 5 percent to \$141,000. In Knoxville, during the 12 months ending September 2010, the number of single-family homes sold increased by 7 percent, or 660 homes, to 9,575, according to the Knoxville Area Association of REALTORS®, but the average price decreased 1 percent to \$172,400. Knoxville condominium sales increased by 12 percent to 1,060 homes sold, and the average condominium sales price declined by 4 percent to \$156,200. According to the Memphis Area Association of REALTORS®, during the 12 months ending September 2010, the total number of single-family homes and condominiums sold in Memphis decreased by 2 percent to 10,700



and by 3 percent to 400, respectively. The average price of a single-family home decreased by 1 percent to \$142,100; the price of a condominium averaged \$147,900, a 14-percent increase. The Greater Nashville Association of REALTORS® reported sales of single-family homes and condominiums each increased by 9 percent to 18,000 and 2,625 homes sold, respectively, during the 12 months ending September 2010. In September 2010, the median price for a single-family home increased 7 percent to \$171,800 and the median price for a condominium increased 9 percent to \$155,000.

Based on preliminary data, during the 12-month period ending September 2010, single-family building activity in the region, as measured by the number of building permits issued, increased by 10,000 homes, or 10 percent, to 109,900 homes. All states in the region recorded an increase in single-family building activity, except Alabama, where permits were virtually unchanged at 8,000 homes, and Mississippi, where permits decreased by 570 homes, or 13 percent, to approximately 4,000 homes. During the 12-month period ending September 2010, the largest increases in single-family home construction in the region occurred in Florida, where permits increased by 5,300 homes, or 21 percent, and in North Carolina, which had an increase of 2,500 homes, or 11 percent.

As a result of decreased apartment construction during the past 2 years, apartment markets throughout the Southeast/Caribbean region were generally soft but continued to tighten during the third quarter of 2010. According to preliminary data, during the 12 months ending September 2010, the number of multifamily units permitted decreased by 20 percent to approximately 28,000 units. During that same period, the number of multifamily units permitted in North Carolina totaled 7,350 units, a decrease of nearly 1,900 units, or 20 percent, which represents the largest decline in the region. Tennessee was the only state in the region with an increase in the number of units permitted, increasing by approximately 1,150 units, or 32 percent, to 4,750 units.

Following significant cutbacks in apartment construction throughout the region during the past 2 years, apartment vacancy rates in all of the 20 reported metropolitan areas in the region declined during the third quarter of 2010. According to Reis, Inc., apartment vacancy rates ranged from 5.5 percent in Chattanooga, Tennessee to 12.1 percent in Jacksonville, Florida. During the past 12 months, apartment markets in South Carolina recorded the largest decreases in vacancy rates. Between the third quarter of 2009 and the third quarter of 2010, vacancy rates fell by at least 3 percentage points to 9.6, 9.1, and 8.4 percent in Columbia, Charleston, and Greenville, respectively. Vacancy rates in Atlanta and Miami decreased to 10.5 and 5.9 percent, respectively, from 11.3 and 6.2 percent a year earlier. During the third quarter of 2010, rents throughout the Southeast/Caribbean region were relatively stable; 12 reported metropolitan areas had rent changes

of less than 1 percent compared with rents during the third quarter of 2009. In the third quarter of 2010, rents averaged approximately \$845 in Atlanta and \$1,070 in Miami, virtually unchanged from rents during the third quarter of 2009.

## MIDWEST

### HUD Region V



Economic conditions in the Midwest region continued to slow during the third quarter of 2010, the 10th consecutive quarter of nonfarm payroll job losses. During the 12-month period ending September 2010, nonfarm payrolls decreased by almost 492,000 jobs, or 2.1 percent, to an average of 22.6 million jobs, the lowest annualized rate of quarterly job loss since the first quarter of 2009. Job losses in the region remained widespread, and only one sector—education and health services—recorded job growth, gaining 43,600 jobs, an increase of 1.2 percent. Sectors with significant job losses included the manufacturing, construction, and trade sectors, which declined by 163,400, 89,600, and 78,000 jobs, or 5.5, 10.2, and 2.2 percent, respectively. Job losses by state ranged from a decline of 38,800 jobs, or 1.4 percent, in Indiana to a decline of 138,000 jobs, or 2.4 percent, in Illinois. Nonfarm payroll job losses in the other states included 39,200 in Minnesota, 65,900 in Wisconsin, 87,800 in Michigan, and 122,100 in Ohio, or declines of 1.5, 2.4, 2.2, and 2.4 percent, respectively. For the 12 months ending September 2010, the average unemployment rate in the region was 10.5 percent, up from 9.5 percent for the 12-month period ending September 2009. Unemployment rates ranged from 7.2 percent in Minnesota to 13.7 percent in Michigan and rose in each state except Minnesota, where the rate declined to 7.2 percent for the 12 months ending September 2010 from 7.6 percent during the previous 12-month period.

The federal homebuyer tax credit and a reduced rate of job declines helped increase the number of home sales in the Midwest region during the second quarter of 2010. According to data from the NATIONAL ASSOCIATION OF REALTORS®, during the second quarter of 2010, the most recent information available, the annual rate of existing home sales in the region increased by 14 percent to 966,400 homes sold compared with the annual rate of home sales during the second quarter of 2009. Five of the six states in the region reported increases in the annual rate of home sales, with the number of home sales in Michigan remaining relatively stable. Increases ranged from 6 percent in both Indiana and Minnesota to 27 percent in Illinois. According to Lender Processing Services, Inc., Mortgage Performance Data, as of September 2010,

the percentage of home loans 90 days or more delinquent, in foreclosure, or in REO (Real Estate Owned) was 8.6 percent, an increase from the 8.4-percent rate recorded in September 2009.

Home sales markets, although soft, are improving in many states and metropolitan areas in the Midwest region according to state and local REALTORS® data. The Ohio Association of REALTORS® reported a rising number of existing home sales and increasing home sales prices, with the number of existing home sales for the 12 months ending September 2010 up nearly 6 percent to 104,700 homes sold, and the average home sales price up nearly 4 percent to \$133,300. In Indiana, data from the Indiana Association of REALTORS® show improved rates and prices of home sales, up 6 percent to 62,850 homes sold and median home sales price gains of 3 percent to \$111,500. In the Indianapolis metropolitan area, data from the Metropolitan Indianapolis Board of REALTORS® indicate an increase in the rate of home sales by 6 percent to 24,250 homes sold and an increase in the average home sales price, up nearly 6 percent to \$149,300. The Michigan Association of REALTORS® data show a strengthening market with the number of home sales up nearly 12 percent to 120,900 homes sold, during the 12 months ending September 2010, compared with the number sold during the previous year, and an increase in the average home sales price of existing homes of more than 6 percent to \$105,600.

In Milwaukee, Multiple Listing Service, Inc., data for the 12-month period ending September 2010 indicate the number of existing home sales declined 2 percent to 12,150 and the average home sales price declined less than 1 percent to \$205,400. Data from the Minneapolis Area Association of REALTORS® indicate that in Minneapolis, for the 12-month period ending September 2010, the number of home sales declined 2 percent from the year before, but the average home sales price increased nearly 4 percent to \$210,900. The Illinois Association of REALTORS®, reporting on data through June of 2010 (the latest data available), shows the number of existing home sales increased, statewide by 22 percent to 119,200 homes sold and the average price declined almost 7 percent to \$209,100. In the Chicago metropolitan area, the number of home sales increased 28 percent to 79,300 homes sold, and the average home sales price declined 7 percent to \$252,100.

In response to the increased number of home sales, single-family home construction, as measured by the number of building permits issued, increased in the Midwest region during the 12 months ending September 2010, up 10 percent to 44,200 homes permitted, based on preliminary data. This figure is 59 percent below the average annual of 107,300 homes permitted during the past 5 years ending September 2010. Single-family construction activity increased in five states in the region during the 12 months ending September 2010; in Illinois, 6,300 homes were permitted, unchanged from the previous year. Increases in the number of homes permitted in the other five states

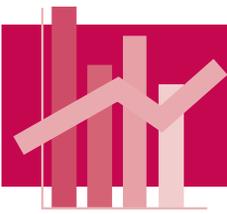
ranged from 5 percent in Wisconsin, or 6,575 homes, to 25 percent in Michigan, or 5,950 homes.

Among most major metropolitan areas in the Midwest region, single-family homebuilding activity increased during the 12 months ending September 2010, based on preliminary building permit data. The one exception was in the Chicago metropolitan area, where the number of single-family homes permitted declined by 2 percent to 4,625 homes permitted. In all other metropolitan areas, the number of single-family home permits increased. In Ohio, increases ranged from 6 percent in Cincinnati, or 3,100 homes permitted, to 14 percent in Columbus, or 3,000 homes permitted. In the Detroit metropolitan area, the increase in single-family homes permitted was nearly 69 percent, or 2,150 single-family homes permitted, but it was still approximately 34 percent below the average of 6,275 single-family homes permitted during the previous 5 years. In Indianapolis and Milwaukee, the increases in single-family homes permitted were much smaller, at 10 and 4 percent, respectively, or 3,925 and 900 homes permitted. In Minneapolis, during the 12 months ending September 2010, single-family homebuilding activity, at 4,175 homes permitted, was nearly 23 percent above the number permitted during the previous year.

In the Midwest region, multifamily construction activity, as measured by the number of units permitted, increased by 1 percent to 14,600 units permitted during the 12 months ending September 2010, based on preliminary data. For the 12 months ending September 2010, the number of units permitted is only 39 percent of the 37,250 multifamily units permitted in the region, on average, each year during the past 5 years. The six states in the region reported mixed figures for multifamily construction, with Illinois, Indiana, and Ohio reporting declines in the number of multifamily units permitted, and Michigan, Minnesota, and Wisconsin reporting increases in the number of multifamily units permitted.

In Illinois, during the 12 months ending September 2010, the number of multifamily units permitted declined by 5 percent to 3,075 units permitted. The Chicago metropolitan area reported an increase in the number of multifamily units permitted of nearly 17 percent to 2,600 units. The number of multifamily units permitted for both Illinois and the Chicago metropolitan area were down significantly from the recent 5-year average annual change of 14,200 in Illinois and 13,000 in Chicago. In Indiana, during the 12 months ending September 2010, the number of multifamily units permitted declined by more than 8 percent from the previous year; Indianapolis reported an 11-percent decline in the number permitted. The decline in the number of multifamily units permitted in Indianapolis accounted for almost the entire 250-unit decline in multifamily units permitted in Indiana.

Multifamily construction activity in Michigan and Minnesota increased during the 12 months ending September 2010 compared with activity during the previous year,



up by 24 and 30 percent, respectively, to 1,025 and 2,400 units permitted. These totals remain below the recent 5-year average annual number of 3,275 units permitted in Michigan and 4,025 units permitted in Minnesota. In Ohio, multifamily construction declined by 175 units permitted, or 6 percent, with decreases in Cincinnati and Cleveland offset by increased production in Columbus. In Wisconsin, multifamily construction increased by 75 units to 2,725 units permitted.

Apartment market conditions in major metropolitan areas in the Midwest region, in general, are balanced, and most markets have tightened during the 12 months ending September 2010. According to Reis, Inc., the vacancy rate in the Chicago metropolitan area declined from 6.7 percent in the third quarter of 2009 to 5.9 percent in the third quarter of 2010; the average market rent remained the same at \$1,075. The downtown Chicago rental market is strong with an overall rental vacancy rate below 5 percent for the third quarter 2010, down from 7 percent in the third quarter of 2009, according to Appraisal Research Counselors. Approximately 2,300 new rental units will enter the market during 2010 and Appraisal Research Counselors anticipates growing demand and rent increases in 2011. For the third quarter, 2010, net effective rents in Class A properties increased nearly 6 percent since 2009, and the increase was almost 8 percent for Class B properties. Concessions in the downtown Chicago rental market remain at 1.5 months free with a 12-month lease, which Appraisal Research Counselors considers normal for this market. In Ohio, mixed rental market conditions exist, with lower vacancy rates in Cincinnati and Cleveland of 6.9 and 6.1 percent, respectively, for the third quarter of 2010 compared with 7.6- and 6.8-percent rates, respectively, for the third quarter of 2009. The average rent in Cincinnati remained at \$710, and the average rent in Cleveland declined slightly to \$730, according to Reis, Inc. In Columbus, soft market conditions continued as the vacancy rate increased from 8.5 to 8.9 percent, but the average rent increased from \$680 to \$690. In Michigan, Reis, Inc., data show that, in Detroit, the vacancy rate decreased to 7.1 percent, down from 7.6 percent, and the average rent declined from \$830 to \$820, as rental market conditions remained soft. In Indianapolis, the rental market remained soft, with a reported vacancy rate of 8.3 percent; the average rent increased from \$670 to \$680. In Minneapolis, the rental market remained tight, as the apartment vacancy rate decreased from 4.9 to 4.3 percent; the average rent was unchanged over the period at \$950.

## SOUTHWEST

### HUD Region VI



Economic conditions in the Southwest region continued to decline in the third quarter of 2010, a trend that began in May 2009. During the 12 months ending September 2010, average nonfarm payrolls decreased by 1.2 percent, or 184,200 jobs, to 15.7 million jobs. By comparison, average nonfarm payrolls declined by 1.8 percent, or 291,100 jobs, for the 12 months ending September 2009. During the 12 months ending September 2010, gains in three employment sectors, totaling 128,700 jobs, were offset by a combined loss of 312,900 jobs in the remaining nine sectors. The education and health services sector recorded the largest growth, adding 80,200 jobs, an increase of 3.9 percent. The government sector increased by 41,900 jobs, or 1.4 percent, with all states in the region recording increased jobs in the sector. The leisure and hospitality sector recorded gains for the first time in a year, with an increase of 6,600 jobs, or 0.4 percent. Significant declines continued from the previous quarter in the construction sector as soft housing and commercial property markets contributed to a decrease of 81,300 jobs, or 8.7 percent, compared with a decrease of 65,100 jobs, or 6.5 percent, during the 12 months ending September 2009. The manufacturing sector, which recorded declines in all states in the region, lost 67,200 jobs, or 5 percent, during the 12 months ending September 2010.

Job losses have occurred in every state in the Southwest region since June 2009. During the 12 months ending September 2010, Texas lost 100,400 jobs, or 1 percent, led by a decline of more than 64,000 jobs, or 10.3 percent, in the construction sector. In Oklahoma, nonfarm payrolls decreased by 28,200 jobs, or 1.8 percent, led by losses of 12,000 jobs in the manufacturing sector and 5,000 jobs in the natural resources and mining sector, or 8.9 and 10.8 percent, respectively. Nonfarm payrolls in Louisiana decreased by 21,600 jobs, or 1.1 percent, as combined gains of more than 12,500 jobs in the leisure and hospitality and the education and health services sectors were offset by losses of a combined 15,800 jobs in the construction and manufacturing sectors. Nonfarm payrolls in New Mexico declined by 18,600 jobs, or 2.3 percent, for the 12 months ending September 2010. In Arkansas, nonfarm payrolls declined by 15,500 jobs, or 1.3 percent, with declines in the manufacturing, trade, and transportation and utilities sectors accounting for nearly 70 percent of the total loss. For the 12 months ending September 2010, the unemployment rate in the region increased to 7.9 percent compared with the 6.8-percent rate for the previous 12 months. The average unemployment rates ranged from a low of 6.8 percent in Oklahoma to a high of 8.3 percent

in New Mexico, Louisiana, Arkansas, and Texas recorded rates of 7.3, 7.7, and 8.2 percent, respectively.

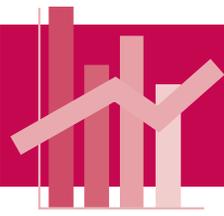
Sales housing market conditions in the Southwest region improved during the 12 months ending September 2010 but remain slightly soft because of the continued job losses. During the 12 months ending September 2010, approximately 212,500 homes sold in Texas, up nearly 4 percent when compared with the number sold during the previous 12 months; however, home sales were 13 percent below the number sold during the 12 months ending September 2008, according to the Real Estate Center at Texas A&M University. The inventory of unsold homes was at a 7-month supply for the 12-month period ending September 2010, the highest level since 2000 and well above the 5.4-month average supply recorded between 2000 and 2009. Despite remaining at a high level, the inventory of unsold homes was relatively unchanged during the past year. During the 12 months ending September 2010, the number of homes sold increased in most major Texas markets, with increases ranging from less than 1 percent in Dallas to 8 percent in San Antonio. The average home sales price in the state increased 3 percent to \$190,000 during the 12 months ending September 2010, reversing a trend of home sales price declines that began in late 2008. Home sales price changes among major Texas markets ranged from a decline of 1 percent in San Antonio to an increase of 4 percent in Dallas and Houston.

Home sales continued to increase in a number of markets in states elsewhere in the region during the 12 months ending September 2010, following approximately 3 years of declines. According to the New Orleans Metropolitan Association of REALTORS® and Gulf South Real Estate Information Network, Inc., the median price of new and existing single-family homes in New Orleans declined by 2 percent, and home sales were up 2 percent to 7,650 homes during the 12 months ending September 2010. In Baton Rouge, the number of home sales was relatively unchanged at 6,700, based on data from the Greater Baton Rouge Association of REALTORS®, and the average home sales price remained stable at \$191,400. During the 12 months ending September 2010, The Greater Albuquerque Association of REALTORS® reported that the number of home sales was up 12 percent in Albuquerque to 6,950 homes when compared with the number sold during the previous 12-month period, although the level of sales still remains 5 percent below the number of homes sold during the 12 months ending September 2008. The average home sales price in Albuquerque was relatively unchanged at \$212,700 during the 12 months ending September 2010. According to the Oklahoma Association of REALTORS®, the number of homes sold in Oklahoma was relatively unchanged during the 12 months ending September 2010 at 42,850, and the average home sales price declined by approximately 1 percent to \$145,800. According to the Arkansas REALTORS® Association, during the 12 months ending September 2010, home sales for the state increased by 5 percent to 23,950, and the average price remained stable at \$144,800.

In the Southwest region, increased home sales resulted in increased single-family construction activity, as measured by the number of single-family building permits issued. During the 12 months ending September 2010, the total number of single-family homes permitted in the region was 89,650, an increase of 5,700 homes, or 7 percent, compared with the number permitted during the previous 12 months, based on preliminary data. Texas recorded a 7-percent increase in the number of single-family homes permitted, up 4,550, to 65,450 homes. In other states in the region, changes ranged from an increase of 2 percent in Louisiana and New Mexico to an increase of 15 percent in Arkansas. Oklahoma recorded a 5-percent increase in the number of single-family homes permitted.

Rental housing market conditions in the largest metropolitan areas in Texas remained soft during the 12 months ending September 2010 due, in part, to continued job losses and the large number of units completed since 2005. Austin was the only major Texas market with an apartment vacancy rate under 10 percent. According to ALN Systems, Inc., the apartment vacancy rate in Austin was 9.7 percent for the 12 months ending September 2010, down from 11.4 percent during the previous 12 months, and the average rent declined 3 percent to \$840. In Dallas, the apartment vacancy rate declined slightly from 11.8 to 11.3 percent during the 12 months ending September 2010, and the average rent declined 3 percent to \$800. Rental markets in Fort Worth and Houston remained very soft, with vacancy rates of 12.2 and 14.3 percent, respectively, during the 12 months ending September 2010. The average rent in Fort Worth declined by 3 percent to \$700, during the 12 months ending September 2010. During the same period, the average rent in Houston increased 1 percent to \$790, the smallest increase in average rents in Houston during a 12-month period since 2006. In San Antonio, during the 12 months ending September 2010, the vacancy rate declined to 10.9 percent from the 11.7-percent rate recorded during the 12-month period ending September 2009, and the average rent increased less than 1 percent to \$730.

Rental housing market conditions were mixed in large metropolitan areas in other states throughout the Southwest region during the third quarter of 2010. Rental markets in Albuquerque and Little Rock were balanced during this period. According to Reis, Inc., the apartment vacancy rate in Albuquerque was 5.6 percent in the third quarter of 2010, down from 7 percent a year earlier, and the average rent increased 1 percent to \$710. In Little Rock, during the third quarter of 2010, the apartment vacancy rate was 7.8 percent, down slightly from 8.3 percent a year earlier, and the average rent increased approximately 2 percent to \$660. Rental markets in the largest metropolitan areas in Oklahoma were soft during the third quarter of 2010. In Oklahoma City, the apartment vacancy rate declined slightly from 9.6 percent in the third quarter of 2009 to 9.3 percent in the third quarter of 2010, and the average rent increased 1 percent to \$550. In Tulsa, the vacancy rate declined slightly from 9 percent for the third quarter



of 2009 to 8.9 percent for the same period in 2010, and the average rent remained relatively unchanged at \$580. Rental market conditions in New Orleans remained soft as the apartment rental vacancy rate fell to 10 percent during the third quarter of 2010, according to the *Greater New Orleans Multi-Family Report*<sup>®</sup>, down slightly from the 13-percent rate recorded a year earlier, and the average rent increased 1 percent to \$840.

As a result of soft apartment rental 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 2010, based on preliminary data. The 18,850 units permitted during the 12 months ending September 2010 reflect a 26-percent decline compared with the number of units permitted during the previous 12 months. During the 12 months ending September 2010, the number of multifamily units permitted in Texas declined by 28 percent, or 6,250 units, from the previous year to 16,450 units. In other states in the region, changes ranged from a decline of 50 percent in Louisiana to 850 units to an increase of 3 percent in Oklahoma. Arkansas and New Mexico recorded declines of 8 and 18 percent, respectively, for the 12 months ending September 2010.

## GREAT PLAINS

### HUD Region VII



Continuing a trend that began in April 2007, nonfarm payrolls declined in the Great Plains region during the third quarter of 2010, although the job loss rate appears to be slowing. During the 12-month period ending September 2010, nonfarm payrolls in the Great Plains region declined by 109,300 jobs, or 1.7 percent, to an average of 6.4 million jobs compared with a loss of 2.5 percent during the 12-month period ending September 2009. The greatest job losses were in the manufacturing sector, which was down 37,700 jobs, or 5.1 percent. The construction sector declined by 26,150 jobs, or 8.3 percent. Nonfarm payroll gains were most significant in the education and health services sector, which grew by 13,400 jobs, or 1.5 percent. During the 12 months ending September 2010, nonfarm payrolls in Missouri declined by 49,250 jobs, or 1.8 percent, to an average of 2.7 million jobs. During the same period, nonfarm payrolls decreased in Kansas by 29,650 jobs, or 2.2 percent, to an average of 1.3 million jobs and in Iowa by 19,600 jobs, or 1.3 percent, to 1.5 million jobs. During the 12 months ending September 2010, nonfarm payrolls in Nebraska declined by 10,800 jobs, or 1.1 percent, to an average of 940,400 jobs.

During the 12-month period ending September 2010, the continuing job losses caused the regional unemployment rate to increase to 7.5 percent, up from the 6.9-percent rate recorded a year earlier. The unemployment rate ranged from 4.8 percent in Nebraska to 9.4 percent in Missouri. The unemployment rates in Kansas and Iowa were 6.6 and 6.7 percent, respectively.

As of August 2010, sales housing market conditions were balanced in Iowa, Kansas, and Missouri but were soft in Nebraska. In the Great Plains region, the total number of new and existing home sales during the 12 months ending August 2010 (the latest data available) marked the first increase in home sales since the 12-month period ending August 2006. According to Hanley Wood, LLC, during the 12-month period ending August 2010, total home sales in the region increased by nearly 2 percent to 175,300 homes sold compared with the number sold during the same period a year earlier, but the average price of a home sold remained relatively unchanged at \$156,400. In Kansas, during the 12-month period ending August 2010, total home sales increased by 1 percent to 31,700 and the average price of a home sold increased by 1 percent to \$171,100. In Iowa, during the same period, the total number of homes sold grew by nearly 7 percent to 35,100 homes, but the average price decreased by 3 percent to \$151,500. In Missouri, during the same period, total home sales increased by 4 percent to 92,100 homes sold, and the average price of a home sold increased slightly to \$154,000. In Nebraska, during the 12-month period ending August 2010, total home sales decreased by 18 percent to 16,400 homes sold, and the average price declined by 1 percent to \$154,000.

In the major metropolitan areas of the region, sales housing markets were mixed; they were balanced in Kansas City and St. Louis but soft in Des Moines, Wichita, and Omaha. In Kansas City, during the 12 months ending August 2010, Hanley Wood, LLC, reported that total home sales remained unchanged at 34,400 homes, but the average home sales price rose nearly 2 percent to \$185,900 compared with the price during the previous 12 months. Existing home sales increased 1 percent to 31,600 homes, and the average price of an existing home rose 2 percent to \$178,400. New home sales decreased 10 percent to 2,800 homes, but the average sales price of a new home increased 1 percent to \$270,000. In St. Louis, during the 12-month period ending August 2010, new and existing home sales increased nearly 5 percent to 43,000 homes, and the average home sales price rose 1 percent to \$175,400.

According to Hanley Wood, LLC, during the 12-month period ending August 2010, new and existing home sales in Des Moines decreased 1 percent to 9,600 homes sold, and the average home sales price fell 2 percent to \$159,400 compared with the price reported for the previous 12 months. During the 12 months ending August 2010, total home sales in Wichita decreased by 2 percent to 10,150, and the average price fell 3 percent to \$139,300. For the

same period, existing home sales decreased by more than 1 percent to 8,950 homes sold, and the average existing home sales price fell 1 percent to \$132,400. New home sales decreased 7 percent to 1,200 homes sold, and the average new home sales price decreased almost 12 percent to \$190,900. During the 12 months ending August 2010, total home sales in Omaha decreased to 9,750 homes sold, down 28 percent from the previous 12 months, and the average home sales price decreased nearly 2 percent to \$154,700. Sales of existing homes declined at a faster rate than sales of new homes; existing home sales were down 29 percent to 7,875 homes sold compared with a decline of 22 percent to 1,875 new homes sold. The average sales price of an existing home and a new home each fell 2 percent to \$147,100 and \$186,700, respectively.

Lender Processing Services Mortgage Performance Data show that, in Iowa and Kansas, between September 2009 and September 2010, the percentage of total loans 90 days or more delinquent, in foreclosure, or in REO (Real Estate Owned) increased by 0.1 percent to 4.8 and 4.9 percent, respectively. In Nebraska, the percentage of total loans in the three categories fell from 3.8 to 3.7 percent and, in Missouri, it decreased from 5.5 to 5.4 percent.

In the Great Plains region, single-family home construction, as measured by the number of single-family building permits issued, rose 3 percent to 15,300 homes during the 12-months ending September 2010, based on preliminary data. The number of single-family building permits issued had declined 19 percent during the 12 months ending September 2009. In Iowa, during the 12 months ending September 2010, the number of single-family homes permitted totaled 4,400, a 6-percent increase compared with the 8-percent decline recorded during the previous 12 months. In Kansas, during the 12 months ending September 2010, the number of single-family homes permitted increased 7 percent to 2,900 homes compared with a 29-percent decline during the previous 12 months. In Missouri, during the 12 months ending September 2010, single-family home construction increased 8 percent to 4,700 homes compared with a decline of 29 percent a year earlier. In Nebraska, during the same period, as a result of slow new home sales because of the expiration of the tax credit program and a weak local economy, permits issued for single-family homes decreased 10 percent to 3,300 permits compared with a 7-percent decline recorded a year earlier.

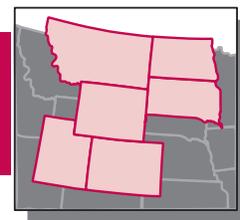
As of the third quarter of 2010, most of the Great Plains metropolitan area rental markets were soft. According to Reis, Inc., as of the third quarter of 2010, the Kansas City apartment vacancy rate remained relatively unchanged at 8.7 percent, but the average rent increased by 1 percent to \$707. In Wichita, the apartment vacancy rate was 7.6 percent, nearly identical to the rate a year earlier, and the average rent was also unchanged at \$505. At 8 percent, the apartment vacancy rate in the St. Louis area was essentially unchanged in the third quarter of 2010 compared with the rate a year earlier, as was the average rent of

\$729. The only major metropolitan area in the Great Plains region that had a balanced rental market was Omaha, where, because of reduced apartment construction activity in 2009 and 2010, the vacancy rate averaged 4.9 percent compared with 7.4 percent a year earlier, but the average rent was unchanged at \$694.

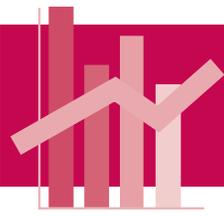
In the Great Plains region, during the 12-month period ending September 2010, multifamily construction activity, as measured by the number of units permitted, declined 19 percent to 3,925 units permitted compared with a 46-percent decline a year earlier. In Nebraska, during the 12 months ending September 2010, multifamily construction activity increased by 20 units to a total of 420 units compared with a decline of 1,100 units a year earlier. In Iowa, during the 12 months ending September 2010, multifamily construction activity increased by 27 percent to 1,750 units compared with a decline of 36 percent a year earlier. Multifamily construction in Missouri decreased 3 percent to 1,700 units compared with a 56-percent decline a year earlier. During the 12 months ending September 2010, multifamily construction activity in Kansas declined 60 percent to 730 units compared with a 16-percent decline a year earlier.

## ROCKY MOUNTAIN

### HUD Region VIII



Nonfarm payroll jobs in the Rocky Mountain region continued a 2-year decline in the third quarter of 2010, but the rate of job losses has slowed. During the 12 months ending September 2010, nonfarm payrolls in the region averaged about 4.9 million jobs, a decrease of 102,400 jobs, or 2.1 percent, from the previous 12 months. In contrast, during the 12 months ending September 2009, nonfarm payrolls declined by 3 percent. The goods-producing sectors had the steepest declines in the 12 months ending September 2010. Slower commercial building activity caused payrolls in the construction sector to fall by nearly 40,000 jobs, or 13 percent. In the manufacturing sector, payrolls decreased by 20,400 jobs, or 6 percent. Payrolls in the mining and logging sector declined by more than 6,400 jobs, or 7.7 percent, due to reduced demand for energy. Among the service-providing sectors, the professional and business services sector had the biggest losses, with payrolls declining by 14,600 jobs, or 2.4 percent, followed by the leisure and hospitality sector, where payrolls fell by 8,700 jobs, or 1.7 percent. Offsetting some of the losses, payrolls increased in the education and health services sector by 14,000 jobs, or 2.3 percent, and in the government sector by 8,400 jobs, or 0.9 percent.



Job losses occurred in most states in the region during the 12 months ending September 2010. Colorado had the largest payroll decline, with a loss of 68,200 jobs, or 3 percent, followed by Utah, with 17,300 jobs lost, a decline of 1.4 percent. In both states, more than one-third of the job losses were due to payroll decreases in the construction sector. In the manufacturing sector, payrolls fell by more than 6.5 percent in both Utah and Colorado, for a combined loss of about 17,000 jobs. In Wyoming, Montana, and South Dakota, nonfarm payrolls declined by 8,400, 7,300, and 3,400 jobs, or 2.9, 1.7, and 0.8 percent, respectively. North Dakota was one of the few states in the nation where nonfarm payrolls grew, increasing by 2,200 jobs, or 0.6 percent. Job losses in the mining and logging sector in the region were concentrated in Colorado, Wyoming, and Utah, which had a combined loss of about 6,300 jobs in the sector, a 10-percent decline. In Colorado, payrolls fell in the professional and business services sector by 11,300 jobs, or 3.4 percent, and in the financial activities sector by 5,300 jobs, or 3.6 percent. In South Dakota, the financial activities sector lost 1,500 jobs, a 4.9-percent decline. The education and health services sector, however, added 6,400 and 1,500 jobs in Utah and North Dakota, an increase of 4.3 and 2.8 percent, respectively. The unemployment rate for the Rocky Mountain region averaged 7.1 percent for the 12 months ending September 2010, up from 6.3 percent a year earlier. State-wide unemployment rates for the 12 months ending September 2010 ranged from 3.9 percent in North Dakota to 7.9 percent in Colorado, but all states in the region remained below the national average of 9.7 percent.

Home sales in the Rocky Mountain region increased in the second quarter of 2010 (the most recent data available), but sales markets remain soft in most places. According to the NATIONAL ASSOCIATION OF REALTORS®, the seasonally adjusted annual rate of home sales for the region in the second quarter of 2010 was up 17 percent from a year earlier, an increase of about 30,000 homes sold. Nearly one-half of the increase was in Colorado, where home sales were up 14 percent from a year earlier, but sales were also up significantly in Utah, Montana, and North Dakota, by 17, 18, and 52 percent, respectively. Contributing to the increased activity, however, was a rise in foreclosed property sales. In the 12 months ending September 2010, based on data from Hanley Wood, LLC, more than 35,000 sales were in REO (Real Estate Owned), a 49-percent increase from a year earlier. For the region, in the most recent 12 months, REO transactions represented 27 percent of all existing home sales, up from 19 percent a year earlier. In the second quarter of 2010, the prevalence of REO sales contributed to a 5-percent decline in prices for existing homes in the region, according to the Federal Housing Finance Agency house price index. Utah had a steep decline, with prices falling nearly 8 percent from a year earlier, but home prices also declined by more than 5 percent in Montana and more than 4 percent in Colorado. Mortgage defaults and foreclosures, although at relatively high levels in the region, are unchanged

from the second quarter of 2009. According to Lender Processing Services, Inc., Mortgage Performance Data, the total number of loans 90 days or more delinquent, in foreclosure, or in REO held steady at 4.8 percent for the region in September 2010. Distressed loans, as a share of all loans, ranged from 2 percent in North Dakota to 6.2 percent in Utah, but all were below the 8.4 percent national rate in September 2010.

Sales markets in metropolitan areas across Utah remain soft, despite a recent increase in home sales. In the Salt Lake City area, according to NewReach, Inc., sales of existing single-family homes in the 12 months ending September 2010 were up 20 percent from a year earlier to about 8,800 homes sold. During the same period, however, the average home price fell 3 percent, to about \$249,600. In the Ogden-Clearfield area, sales were up nearly 2 percent, to 4,500 homes sold, while the average price was relatively unchanged at \$200,700. According to the Utah County Association of REALTORS®, during the 12 months ending September 2010, single-family home sales in Provo-Orem were up 5 percent from a year earlier, to 4,200 homes sold, but the average price fell by 5 percent to \$238,100.

Home sales increased in many metropolitan areas in Colorado in the third quarter of 2010, but markets remained soft and home prices continued to decline in most areas. According to the Colorado Association of REALTORS®, in the 12 months ending July 2010 (the most recent data available), sales of single-family homes statewide were up 1 percent from a year earlier, to about 59,700 homes sold. Sales increased by more than 10 percent in the Colorado Springs and Fort Collins-Loveland metropolitan areas but fell 1 percent in Greeley and Grand Junction. During the same period, the average home price in the state fell 2 percent to about \$210,400. In Colorado Springs, the average price was up 2 percent to \$192,400, and the average price in Greeley was up 5 percent to \$173,800. The average price in Fort Collins remained relatively flat, at \$231,300, but fell 9 percent in Grand Junction to \$194,600. According to the Boulder Area REALTOR® Association, single-family home sales for the 12 months ending September 2010 were up 10 percent from a year earlier to 2,800 homes sold, and the average price was up 5 percent to \$431,000. According to the Denver Board of REALTORS®, home sales in the Denver area, year-to-date as of August 2010, were down 2 percent from a year earlier to 25,600 homes sold. In Denver, during the 8 months ending August 2010, the average price fell 5 percent to about \$266,700.

In the Rocky Mountain region, increased home sales have contributed to a rise in single-family homebuilding activity. Based on preliminary data, during the 12 months ending September 2010, single-family home construction, as measured by the number of building permits issued, totaled about 20,200 homes, up from 17,400 homes permitted in the previous 12 months, a 16-percent increase. The largest increases were in Colorado and Utah, where about 8,100 and 6,400 single-family homes were permitted, an increase of 23 and 20 percent, respectively. Single-family

construction was also up 18 percent in North Dakota and 6 percent in South Dakota but was relatively flat in Montana. In Wyoming, single-family homebuilding activity fell 8 percent. Despite the recent increase for the region, single-family construction remains well below the 72,000 homes a year, on average, permitted from 2004 through 2006. The recent rise in single-family construction was offset by a fall in multifamily homebuilding activity, as measured by the number of permits issued. Based on preliminary data, during the 12 months ending September 2010, about 7,400 multifamily units were permitted in the region, a 29-percent decline from a year earlier. Multifamily construction in Montana and North Dakota increased by 53 and 18 percent, respectively, but construction was down 29 percent in Colorado and 53 percent in Utah. This decrease was due, in part, to decreased demand for new condominiums, but the weak economy and tight lending standards have also led to a decline in apartment construction.

Rental markets in metropolitan areas of the Rocky Mountain region tightened in the third quarter of 2010 and conditions are generally balanced to tight, due, in part, to continued in-migration and a decline in the home-ownership rate. According to Hendricks & Partners, Inc., in the Salt Lake City area, the apartment vacancy rate in the third quarter of 2010 was 5 percent, down from 9 percent recorded in the third quarter of 2009, and the apartment market is somewhat tight. The average rent fell 2 percent during the third quarter of 2010 to about \$750. Vacancy rates declined in Salt Lake City, even though more than 2,000 new rental units have entered the market so far in 2010. In Fargo, the rental market remains balanced. As of September 2010, according to Appraisal Services, Inc., apartment vacancy rates averaged 5.3 percent, up from 5 percent a year earlier. Colorado metropolitan area rental markets have improved and are now more balanced to tight. In the third quarter of 2010, according to Apartment Appraisers & Consultants, the apartment vacancy rate in the Denver area averaged 5.5 percent, down from 7.9 percent a year earlier. The average rent in the third of quarter of 2010 was \$854, up from \$836 a year earlier. The market improved despite the more than 3,000 new rental units that have come on line in the 12 months ending September 2010. In the Greeley area, the apartment vacancy rate fell from 9.4 to 4.6 percent during the same period and the market is somewhat tight due, in part, to a lack of new apartment construction. The Colorado Springs rental market has also tightened in the third quarter of 2010. The apartment vacancy rate in the third quarter of 2010 averaged 6.6 percent, down from 7.8 percent a year earlier. The average monthly rent was \$707, up from \$695 a year earlier. In the third quarter of 2010, the Fort Collins-Loveland area apartment market was tight, with a vacancy rate of 3.6 percent, down from 6.2 percent a year earlier. The average rent increased by 5 percent to \$847 in the third quarter of 2010. In the third quarter of 2010, more than 1,000 rental units were under construction or in the development pipeline in the Fort

Collins-Loveland area. Most of the units are expected to be completed within the next 1 to 2 years.

## PACIFIC

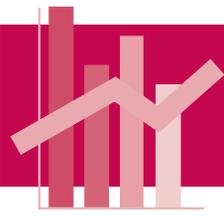
### HUD Region IX



Although employment losses persisted in the Pacific region during the past year, the rate of decline has been abating since February 2010. During the 12 months ending September 2010, nonfarm payrolls averaged nearly 18 million jobs, reflecting a 3.2-percent decline, or 583,400 jobs, compared with a decline of 5.6 percent, or 1.1 million jobs, during the 12 months ending September 2009. During the 12 months ending September 2010, the goods-producing sectors declined by 254,300 jobs, or 10.1 percent, with losses in the construction sector down 158,600 jobs, or 17.1 percent, primarily in commercial and infrastructure projects, and in the manufacturing sector down 92,700 jobs, or 6.1 percent. During the 12 months ending September 2010, the service-providing sectors decreased by 329,100 jobs, or 2.1 percent, led by the wholesale and retail trade sector, down 98,100 jobs, or 3.4 percent. The education and health services sector was the only sector to grow in the region, adding 32,000 jobs, or 1.4 percent, during the same period.

Nonfarm payrolls declined in every state in the region during the 12 months ending September 2010. Payrolls in California decreased by 448,600 jobs, or 3.1 percent, to average 13.9 million jobs. Job losses were concentrated in the construction, trade, and manufacturing sectors with respective job declines of 104,600, 87,000, and 79,400 jobs, or 15.8, 3.9, and 6.0 percent. The education and health services sector gained 19,100 jobs, or 1.1 percent. Payrolls contracted in the San Francisco Bay Area by 119,800 jobs, or 3.8 percent, and in Southern California by 262,700 jobs, or 3.2 percent. Payrolls declined in Hawaii by 9,000 jobs, or 1.5 percent, to average 588,500 jobs.

In Arizona, nonfarm payrolls decreased by 71,700 jobs, or 2.9 percent, during the 12 months ending September 2010, to average 2.4 million jobs. The construction and the professional and business services sectors declined the most, by 26,700 jobs, or 18.9 percent, and 10,000 jobs, or 2.8 percent, respectively. The education and health services sector added 8,700 jobs, an increase of 2.7 percent. In Nevada, decreasing tourism revenue and continued foreclosures led to a decrease of 54,000 jobs, or 4.6 percent, to average 1.1 million jobs. The construction and the leisure and hospitality sectors declined by 24,100 jobs, or 26.8 percent, and 9,800 jobs, or 3.1 percent, respectively, and the education and health services sector added 2,500



jobs, an increase of 2.6 percent. The average unemployment rate in the region increased from 10.1 percent during the 12 months ending September 2009 to 12.3 percent during the 12 months ending September 2010. During this same period, the unemployment rates in the region ranged from 6.6 percent in Hawaii to 13.6 percent in Nevada.

Most home sales markets in the Pacific region remained soft in the third quarter of 2010, because the brief increase in sales activity from the homebuyer tax credit, which occurred earlier in the year, had dissipated. In California, total home sales fell 8 percent to 424,700 homes sold during the 12 months ending September 2010, reversing the trend of increasing sales activity from the fourth quarter of 2008 through the second quarter of 2010. According to Hanley Wood, LLC, during the 12 months ending September 2010, 396,600 existing homes sold in California, a 6-percent decline compared with the preceding 12 months. Foreclosed home sales accounted for 44 percent of all existing home sales in the 12-month period ending September 2010, down from the 48-percent share in the preceding 12-month period. During the 12 months ending September 2010, the median sales price of foreclosed homes was \$191,500, up 10 percent from the previous 12-month period, and the median sales price of all other existing home sales was \$338,500, up 2 percent. During the 12 months ending September 2010, 28,100 new homes sold in California, a 23-percent decline compared with the 36,700 homes sold in the previous 12 months. The median sales price of a new home was \$348,300 during the 12 months ending September 2010, up 2 percent from the previous period.

In Arizona, soft sales housing market conditions persisted as prices continued to decline, a trend that began in 2005. With the expiration of the homebuyer tax credit, home sales activity fell 5 percent in the 12 months ending September 2010; sales activity had been increasing from the second quarter of 2009 through the second quarter of 2010. During the 12 months ending September 2010, Hanley Wood, LLC, reported that 106,500 existing homes sold in Arizona, a 3-percent decline in volume compared with the number sold during the preceding 12 months. Foreclosed homes accounted for 55 percent of all existing home sales in the 12-month period ending September 2010, up from 49 percent in the preceding period. During the 12 months ending September 2010, the median sales price of a foreclosed home was \$114,500, up 11 percent, and the median home sales price of all other existing home sales was \$166,400, down 4 percent. During the 12-month period ending September 2010, 11,950 new homes sold in Arizona, a 30-percent decline compared with the 17,050 homes sold in the previous 12 months, and the median sales price of a new home was \$192,600, up 3 percent from the previous period.

Sales housing market conditions were similarly soft in Nevada. According to Hanley Wood, LLC, during the 12 months ending September 2010, 55,300 existing homes sold in Nevada, a 2-percent decline compared with the

number sold during the preceding 12 months. Foreclosed homes accounted for 62 percent of all existing home sales during the 12 months ending September 2010, down from 65 percent during the previous 12 months. During the 12 months ending September 2010, the median sales price of foreclosed homes was \$124,200, down 4 percent from the previous period, and the median sales price of all other existing home sales was \$161,600, down 10 percent. During the 12 months ending September 2010, 5,655 new homes sold in Nevada, a 17-percent decline compared with the 6,800 homes sold in the previous 12 months. The median sales price of a new home during the 12 months ending September 2010 was \$208,100, down 11 percent from the previous period.

Sales market conditions were strongest in Hawaii, which had the least amount of foreclosure activity since 2008 within the Pacific region. During the 12 months ending September 2010, according to Hanley Wood, LLC, 15,200 existing homes sold in Hawaii, a 37-percent increase in volume from the previous 12-month period. Sales volumes were at the lowest point for the decade in 2008 and in early 2009 as the financial crisis adversely affected the sales of second homes, a major component of the Hawaii market. Sales of foreclosed homes accounted for 12 percent of all existing home sales during the 12 months ending September 2010, up from 7 percent in the preceding period. During the 12 months ending September 2010, the median sales price of foreclosed homes was \$273,000, down 9 percent from the previous 12 months, and the median sales price of other existing home sales was \$389,200, up 7 percent. During the 12 months ending September 2010, sales of new homes remained constant at 1,500 homes and the median sales price of \$460,200 represented a 7-percent increase compared with the median price during the preceding period.

Builders throughout most of the region increased the pace of new home construction, as measured by the number of single-family homebuilding permits issued. During the 12 months ending September 2010, and based on preliminary data, 43,650 single-family homes were permitted in the region, a 7-percent increase compared with the number of permits issued during the preceding 12 months. In California and Nevada during the 12 months ending September 2010, single-family permits increased by 1,200 and 1,325 homes, respectively, or by 5 and 31 percent, to total 24,400 and 5,600 homes. Because land costs have fallen in Nevada, builders are now able to construct new homes that will be competitively priced with foreclosed homes. Although the number of single-family homes permitted increased in Nevada, single-family permits remain significantly below the 10-year average of 24,500 homes. During the 12 months ending September 2010, Arizona had a moderate 2-percent increase in single-family building activity, up by 190 homes, to total almost 11,750 single-family homes. In contrast, permits for single-family homes in Hawaii remained unchanged, with 1,900 single-family homes permitted during the 12 months ending September 2010.

As of the third quarter of 2010, major rental markets were generally balanced in California and Hawaii but soft in Arizona and Nevada. The overall San Francisco Bay Area rental market was balanced. Vacancy and rent trends differed in the three submarkets. According to Reis, Inc., from the third quarter of 2009 to the third quarter of 2010, the apartment rental vacancy rate decreased from 5.8 to 4.9 percent in the Oakland submarket and from 5.0 to 3.9 percent in the San Jose submarket, but the rate remained essentially unchanged at 4.8 percent in the San Francisco submarket. Average rents increased 1 and 2 percent, respectively, in the San Francisco and San Jose submarkets to \$1,838 and \$1,516, respectively, but declined 1 percent in the Oakland submarket to \$1,339. In Sacramento, as of the third quarter of 2010, the rental market was slightly soft, with a vacancy rate of 6.6 percent, down from 7.2 percent in the third quarter of 2009, and average rents declined 0.4 percent to average \$914 in the third quarter of 2010. From the third quarter of 2009 to the third quarter of 2010, Reis, Inc., reported that the Honolulu apartment vacancy rate increased from 3.2 to 3.3 percent and average rents remained unchanged at \$1,289.

Rental markets in southern California were balanced as rental vacancy rates decreased because landlords lowered rents. From the third quarter of 2009 to the third quarter of 2010, Reis, Inc., reported that the apartment rental vacancy rates decreased by about 0.5 percentage points in all major metropolitan areas, except for Riverside-San Bernardino, which decreased by 1.3 percentage points to 7.1 percent. In the third quarter of 2010, the vacancy rates in Orange, Los Angeles, Ventura, and San Diego Counties were 5.9, 4.9, 4.9, and 4.5 percent, respectively. In the third quarter of 2010, Reis, Inc., recorded the average rent in Southern California at \$1,367, a 1-percent decrease compared with the average rent of \$1,383 in the third quarter of 2009.

The major rental markets in Arizona and Nevada remained soft but showed some signs of improvement. According to Reis, Inc., the Phoenix apartment market vacancy rate was 10.3 percent in the third quarter of 2010, down from the 12.2-percent rate recorded in the third quarter of 2009. The average asking rent in Phoenix declined 2 percent to \$749 in the third quarter of 2010. From the third quarter of 2009 to the third quarter of 2010, Reis, Inc., reported that the apartment vacancy rate decreased from 10.4 to 9.9 percent in Las Vegas, and the average rent decreased 4 percent to \$817.

Multifamily construction activity, as measured by the number of multifamily units permitted, continued to decline in most of the region. During the 12 months ending September 2010 and based on preliminary data, permits for 18,150 multifamily units were issued, a 3-percent decrease compared with the number of permits issued during the previous 12-month period. In Arizona and Nevada, during the 12 months ending September 2010, the number of multifamily units permitted totaled 1,450

and 940, respectively, reflecting a 22- and 69-percent decline compared with the number permitted during the preceding 12-month period. In contrast, during the 12 months ending September 2010, the number of multifamily units permitted increased to 14,150 in California, or by 10 percent, compared with the number permitted during the previous 12-month period, and to 1,600 units in Hawaii, an 85-percent increase from the previous period.

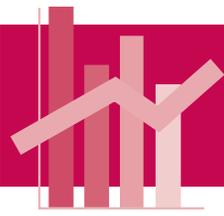
## NORTHWEST

### HUD Region X



The economy in the Northwest region continued a 2-year slowing trend during the 12 months ending September 2010, although the pace of job declines moderated. Nonfarm payrolls declined by 118,000 jobs, or 2.2 percent, to average 5.3 million jobs compared with the number recorded during the 12 months ending September 2009, when 235,300 jobs were lost, a 4.1-percent decline. During the 12 months ending September 2010, nonfarm payrolls in Washington averaged 2.8 million jobs, down 65,100 jobs, or 2.3 percent. Oregon registered the second largest absolute decline, with 42,800 nonfarm payroll jobs lost, a 2.6-percent decline, down to an average of 1.6 million nonfarm payroll jobs. Idaho lost 12,700 jobs, a 2.1-percent decline, resulting in an average of 605,200 nonfarm payroll jobs. Alaska was the only state that gained jobs during the 12-month period ending September 2010, with nonfarm payrolls up by 2,600 jobs, or 0.8 percent, to average 323,800 jobs.

Nonfarm payrolls declined in the Northwest region during the 12 months ending September 2010 and were led by job losses in the construction and manufacturing sectors. For the region, payrolls in the construction sector declined by 47,700 jobs, or 15.8 percent, due, in part, to declines in commercial and multifamily residential construction. Payrolls in the construction sector decreased by 29,700 jobs, or 17.4 percent, in Washington, and by 11,600 jobs, or 14.8 percent, in Oregon. In Idaho, payrolls in the construction sector decreased by 6,200 jobs, or 17.1 percent. In Alaska, commercial construction and relatively stable housing market conditions limited losses in the construction sector to 200 jobs, a 1.3-percent decline. Payrolls in the manufacturing sector declined by 27,100 jobs, or 5.3 percent, in the region during the 12 months ending September 2010. For the states in the region, payrolls in the manufacturing sector decreased by 13,700 jobs, or 5.1 percent, in Washington; by 11,300 jobs, or 6.5 percent, in Oregon; and by 2,900 jobs, or 5.2 percent, in Idaho. Payrolls in the manufacturing sector in Alaska gained 900 jobs, mainly because of hiring in the oil industry.



In the Northwest region, during the 12 months ending September 2010, nonfarm payroll job gains occurred primarily in the education and health services sector, which added 14,000 jobs, a 2-percent increase. Employment in this sector increased by 8,100 jobs in Washington, 3,600 jobs in Idaho, 700 jobs in Oregon, and 1,500 jobs in Alaska. Between the 12 months ending September 2009 and the 12 months ending September 2010, job losses throughout the Northwest region caused the average regional unemployment rate to increase from 8.7 to 9.5 percent. The unemployment rate, which increased in every state in the region, ranged from 8.2 percent in Alaska to 10.6 percent in Oregon.

Sales housing market conditions in the Northwest region were still soft during the 12 months ending September 2010, but the number of home sales increased in most areas because of flat or declining prices, an ongoing trend since early 2010. In Washington, according to data from Hanley Wood, LLC, during the 12 months ending September 2010, the number of new and existing single-family homes sold totaled approximately 80,550 homes, an 11-percent increase compared with the number of homes sold during the previous 12 months. The average new and existing single-family home sales price decreased by 2 percent to \$289,000 during the 12 months ending September 2010. In the Seattle metropolitan area, during the 12 months ending September 2010, 33,100 homes sold, a 17-percent increase compared with the number sold during the same period in 2009. The average home sales price in the Seattle metropolitan area declined by 3 percent to \$386,900. In the Bremerton metropolitan area the average home sales price was essentially unchanged at \$284,100, but in the Olympia metropolitan area the average sales price declined by 10 percent to \$233,800. The number of homes sold increased by 5 percent to 2,950 homes in the Bremerton area and by 8 percent to 3,500 homes in the Olympia area. In the Tacoma metropolitan area, the number of homes sold increased by 7 percent to 9,850 homes and the average home sales price decreased 5 percent to \$238,500.

In Oregon, according to data from Hanley Wood, LLC, during the 12 months ending September 2010, the number of new and existing single-family homes sold totaled approximately 46,650 homes, a 14-percent increase compared with the number of homes sold during the previous 12 months. The average new and existing single-family home sales price decreased by 6 percent to \$235,200 during the 12 months ending September 2010. In the Portland-Vancouver-Beaverton, Oregon-Washington metropolitan area, for the 12 months ending September 2010, the number of new and existing homes sold totaled 29,200, up 12 percent compared with the number sold during the 12 months ending September 2009, and the average home sales price decreased 6 percent to \$263,500. In Idaho, new and existing homes sales during the 12-month period ending September 2010 increased by 19 percent to 26,000 homes, but the average sales price decreased

9 percent to \$170,700, based on data from Hanley Wood, LLC. For the same period, in the Boise metropolitan area, new and existing home sales totaled 15,750 homes, a 28-percent increase compared with total home sales during the previous 12 months, largely because the average sales price decreased by 11 percent to \$166,700.

In Alaska, during the 12-month period ending September 2010, the number of new and existing homes sold increased by 5 percent to 8,950 homes, and the average price was essentially unchanged at \$256,600, according to data from Hanley Wood, LLC. Market conditions were mostly balanced in Anchorage during the same period, with a 3-percent increase in the number of new and existing homes sold, for a total of 6,575; the average price was unchanged at \$266,500.

Foreclosures increased in the Northwest region between September 2009 and September 2010. According to Lender Processing Services, Inc., Mortgage Performance Data, the percentage of mortgage loans 90 days or more delinquent, in foreclosure, or in REO (Real Estate Owned) increased from 5 to 6.1 percent in Washington, from 5 to 5.7 percent in Oregon, and from 6.3 to 6.6 percent in Idaho. Alaska was the exception to the regional trend; there, the percentage of mortgage loans 90 or more days delinquent, in foreclosure, or in REO decreased, albeit slightly, from 3.1 to 3 percent.

During the 12 months ending September 2010, new single-family home construction activity, as measured by the number of permits issued, increased, after a 3-year declining trend. Based on preliminary data, 21,300 homes were permitted, an increase of 2,825 homes, or 15 percent, compared with the number permitted during the previous 12 months. During the 12 months ending September 2010, single-family building activity totaled 12,050 homes permitted in Washington and 5,060 homes permitted in Oregon, increases of 24 and 11 percent, respectively, when compared with the number permitted during the previous 12-month period. During the 12 months ending September 2010, homebuilding activity decreased 4 percent in Idaho to 3,425 homes permitted but increased 28 percent in Alaska to 750 homes permitted.

Multifamily construction activity, as measured by the number of units permitted, declined in the Northwest region during the 12 months ending September 2010. Based on preliminary data, the number of units permitted in the region totaled 6,200, down 11 percent, or 760 units, from the number of units permitted during the previous 12-month period. During the 12 months ending September 2010, the number of multifamily units permitted in Washington declined by 7 percent, or 290 units, to 4,000 units permitted. During the 12 months ending September 2010, the number of multifamily units permitted declined from the previous 12-month total by 320 units in Idaho to a total of 380 units and by 140 units in Alaska to a total of 170 units. During the 12 months ending September 2010, the number of multifamily permits, at 1,650 units,

in Oregon was essentially unchanged compared with the number permitted during the previous 12 months.

Rental housing market conditions were mostly balanced throughout much of the Northwest region during the 12 months ending September 2010, due to declining or flat rents and reduced levels of apartment production. According to September 2010 data from *Apartment Insights*, the apartment rental vacancy rate in the Seattle metropolitan area was 5.6 percent, down from the 6.8-percent rate recorded in September 2009. As of September 2010, the average asking rent for apartments in the Seattle metropolitan area was \$1,030, nearly unchanged from the average asking rent a year earlier. The apartment vacancy rate in the Tacoma metropolitan area was 5.7 percent as of September 2010, down from 8.3 percent in September 2009. The decline in vacancies can be attributed to the roughly 18,000 troops returning to Fort Lewis from Iraq during the summer of 2010. For the third quarter of 2010, the average asking rent in Tacoma was \$840, up approximately 2 percent from September 2009. During the third quarter of 2010, in eastern Washington, according to data from Reis, Inc., the apartment vacancy rate in the Spokane metropolitan area decreased from 6.2 to 5.6 percent and the average asking rent of approximately \$635 showed essentially no change from the third quarter of 2009.

In the Portland-Vancouver-Beaverton metropolitan area, rental housing market conditions were balanced as of the third quarter of 2010. According to Reis, Inc., the apartment vacancy rate was 4.8 percent, down from 6.9 percent in the third quarter of 2009. The average asking rent was essentially unchanged at \$830 between the third quarters of 2009 and 2010. In the Boise metropolitan area, during the third quarter of 2010, rental housing market conditions were soft, with an apartment vacancy rate of 8.1 percent, down from the 8.7-percent rate recorded in the same quarter a year earlier. The average asking rent was nearly \$690

in the Boise area during the third quarter of 2010, unchanged from the third quarter of 2009. In Anchorage, rental market conditions were tight, with an estimated apartment vacancy rate of 2.1 percent as of the third quarter of 2010, unchanged from the rate recorded in the fourth quarter of 2009. The average asking rent was nearly \$1,015, up more than 4 percent from the asking rent of approximately \$970 in the fourth quarter of 2009. Continued job growth combined with a relatively low level of apartment construction contributed to the tight rental market conditions in the Anchorage area.

**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

### Atlanta-Sandy Springs-Marietta, Georgia

The Atlanta-Sandy Springs-Marietta metropolitan area, which encompasses 28 counties in northwest Georgia, is a major transportation, trade, and cultural hub in the Southeast. The leading private sector employers, each with more than 21,000 workers, include Delta Airlines, Inc., Wal-Mart Stores, Inc., and Emory University. As of September 1, 2010, the population of the metropolitan area was estimated at approximately 5.52 million, an increase of 40,000, or at an annualized rate of 0.6 percent since the July 1, 2009 census estimate. Between the 12-month periods ending July 2008 and July 2009, the population of the metropolitan area increased by 118,100, or 2.2 percent, and 89,600, or 1.7 percent, respectively. The five core counties of the metropolitan area—Clayton, Cobb, DeKalb, Fulton, and Gwinnett—account for approximately 65 percent of the total population. Population growth has continued to slow throughout the metropolitan area, because declining employment opportunities have discouraged new residents from moving to the area.

The economic expansion that began in the metropolitan area in 2004 ended during mid-2008. During the 12 months ending September 2010, nonfarm payrolls averaged 2.26 million, a decrease of 64,300 jobs, or 2.8 percent, compared with the 12-month period ending September 2009. The decline in the number of nonfarm jobs for the 12 months ending September 2010 is an improvement from the 121,100-job decline, or 5-percent loss, recorded during the 12 months ending September 2009. Continued steep cuts in residential homebuilding throughout the metropolitan area during the 12 months ending September 2010 led to a decrease of 14,800 jobs, or 14 percent, in the construction sector and contributed to job losses in sectors that support the local housing market. Professional and business services sector payrolls declined by 10,500 jobs, or 2.8 percent, and the financial activities sector decreased by 11,000 jobs, or 7.4 percent. During the 12 months ending September 2010, trade payrolls decreased by 11,500 jobs, or 2.9 percent, representing a slowdown in job losses for this sector, which lost 28,300 jobs, or 6.6 percent, during the previous 12 months. Manufacturing payrolls continued to decline, with a loss of 12,700 jobs, or 8.4 percent, during the 12 months ending September 2010. The metropolitan area has lost 37,400 manufacturing jobs since the 12-month period ending September 2007. Partly offsetting the job losses, education and health services sector payrolls increased by 5,200 jobs, or 1.9 percent, to 273,600, and other services sector payrolls increased by 2,300, or 2.3 percent, to 101,400 for the period. During the 12 months ending

August 2010, the average unemployment rate in the metropolitan area was 10.2 percent, an increase from the 8.5-percent rate recorded a year earlier.

The Atlanta metropolitan area home sales market remains soft. Increased foreclosures and decreased sales due to the declining economy and tighter lending standards have produced a surplus of unsold units. According to data from the Georgia Multiple Listing Service, during the 12 months ending September 2010, the number of existing single-family homes sold in the metropolitan area was approximately 48,000 homes and was more than 2 percent below the 49,200 homes sold during the previous 12-month period. The median sales price of a single-family home declined more than 2 percent to \$119,000 during the 12 months ending September 2010 compared with \$121,900 during the previous 12-month period. The number of condominiums and townhomes sold during the 12 months ending September 2010 increased by 12 percent to 7,100 homes sold compared with the number sold a year earlier, and the median home sales price declined by 8 percent to \$94,000. The 52,150 single-family homes and 7,750 condominiums and townhomes listed for sale as of September 30, 2010, represent approximately a 13-month supply, each based on the number of sales recorded during the same period. According to Lender Processing Services Mortgage Performance Data, 10.6 percent of total loans in the metropolitan area were 90 days or more delinquent, in foreclosure, or in REO (Real Estate Owned) in August 2010, up from 9.4 percent in August 2009.

Single-family homebuilding activity, as measured by the number of building permits issued, remains well below the 2004-to-2007 peak period when an average of 51,000 homes were permitted annually. According to preliminary data, building permits were issued for 6,500 new single-family homes during the 12 months ending September 2010. Although the current volume of homebuilding activity is relatively low, the number of homes permitted during the past 12 months represents an increase of 19 percent from the number of homes permitted in the preceding 12 months ending September 2009, suggesting an end to the 5-year decline. In the five core counties, approximately 2,925 homes were permitted during the past 12 months compared with the 2,225 homes permitted in those counties during the previous 12 months, which is a 31-percent increase.

As of the third quarter of 2010, the apartment market in the Atlanta metropolitan area remained soft but improved during the 12 months ending September 2010. According to M/PF Research, the Atlanta apartment market vacancy rate decreased from 11.6 percent in the third quarter of 2009 to 9.9 percent in the third quarter of 2010. Vacancy rates in the 14 submarkets ranged from a low of 5.7 percent in the Roswell-Alpharetta area to a high of 15.8 percent in South Atlanta-South Fulton County. During the 12 months ending September 2010, approximately 2,250 units were added in the South

Atlanta-South Fulton area, exceeding the 1,650 units that were absorbed. In the metropolitan area overall, approximately 12,900 apartment units were absorbed, while the inventory increased by about 6,825 units. In contrast, negative annual absorption of an average of 3,300 units was recorded between the third quarter of 2006 and the third quarter of 2009, while the apartment inventory increased by an average of 7,900 units a year. Effective rents decreased by nearly 2 percent to an average of \$779 a month compared with rents recorded during the third quarter of 2009. Average rents by number of bedrooms during the third quarter of 2010 were \$641 for an efficiency, \$685 for a one-bedroom unit, \$805 for a two-bedroom unit, and \$953 for a three-bedroom unit.

The soft home sales and rental markets in the metropolitan area have led to a sharp decline in multifamily construction activity, as measured by the number of units permitted, during the past 3 years, when an average of 3,600 multifamily units were permitted a year. According to preliminary data, approximately 1,300 multifamily units were permitted during the 12 months ending September 2010, a decline of 18 percent compared with the number of units permitted during the preceding 12 months. In comparison, approximately 14,000 multifamily units were permitted annually from 2004 through 2007. The largest apartment property completed during the past year was the 592-unit Alexan 360, located in the South Atlanta-South Fulton County submarket, adjacent to downtown Atlanta. Three mixed-income properties currently under construction in the same submarket and scheduled for completion during 2011 include the first and second phases of Ashley Auburn Pointe, east of downtown, with a total of 304 units, and the 177-unit Ashley CollegeTown V near Morehouse College, Spelman College, and Clark Atlanta University.

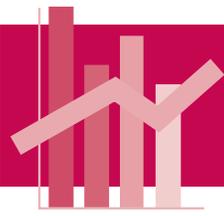
## **Boston-Cambridge-Quincy, Massachusetts-New Hampshire**

The Boston-Cambridge-Quincy metropolitan area consists of Suffolk County and parts of Bristol, Essex, Middlesex, Norfolk, Plymouth, and Worcester Counties in Massachusetts and parts of Hillsborough and Rockingham Counties in New Hampshire. The area is coterminous with the Boston-Cambridge-Quincy, Massachusetts-New Hampshire Metropolitan New England City and Town Area. As of October 1, 2010, the population of the metropolitan area was estimated at 4.8 million, a gain of 68,200, or 1.4 percent, from July 1, 2009, compared with average annual increases of 1 percent from 2006 to 2009.

From 2004 through 2008, nonfarm payrolls increased by 23,000 jobs, or 1.0 percent, annually. The expansion ended in 2009, and economic conditions remained weak during the 12 months ending September 2010, continuing a 2-year trend, although some recent signs

of improvement are evident. During the 12 months ending September 2010, nonfarm payrolls averaged 2.4 million jobs, a decline of 31,900 jobs, or 1.3 percent, compared with payrolls recorded during the previous 12 months. Declines in goods-producing sectors included 8,300 jobs lost in the construction sector and 8,600 lost in the manufacturing sector, down 10 and 4 percent, respectively. Service-providing sectors accounted for payroll declines of 15,200 jobs, led by a 1-percent decline in the professional and business services sector and a 2-percent decline in the trade sector, or 5,300 and 6,100 jobs, respectively. Only the education and health services and the leisure and hospitality sectors gained jobs, increasing by 8,000 and 1,800 jobs, respectively. During the 3 months ending September 2010, however, nonfarm payrolls were up by 26,500 jobs, or 1.1 percent, compared with the payrolls during the same period in 2009. Massachusetts General Hospital, with more than 20,000 employees, and Harvard University, with 18,100 employees, are among the leading employers in the metropolitan area. Harvard University has about 21,000 students and has a \$4.8 billion impact on the Boston metropolitan area economy. During the 12 months ending August 2010, the average unemployment rate was 8.3 percent, an increase from the 6.8-percent rate recorded during the same period in 2009.

Historically low mortgage interest rates and the federal tax-credit programs provided the impetus for recent increased home sales in the Boston-Cambridge-Quincy metropolitan area. According to the Massachusetts Association of REALTORS® (MAR), during the 12 months ending September 2010, sales of existing single-family homes increased 11 percent to 23,130 homes in the metropolitan area, including the North Shore and South Shore suburbs, and the median sales price was up 5 percent to \$394,100. In contrast, during the 12 months ending September 2009, home sales decreased by 3 percent to 20,890 and the median sales price declined 2 percent to \$376,100. The MAR reports the sales of existing homes for the Boston metropolitan area using three geographic regions; Greater Boston (communities surrounding Boston), Northeast (North Shore communities), and South Shore (South Shore communities). During the 12 months ending September 2010, in the MAR-designated Greater Boston region, total existing home sales were 9,200, up 13 percent compared with the number sold during the previous 12 months, and the median sales price for the second quarter of 2010 was \$485,000, up 5 percent from the same quarter in 2009. In the Northeast region, sales were up 11 percent to 7,510 homes and the median sales price was up 5 percent to \$352,950. Sales in the South Shore region increased 7 percent to 6,420 homes and the median sales price increased only slightly to \$299,700 during the 12 months ending September 2010. According to Lender Processing Services Mortgage Performance Data, from September 2009 to September 2010, the number of loans that were 90 days or more delinquent, in foreclosure, or in REO (Real Estate Owned) decreased slightly from 5.6 to 5.5 percent.



Condominium sales, which represented about 37 percent of existing home sales, also benefited from lower interest rates and tax incentives, increasing 14 percent to 13,380 homes sold in the 12 months ending September 2010, after a decline of 10 percent to 11,740 homes during the 12 months ending September 2009. The median sales price for the third quarter of 2010 increased 6 percent to \$314,900 after declining 16 percent during the same quarter a year earlier. In the Greater Boston region, during the 12 months ending September 2010, condominium sales increased by 13 percent to 8,610 homes and the median sales price was up 8 percent to \$369,250. Condominium sales in the Northeast region were up 15 percent to 3,070 homes sold, and the median sales price, at \$205,950, was down 2 percent from a year ago. Sales were up 16 percent to 1,700 homes sold in the South Shore region, and the median sales price was down 4 percent at \$200,000.

Increased levels of existing sales during the past year have spurred single-family building activity. Based on preliminary data, during the 12-month period ending September 2010, construction of single-family homes, as measured by building permits issued, increased in the Boston-Cambridge-Quincy metropolitan area by 33 percent to 3,720 homes permitted but was still down 8 percent from the 4,030 homes permitted during the 12 months ending September 2008. Newly constructed three- or four-bedroom homes start at less than \$500,000 in the outer suburbs but range from \$500,000 to \$750,000 in inner suburban communities. New townhome prices begin in the mid-\$300,000s. Based on preliminary data, during the 12 months ending September 2010, multifamily building activity, as measured by the number of units permitted, increased by 12 percent to 2,580 units after decreasing 52 percent from the number of units permitted in the 12 months ending September 2008. Between 2003 and 2007, the average number of multifamily units permitted annually was 7,400 units, with 2005 being the peak year at 9,120 units. From 2003 to 2007, an estimated one-half of the units permitted were apartments and one-half were condominiums.

After several years of increasing apartment vacancy rates and decreasing rents resulting from a long period of increased levels of new units entering the market, the Boston-Cambridge-Quincy metropolitan area rental housing market remains balanced but appears to be tightening. According to Reis, Inc., for the third quarter of 2010, the apartment vacancy rate decreased to 5.4 percent from 6.5 percent recorded a year earlier. The average asking rent for the same period was \$1,730, up 1 percent from a year earlier. Between 2006 and 2009, more than 17,840 units, or 4,460 units annually, were added to the rental inventory. Based on the existing pipeline, estimates reported by Reis, Inc., indicate that only an average of about 1,100 units annually will be added to the inventory during the next 3 years. As the economy recovers, it is anticipated that vacancy rates will continue to decline and rents will increase moderately. Estimates indicate

that about 1,500 units are currently under construction. Newer rental developments in the Boston-Cambridge-Quincy area have rents ranging from \$1,700 to \$2,500 for studio units, \$2,100 to \$3,200 for one-bedroom units, and \$2,300 to \$3,600 for two-bedroom units. The Boston Redevelopment Authority recently approved the construction of the \$3 billion Seaport Square project in the South Boston Innovation District. The 23-acre sustainable neighborhood will include 6.3 million square feet of residential, retail, office, hotel, civic, and cultural uses. The residential component includes 2,500 units of for-sale and rental units, including 325 units of affordable and 325 units of workforce housing. Groundbreaking is planned for the spring of 2011.

## Charleston-North Charleston-Summerville, South Carolina

The Charleston-North Charleston-Summerville metropolitan area, located on the eastern coast of South Carolina, is composed of Charleston, Berkeley, and Dorchester Counties. With an estimated population of 673,700 as of October 1, 2010, the Charleston metropolitan area is the most populated metropolitan area in South Carolina. Partly because of the recent economic downturn, from July 1, 2009, to October 1, 2010, population growth slowed to an annualized rate of 1.8 percent, down from the 2.3-percent average annual growth rate recorded between July 1, 2004, and July 1, 2009. During the 12 months ending October 1, 2010, annual net in-migration slowed to 7,600, down from an average of 9,350 a year between July 1, 2004, and July 1, 2009.

Because of its coastal location, Charleston has an economy that is heavily influenced by trade, military, and tourism. The Port of Charleston is a major contributor to the South Carolina economy. According to the South Carolina State Ports Authority, the port has an estimated economic impact of \$7 billion annually on the Charleston metropolitan area. In 2007, the most recent data available, 6,800 direct jobs were from port operations. The United States Navy and Air Force add \$3 billion to the local economy each year. The U.S. Navy is the leading employer in the area, with 13,000 employees, and the Charleston Air Force Base employs 7,000 workers. In 2009, Charleston had 3.93 million visitors, which had an estimated economic impact of \$2.8 billion.

Economic conditions in the metropolitan area continued to weaken in the third quarter of 2010, a trend that began in the third quarter of 2008. In the 12 months ending September 2010, nonfarm payrolls averaged 286,000 jobs, a decrease of 1,600 jobs, or less than 1 percent, compared with a decline of 12,700 jobs, or 4.2 percent, during the 12 months ending September 2009. The largest declines during the 12-month period ending September 2010 were in the mining, logging, and construction; trade; and the

leisure and hospitality sectors, which lost 1,250, 1,150, and 720 jobs, or 7.7, 2.7, and 2.0 percent, respectively. In the 12 months ending September 2010, the manufacturing sector lost 430 jobs, partly because of the approximately 400 jobs lost in the automotive industry. In 2009, Boeing Charleston invested \$750 million to build a 584,000-square-foot facility to fabricate and manufacture fuselage systems Boeing's 787 Dreamliner. The plant will employ 3,800 workers when full production is achieved in 2011. The leading private sector employers in the area are Roper St. Francis Healthcare, Boeing Charleston, and Trident Health System, with 3,800, 3,000, and 2,500 jobs, respectively.

Because of the weakened economy, sales market conditions in the metropolitan area are very soft, with an estimated vacancy rate of 4 percent. The vacancy rate has slowly declined from a high of 6.2 percent in 2008 because of an increase in home sales. According to the Charleston Trident Association of REALTORS®, during the 12 months ending September 2010, 6,625 new and existing homes were sold, an increase of 550 homes, or 9 percent, and the average price increased \$16,200, or more than 6 percent, to \$283,000. From 2004 to 2006, an average of 11,400 single-family homes sold annually. In 2005, both sales and average price peaked at 12,350 homes and \$302,100, respectively. Since the peak in 2005, sales have declined annually by 1,400, or 14 percent. In the 12 months ending September 2010, condominium sales increased by 140, or nearly 11 percent, to 1,500 units, but the average price declined \$7,450, or 3.4 percent, to \$211,800. In 2005, the number of condominiums sold peaked at 4,350 units, with an average price of \$227,800. Since 2005, condominium sales have decreased by an average of 710 a year, or 22 percent. The sales market in Charleston County has also softened because of the decrease in second-home sales and vacation investment property sales along the coast.

Single-family home construction, as measured by the number of building permits issued, was at a high from 2004 to 2006, when 7,600 homes were permitted annually, with a peak of 8,100 permits issued in 2005. From 2007 to 2009, the reduction in demand for new homes resulted in annual declines of 1,500 permits, or 28 percent. Based on preliminary data, during the 12 months ending September 2010, the number of single-family homes permitted increased by 310, or 13 percent, to 2,950 homes.

The rental market in the Charleston metropolitan area is currently soft with a vacancy rate of 11 percent mainly because of a weaker economy and slower population growth. According to RealData, Inc., in the third quarter of 2010, the apartment vacancy rate was 9.8 percent, down from 11.1 percent in the third quarter of 2009. According to RealData, Inc., as of the third quarter 2010, the average rent was \$770, up slightly from \$750 in the third quarter of 2009. August monthly rents in the Charleston metropolitan averaged about \$700 for a one-bedroom unit, \$780

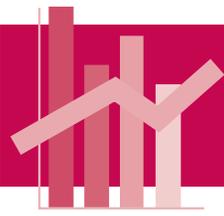
for a two-bedroom unit, and \$910 for a three-bedroom unit. Currently living in the area are 8,800 active military, comprising 3,600 Air Force and 5,200 Navy personnel. Currently, of these military personnel, 52 percent, or 4,575 (not including dependents), reside in nonmilitary housing, which has a primary impact on the rental market.

Based on preliminary data, during the 12 months ending September 2010, 300 multifamily units were permitted, down 160 units compared with the number permitted during the previous 12 months. All of the recent production was for apartments. This rate of production is significantly lower than the average of 1,800 units permitted annually between 2005 and 2008. Currently, 840 units are planned for completion in the next 3 years. Woodfield Long Point, a 280-unit complex, will be located in Mount Pleasant, Charleston County, with rents ranging from \$930 for a one-bedroom unit to \$1,400 for a three-bedroom unit.

## Denver-Aurora-Broomfield, Colorado

The Denver-Aurora-Broomfield metropolitan area encompasses 10 counties in north-central Colorado. The urbanized area extends north from Castle Rock in Douglas County along the east side of the Rocky Mountain range to the city of Thornton in Adams County. The city of Denver, the state capital, is a hub for government activities and financial services. The area is also a regional center for energy development, employing more than 26,000 energy-related workers. The leading private sector employers, each with more than 8,000 workers, include HCA-HealthOne, LLC, Qwest Communications International, Inc., and Lockheed Martin Corporation. As of October 1, 2010, the population of the metropolitan area was estimated at 2.57 million. Because of slower immigration during the past 2 years, population growth has slowed to 1.5 percent a year compared with an increase of 3 percent annually recorded from 2005 through 2007.

Employment levels in the Denver-Aurora-Broomfield area continued a 2-year decline during the past 12 months. During the 12 months ending August 2010, nonfarm payrolls decreased by 38,300 jobs, or 3.1 percent, to an average of 1,180,400 jobs compared with the 2.8-percent decrease in payrolls during the previous 12 months. During the most recent 12-month period, construction employment was down 13.6 percent, or 11,200 jobs, because of weak housing and commercial real estate markets. The manufacturing sector declined by 5,100 jobs, or 7.9 percent, because of lower demand for goods. Despite the recent declines, some offsetting gains occurred in the education and health services sector, which gained 2,600 jobs, or 1.9 percent. The opening of the 80-bed Rocky Mountain Hospital for Children in Denver added 300 jobs to the education and health services sector during the



period. The unemployment rate for the 12 months ending August 2010 averaged 7.9 percent, up from 7.3 percent a year earlier.

Because of the weak economy and falling oil and natural gas prices, 3,000 energy-related jobs were lost during the first 8 months of 2010 compared with the number lost during the same period a year earlier. Offsetting some of these losses were major renewable energy projects, including the construction of a \$1 billion ConocoPhillips Company renewable energy research and training center near Denver. Although construction began in 2008, plans to fully develop the center have been slowed because of the weak economy. The first phase of the center is expected to open in 2013, and the entire center will eventually employ an estimated 7,000 workers when completed by 2030. In 2009, Vestas Wind Systems A/S, located in Brighton, completed a wind-turbine manufacturing plant. The plant currently employs 1,400 workers and has customers worldwide.

Home sales market conditions in the Denver-Aurora-Broomfield area were soft during the 12 months ending August 2010. Recent job losses and tight lending standards combined to reduce the demand for homes. Hanley Wood, LLC, reported that, during the 12 months ending August 2010, sales of existing attached and single-family homes were down 9 percent to 26,200 homes compared with the 28,500 homes sold during the previous 12 months. In August 2010, because of slower sales, the inventory of unsold homes increased to 24,000 homes, up to a 7-month supply, which was a 17-percent increase from the inventory a year earlier. The average price for existing single-family homes increased by 7 percent to \$283,300, and the average price for attached homes was unchanged at \$178,800. According to Lender Processing Services Mortgage Performance Data for August 2010, 5.6 percent of total loans in the metropolitan area were 90 days or more delinquent, in foreclosure, or in REO (Real Estate Owned), up from 4.6 percent in August 2009.

Hanley Wood, LLC, reported that, during the 12 months ending August 2010, sales of new single-family homes decreased by 15 percent to nearly 4,000 units, and the average sales price for a new home was down nearly 5 percent to \$345,800. During the 12 months ending August 2010, sales of new condominiums and townhomes declined 56 percent to 570 units sold. During the same period, attached home sales accounted for 25 percent of all home sales, and the average sales price for new attached homes increased by more than 6 percent to \$196,000.

In response to the soft housing market, single-family home construction in the metropolitan area remained well below the 2004-to-2006 peak period, when an average of 17,500 homes were permitted annually. Based on preliminary data, during the 12 months ending August 2010, the number of single-family permits issued increased by 38 percent to 3,590 homes compared with the number

permitted a year earlier, although the current number is still well below earlier levels. Stapleton Denver, located on the former international airport site, is one of the largest urban infill housing developments in the nation. Construction began in 2001 and approximately 4,000 of the 8,000 homes planned for the development have been built. Prices for new single-family, three-bedroom homes start at \$250,000. The 41-story Spire building, located in the downtown Denver area, is the largest recent condominium development in the metropolitan area. Prices in the 503-unit project, which was completed in November 2009, start at \$200,000 for studio units and increase to more than \$1 million for penthouse units.

Rental market conditions in the Denver-Aurora-Broomfield metropolitan area have improved from the soft-to-balanced conditions of the past 3 years, and conditions during the 12-month period ending August 2010 were somewhat tight. According to Apartment Appraisers & Consultants, in the third quarter of 2010 survey, the average apartment vacancy rate fell to 5.4 percent compared with a recent high of 8.3 percent in the third quarter of 2009. According to the survey, average asking apartment rents are \$690 for a one-bedroom unit, \$870 for a two-bedroom unit, and \$1,150 for a three-bedroom unit. Overall, the average effective rent is \$830, a nearly 7-percent increase from a year earlier. During the past 12 months, the market has tightened despite the approximately 3,000 apartment units that entered the market. Absorption has been strong because of population growth and more stringent financing standards that have directed potential homebuyers to the apartment market. With few apartments starting construction in 2009 and 2010, rental market conditions are expected to continue to tighten during the next 12 months.

Multifamily building activity, as measured by the number of units permitted, continued to decline in the Denver-Aurora-Broomfield metropolitan area during the past 12 months. According to preliminary data, during the 12 months ending August 2010, the number of multifamily units permitted decreased by 52 percent to 760 units. By contrast, 5,400 multifamily units were permitted annually from 2006 through 2008 and apartments accounted for 45 percent of the number permitted. For the 12 months ending August 2010, apartments accounted for 80 percent of the multifamily units permitted. Of the 1,500 multifamily units currently under construction, approximately 90 percent are located in transit-oriented developments near rail stations that serve the existing 35-mile light-rail network. An additional 40 miles of light-rail track are currently under construction or in the planning stage; the entire system is expected to be completed by 2018 at a cost of approximately \$7 billion. The centerpiece of this expansion is a \$500 million multimodal project at Union Station in downtown Denver and a \$1.3 billion light-rail line to Denver International Airport. According to local sources, the building of the station and airport line is the largest transportation redevelopment project currently under construction in the nation.

## Minneapolis-St. Paul-Bloomington, Minnesota-Wisconsin

Located in southeastern Minnesota, the Minneapolis-St. Paul-Bloomington metropolitan area encompasses 11 counties in Minnesota and 2 counties in Wisconsin. The area includes the two largest cities in Minnesota: Minneapolis and St. Paul, the state capital. As of September 1, 2010, the population of the metropolitan area was estimated at 3.3 million, which represents an increase of 23,600, or 0.7 percent, since September 1, 2009, down slightly from the annual increase of 1.1 percent during the previous 3 years.

Nonfarm payrolls have declined since mid-2008 and economic conditions remain weak. During the 12-month period ending August 2010, nonfarm payrolls in the metropolitan area averaged approximately 1.7 million jobs, down 2.8 percent compared with the previous 12-month period. The largest declines were in the construction and manufacturing sectors, which lost 10,600 and 10,400 jobs, or 17.5 and 5.6 percent, respectively. A \$30 million expansion of Baldinger Bakery in St. Paul is expected to create 150 manufacturing jobs when the bakery opens in March 2011. Despite the net job losses during the 12 months ending August 2010, the average unemployment rate remained unchanged at 7.2 percent compared with the previous 12 months.

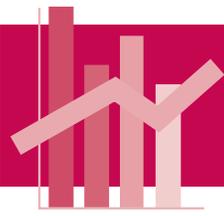
During the 12 months ending August 2010, the education and health services sector was the only sector to gain jobs, up 2,000 jobs, or 0.7 percent, compared with the previous 12-month period. Since 2005, more than \$735 million in newly constructed healthcare facilities have opened, providing more than 3,000 jobs, in the Minneapolis Life-sciences Corridor, a redevelopment area on the south side of Minneapolis. In addition, the construction of three hospitals is under way: Hennepin County Medical Center, Children's Hospitals and Clinics of Minnesota, and University of Minnesota Amplatz Children's Hospital. These facilities, which are scheduled to open between October 2010 and March 2011, will create several hundred new jobs.

Primarily because of the weak economic conditions, the sales housing market in the Minneapolis-St. Paul-Bloomington metropolitan area is currently soft, with an estimated vacancy rate of 2.5 percent. According to the Minneapolis Area Association of REALTORS® (MAAR®), during the 12-month period ending August 2010, total existing home sales decreased by 6 percent to 38,100 compared with 40,700 sold during the previous 12 months. During the 12 months ending August 2010, new home sales declined to 3,125, or by 2.0 percent, compared with 3,185 during the previous 12 months. During the 12-month period ending August 2010, the median sales price of a new home fell 6 percent to \$235,000, and the median sales price of an existing home was essentially flat at \$166,000.

The sale of existing condominiums represents 25 percent of existing home sales and the sale of new condominiums represents 43 percent of new home sales in the metropolitan area. According to MAAR®, during the 12 months ending August 2010, existing condominium sales increased by 1,000 units, or 12 percent, to 9,365 homes sold, and new condominium sales decreased by 125 units, or 9 percent, to 1,290, with most sales occurring because buyers took advantage of the expiring federal homebuyer tax credits. For the 12 months ending August 2010, the median sales price of an existing condominium was \$132,100, down 2 percent, and the median sales price of a new condominium was \$185,200, down 5 percent from the previous 12-month period.

Homebuilding activity, as measured by the number of single-family building permits issued, has increased in the area because the inventory of unsold homes has declined. For the 12 months ending August 2010, the inventory of unsold homes decreased to an average 6.4-months supply compared with an average 8.1-months supply for the previous 12 months. Based on preliminary data, during the 12-months ending August 2010, approximately 4,190 single-family building permits were issued, up 23 percent from the previous 12-month period. In comparison, single-family construction activity peaked from 2001 through 2005, when the average number of single-family homes permitted annually was 18,500. From 2006 through 2009, the average annual number of units permitted declined to 6,800 homes. Based on preliminary data, multifamily construction activity, as measured by the number of units permitted, increased 35 percent to 1,560 units, including about 150 condominium units. In the metropolitan area between 2006 and 2008, an average of 2,600 multifamily units were permitted annually, with condominiums representing 38 percent of the total multifamily permits, or about 1,000 units annually.

The Minneapolis-St. Paul-Bloomington rental market has been balanced since the second quarter of 2009 because of increased demand for rental apartments and a lower rate of multifamily apartment construction in recent years. According to GVA Marquette Advisors, between the second quarter of 2009 and the second quarter of 2010, the estimated rental vacancy rate declined from 6 to 5 percent. Average market rents were essentially flat during this period at approximately \$900. The University of Minnesota (U of M) and Augsburg College, with 51,650 and 4,110 students, respectively, have a significant impact on the downtown rental market, with approximately 34,725 students from both universities combined residing in off-campus housing. In the housing submarkets surrounding the universities, vacancy rates are as much as 2 percentage points lower than the overall apartment vacancy rate in the metropolitan area. New apartment development includes the 175-unit Mill District City Apartments, located near U of M, which opened the first of three phases, or 60 units, in October 2010, of which 50 units were preleased. Rents range between \$990 for



a studio to \$2,540 for a three-bedroom unit. The Ellipse on Excelsior Apartments, a 132-unit project, located in suburban Hennepin County outside Minneapolis, opened September 1, 2010, and was 70 percent leased as of August 2010, with rents ranging between \$995 for a studio and \$2,900 for a two-bedroom unit.

## New Haven, Connecticut

The New Haven metropolitan area, which consists of 22 cities and towns located in the central part of southern Connecticut along the coast of the Long Island Sound, is coterminous with the New Haven, Connecticut Metropolitan New England City and Town Area. The city of New Haven is located 80 miles northeast of New York City. Two of the leading employers in the area are Yale University and Yale New Haven Health System, with 12,000 and 7,500 employees, respectively. According to Yale's Office of New Haven and State Affairs, the university has a direct economic impact of more than \$1 billion per year statewide. The education and health services sector accounts for 27 percent of jobs in the metropolitan area compared with 19 percent of jobs statewide. As of September 1, 2010, the population of the area was estimated at 585,300, an annual increase of 800, or 0.1 percent, since the July 1, 2009 census estimate. An increase in out-migration in response to recent job losses has resulted in a decline in population growth, which is down slightly from the 0.2-percent average annual change recorded during the previous 3 years.

Nonfarm payrolls in New Haven have been declining since 2008; however, the declines appear to be slowing. During the 12 months ending August 2010, nonfarm payrolls declined by 4,500 jobs, or 1.7 percent, to an average of 265,100 jobs, following a decrease of 8,500, or 3.1 percent, during the 12 months ending August 2009. During the 12 months ending August 2010, the manufacturing sector accounted for approximately 45 percent of net job losses in the area, with a decline of 2,000 jobs, or 7 percent, to an average of 26,800 jobs. The metropolitan area is expected to lose nearly 270 additional manufacturing jobs in mid-2011 when Marlin Firearms closes its North Haven facility. During the 12 months ending August 2010, the government sector declined by 900 jobs, or 2.6 percent, of which 400 were in local government. During this same period, the information sector lost 800 jobs, or 11.6 percent. The only sectors to add jobs were education and health services, which increased by 1,000 jobs, or 1.4 percent, and leisure and hospitality, which was up by 400 jobs, or 1.8 percent. The Yale New Haven Health System led the growth in education and health services with the opening of the new \$467 million Smilow Cancer Hospital in October 2009, adding 500 new jobs. During the 12 months ending August 2010, the unemployment rate increased to an average of 9.0 percent, up from 7.4 percent during the previous 12 months.

Due to recent job losses, the sales market in New Haven is soft, but home sales increased in the second quarter of 2010 as a result of declining home prices and the home-buyer's tax credit. According to the Connecticut Multiple Listing Service, Inc., 5,775 new and existing homes were sold in New Haven County during the 12 months ending June 2010, a 24-percent increase compared with only 4,650 homes sold in the 12 months ending June 2009. The median sales price for a single-family home increased by 1 percent in the second quarter of 2010 to nearly \$232,300 compared with the median price in the second quarter of 2009; however, the median sales price remained down by \$52,700, or 19 percent, from the peak median price of \$285,000 in the second quarter of 2007. Condominium sales during the 12 months ending June 2010 increased 31 percent to 1,925 units compared with the number sold during the same period in the previous year. The median sales price for condominiums during the second quarter of 2010 was \$153,000, down 1 percent from the second quarter of 2009 and down \$27,000, or 15 percent, from the peak median price of \$180,000 in the second quarter of 2007. Despite increasing home sales and rising median sales prices, foreclosures have increased. According to Lender Processing Services Mortgage Performance Data, from August 2009 to August 2010, the number of loans that are 90 days or more delinquent, in foreclosure, or real estate owned (REO) in New Haven County increased from 7.0 to 7.8 percent of all home loans in the area.

Single-family home construction, as measured by the number of building permits issued, peaked during 2004, when 1,175 homes were permitted. According to preliminary data, during the 12 months ending August 2010, single-family building permits were issued for 200 homes, up by 40 homes from the 12 months ending August 2009. In comparison, from 2006 to 2008, an average of 550 homes were permitted each year. Fieldstone Village, an active adult community, is a new 142-unit development currently under construction in Orange, Connecticut. Prices for one-bedroom attached homes at Fieldstone Village currently start at \$359,900, with two-bedroom attached and detached prices ranging from \$449,900 to \$629,900. The price for a typical new single-family home in the area ranges from \$400,000 to \$500,000 and for a typical new condominium ranges from \$250,000 to \$350,000.

The rental market in New Haven is tight. According to Reis, Inc., the apartment vacancy rate in New Haven County was 2.9 percent in the second quarter of 2010, down from 3.3 percent in the second quarter of 2009. The average effective rent was \$1,067, up 1.1 percent, from the previous year. Since 2000, local universities have added approximately 2,400 new dormitory beds. Much of the construction occurred at Quinnipiac University, in Hamden, Connecticut, where 1,400 new beds were completed between 2002 and 2009, and 740 additional beds recently opened in September 2010. Students have a significant impact on the local rental markets,

with approximately 4,500 of the 8,000 students at Quinnipiac University and 6,000 of the 11,500 students at Yale University currently living off campus.

According to preliminary data, in the 12 months ending August 2010, 60 multifamily units were permitted, which is relatively unchanged compared with the number permitted in the previous 12 months. During the peak year of 2004, more than 1,000 multifamily units were permitted, and, from 2006 to 2008, an annual average of 370 units were permitted. A mixed-use development, 360 State Street, which contains 500 rental units, recently opened in downtown New Haven. The project is the world's first large-scale residential building powered by a fuel cell. Rents for studios and one-, two-, and three-bedroom units start at \$1,275, \$1,700, \$2,700, and \$4,700, respectively.

## New Orleans-Metairie-Kenner, Louisiana

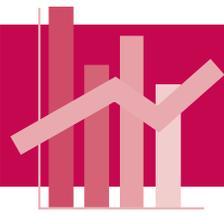
The New Orleans-Metairie-Kenner metropolitan area is located near the mouth of the Mississippi River in southeast Louisiana. The metropolitan area comprises seven parishes: Jefferson, Orleans (the city of New Orleans), Plaquemines, St. Bernard, St. Charles, St. John the Baptist, and St. Tammany. Population growth in the metropolitan area has moderated during the past 2 years. As of October 1, 2010, the population of the metropolitan area was estimated at 1.2 million, an increase of 16,000, or 1.3 percent, since October 1, 2009 with 20 percent of the growth resulting from net in-migration. During the 12 months ending October 1, 2009, the population increased by 1.8 percent compared with an average increase of almost 9 percent annually between 2006 and 2008, when most residents who had been displaced by Hurricane Katrina returned. Overall, the metropolitan area population has reached 92 percent of the pre-Hurricane Katrina population levels, although the parishes of Orleans and St. Bernard, where the greatest proportion of damage occurred, are only at 80 and 65 percent of pre-Hurricane Katrina population levels, respectively. The recovery from Hurricane Katrina is still ongoing, with an estimated \$125 billion in government-funded projects complete or under way and an additional \$27 billion of projects planned, according to GCR & Associates, Inc.

Nonfarm payrolls during the 12 months ending August 2010 averaged 519,100 jobs, or 85 percent of the pre-Hurricane Katrina payroll level. During the 12 months ending August 2010, the metropolitan area economy lost 2,600 jobs, or 0.5 percent, which is identical to the annual loss rate during the previous 12 months. The manufacturing sector led declines during the 12-month period ending August 2010, down by 1,000 jobs, or 2.9 percent. Since January 2010, about 900 assembly workers have been laid off at NASA's Michoud Assembly Facility, adding to the 900 jobs cut in 2009. Northrop Grumman Corporation, the third leading employer in

the metropolitan area, with 5,400 employees, announced it will lay off more than 200 workers in October 2010 because of the discontinuation of shipbuilding operations at the Navy's Avondale Shipyard. By 2013, a total of 5,000 workers will have been laid off at Avondale Shipyard. Job cuts during the 12 months ending August 2010 contributed to the average unemployment rate increasing to 7.1 percent, up from 6.1 percent a year earlier. During the 12 months ending August 2010, the education and health services sector led job gains, increasing by 1,925 jobs, or 2.7 percent, and growth is expected to continue. In the spring of 2010, construction began at the Veterans Affairs Medical Center, which is expected to be completed by the fall of 2013 and to employ 350 people. The two leading employers in the metropolitan area are in the healthcare industry—Ochsner Health System, with 10,000 employees, and Louisiana State University Health Sciences Center of New Orleans, with 5,500 workers.

During the 12 months ending September 2010, conditions in the single-family home sales market in the metropolitan area remained soft compared with a year earlier because of an increased supply resulting from repaired homes reentering the market. In addition, job declines and moderating population and household growth have resulted in decreased demand. Based on data provided by the New Orleans Metropolitan Association of REALTORS® and Gulf South Real Estate Information Network, Inc., during the 12 months ending September 2010, the median price of new and existing single-family homes declined by 2 percent, but home sales increased by 2 percent to 7,650 compared with the number of homes sold a year earlier, despite worsening economic conditions. During the 3 months ending September 2010, however, new and existing home sales totaled 1,775, down 21 percent compared with the sales recorded during the same period a year earlier because the homebuyer tax credit program has expired, and the median sales price declined by 3 percent to \$171,700. In the city of New Orleans, home sales decreased by 28 percent to 450 homes, but the median price increased by 6 percent to \$176,900. In Jefferson Parish, home sales decreased by 20 percent to 525 homes sold, and St. Tammany Parish home sales decreased by 12 percent to 550 homes. In the Jefferson and St. Tammany Parishes, home sales prices declined by 8 percent to \$155,800 and by 6 percent to \$191,900, respectively.

Single-family home construction, as measured by the number of single-family building permits issued, has declined every year since 2007. During the 12 months ending August 2010, based on preliminary data, single-family home permits totaled 1,825 homes, down 15 percent compared with the number permitted during the previous 12 months. During the period since Hurricane Katrina, single-family homebuilding peaked at 4,900 homes permitted during 2006 but declined by an average of 900 homes, or 24 percent, annually between 2007 and 2009. According to local sources, high construction costs, an increasing number of unsold existing homes, tighter



lending standards, and the slowdown of the economy have been key deterrents to new single-family home developments. Although prices for new homes vary significantly throughout the metropolitan area, since January 2010 more than 50 percent of new homes sold closed at around \$200,000, based on data provided by Hanley Wood, LLC.

The condominium market has steadily declined both in sales volume and in price since 2005; during the 12 months ending September 2010 sales decreased by more than 20 percent to 700 units, and the average price declined by 7 percent to \$197,400. Because of soft sales market conditions for condominiums, many existing condominium developments are advertising units either for sale or for lease.

The metropolitan area rental market has yet to recover from the damage caused by Hurricane Katrina. Due in part to the estimated 2,350 apartment units that came on line during the 12 months ending September 2010, conditions in the apartment market are soft, unchanged compared with conditions a year earlier. According to the *Greater New Orleans Multi-Family Report*, the vacancy rate for market-rate apartments in the metropolitan area is 12 percent compared with 13 percent a year earlier, and the average rent is \$840, unchanged compared with the rent a year earlier. Rental market conditions in the Historic Center in the downtown district of the city of New Orleans, however, are currently tight with occupancy near 100 percent. Average rents for apartment units in the Historic Center are \$1,140, \$1,560, and \$1,760 for one-, two-, and three-bedroom units, respectively.

For the 12 months ending August 2010, multifamily construction, as measured by the preliminary number of multifamily units permitted, declined to 280 units compared with 1,300 units permitted during the previous 12 months. After Hurricane Katrina destroyed much of the area, multifamily permits have been almost exclusively for apartments, with permit activity peaking in 2007 when 3,025 multifamily units were permitted. An additional 6,000 units are expected to be completed by the end of 2013. Several mixed-income communities are currently under way in the city of New Orleans, including Harmony Oaks Apartments, which is expected to be completed by the end of 2010 and will include a combined total of 460 public housing, low-income, and market-rate rental units and 50 for-sale, affordable single-family homes. Construction is also under way at Columbia Parc at the Bayou District in the city of New Orleans. The first of several phases at Columbia Parc at the Bayou District is expected to be completed by November 2010 and will add more than 450 mixed-income units. The entire development is slated to be completed by 2012 and, when finished, will consist of a total of 1,325 mixed-income rental and for-sale units.

## Salt Lake City, Utah

The Salt Lake City metropolitan area, located along the Wasatch Mountain Range in north central Utah, consists of Salt Lake, Summit, and Tooele Counties. Salt Lake City, the state capital, is a regional center for education, health care, and government activity. As of October 1, 2010, the population of the metropolitan area was estimated at 1.15 million, an increase of 18,300, or 1.6 percent, compared with the estimated population as of October 1, 2009. Weak economic conditions and decreased in-migration have slowed the rate of population growth from the 1.8-percent average annual rate recorded during the previous 3 years. Salt Lake County accounts for 90 percent of the population of the metropolitan area and 40 percent of the population of Utah. The University of Utah, located in Salt Lake City, has an enrollment of 30,800 students, employs more than 15,000 workers, and has an annual budget of about \$2 billion. Other leading employers in the area include Intermountain Healthcare, Delta Air Lines, Inc., and Zions Bancorporation, with about 17,500, 3,600, and 3,500 employees, respectively.

Economic conditions remained weak during the 12 months ending August 2010, continuing a 2-year trend, although job losses were less severe than they were in the previous year. During the 12 months ending August 2010, total non-farm payrolls declined by 19,800 jobs, or 3.2 percent, to 600,600 jobs. In comparison, during the 12 months ending August 2009, nonfarm payrolls declined by 22,200 jobs, or 3.5 percent. Job losses were reported in nearly all sectors. During the 12 months ending August 2010, the mining, logging, and construction sector declined by 4,800 jobs, or 12 percent, which accounted for nearly 25 percent of the job losses in the metropolitan area during the period. The large loss of construction jobs resulted from the lower demand for new homes and commercial real estate. The next largest decline was reported in the professional and business services sector, which lost 4,300 jobs, or 4.5 percent, primarily in the administrative and support services subsector. During the 12 months ending August 2010, the only sectors that gained jobs were the education and health services and the government sectors, which added 2,300 and 700 jobs, or 3.6 and 0.7 percent, respectively. In late 2009, Intermountain Healthcare opened its \$162 million Riverton Hospital, which contributed to the increase in education and health services employment by adding 700 jobs. During the 12 months ending August 2010, the unemployment rate in the metropolitan area averaged 6.8 percent, up from the 5.6-percent rate recorded during the previous 12 months.

The existing home sales market in the Salt Lake City area remains soft as a result of the continued weak economic conditions, but it has recently shown some signs of improvement. According to NewReach, Inc., during the 12 months ending June 2010, sales of existing attached and detached single-family homes were up 28 percent to 11,700 units sold compared with 9,200 homes sold during the same period a year earlier. In June 2010, the inventory of unsold homes totaled 5,700, relatively unchanged from a year earlier,

which represents a 7-month supply, down from the 9-month supply in June 2009. During the past 12 months, the average price of existing townhomes and condominiums increased by 7 percent to \$171,800, but the average price of existing single-family homes declined by nearly 3 percent to \$252,600. According to Lender Processing Services Mortgage Performance Data, in August 2010, 6.1 percent of total loans in the metropolitan area were 90 days or more delinquent, in foreclosure, or in REO (Real Estate Owned), up from the 5-percent rate recorded in August 2009. According to Hanley Wood, LLC, during the past 12 months, sales of foreclosed and REO homes represented nearly 40 percent of single-family home sales, up from 26 percent in 2009 and 13 percent in 2008.

According to NewReach, Inc., during the 12 months ending June 2010, sales of new detached homes increased by 20 percent to 1,600 homes, although the 12-month period ending June 2009 represented one of the lowest levels of sales in 20 years. During the 12 months ending June 2010, the average sales price of new single-family homes declined by nearly 2 percent to \$318,500. New townhome and condominium sales increased from 650 to 980 units, but the average sales price declined by 5 percent to \$204,400.

After a 3-year decline in the number of single-family homes permitted, local home builders responded to increased home sales with an increase in building activity during the past year. During the 12 months ending August 2010, based on preliminary data from the *Utah Construction Report*, the number of single-family homes permitted increased to 1,600 homes, up 39 percent from the 1,150 homes permitted during the same period a year earlier. In comparison, an average of 5,900 homes were permitted annually from 2003 to 2006. During the 12 months ending August 2010, in response to competition from less expensive attached and detached single-family homes, condominium permitting declined by 60 percent to 460 units. Daybreak, a 4,000-acre development in South Jordan, is the largest planned community currently under construction in the metropolitan area. Prices start at \$139,000 for one-bedroom townhomes and slightly more than \$200,000 for two-bedroom detached homes.

Several transit-oriented developments (TOD) are currently planned or under construction in anticipation of the light rail and commuter rail extensions that will further link downtown Salt Lake City with other cities in Salt Lake County. The \$2.4 billion rail project that began in 2008 will add 70 miles of track to the existing 64-mile rail system by 2015. Two condominium towers, The Regent with 150 units and Promontory with 185 units, are currently under construction at City Creek Center, a \$1.5 billion mixed-use residential and commercial TOD in downtown Salt Lake City. Another project at City Creek Center, Richards Court, recently completed construction on 90 units and has about 60 units remaining for sale. Asking prices start at \$442,000 for a studio unit and increase to \$2 million for a penthouse unit.

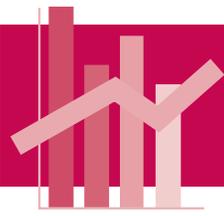
Rental housing market conditions in the metropolitan area are somewhat soft compared with the more balanced condi-

tions a year earlier. According to Reis, Inc., in the second quarter of 2010, the average apartment vacancy rate increased to 7.4 percent, up from 5.8 percent recorded in the second quarter of 2009. Vacancy rates have increased because 2,400 new apartments entered the market in the past year. Average monthly rents were relatively unchanged at about \$660 for a one-bedroom unit, \$790 for a two-bedroom unit, and \$1,000 for a three-bedroom unit. According to preliminary permit data from the *Utah Construction Report*, during the 12 months ending August 2010, apartment construction activity decreased by 50 percent to 1,350 units, although the current level of activity remains above the annual average of 900 apartments permitted from 2000 to 2007. Strong absorption rates and reduced apartment permitting activity during the past year are expected to result in improved rental market conditions over the next 12 months. Construction was recently completed on 315 units at Crossing at Daybreak in South Jordan, with rents starting at \$875 for one-bedroom units, \$1,115 for two-bedroom units, and \$1,425 for three-bedroom units.

## Tyler, Texas

The Tyler metropolitan area, which consists of Smith County, is located in northeast Texas, about 100 miles east of Dallas. As of October 1, 2010, the population of the metropolitan area was estimated at 209,000, an increase of 1.7 percent, compared with the estimate as of October 1, 2009, and slightly lower than the average annual increase of 1.9 percent from 2005 through 2009. The city of Tyler, which is a regional center for health care, is home to the leading employers in the area, including the East Texas Medical Center Regional Healthcare System, Trinity Mother Frances Hospitals and Clinics, and Brookshire Grocery Company, with about 4,200, 3,700, and 2,200 employees, respectively.

Nonfarm payrolls in the metropolitan area declined by 600 jobs, or 0.7 percent, to an average of 93,100 during the 12 months ending September 2010. The average for the 3 months ending September 2010 is up 1.8 percent when compared with the same 3-month period 1 year ago, indicating the economy is improving. Before declining in 2009, nonfarm payrolls increased at an average annual rate of 1,850, or 2.0 percent, from 2003 to 2008. During the 12 months ending September 2010, sectors with significant declines included manufacturing; trade; and mining, logging, and construction, which lost 800, 500, and 500 jobs, respectively. The closure of two fabrication facilities by Chicago Bridge & Iron Company N.V. in 2009 resulted in the loss of 300 jobs, largely in the manufacturing sector. Partly offsetting the job losses was the addition of jobs in the government and the education and health services sectors, which both added about 500 jobs. Construction of the Tyler Armed Forces Reserve Center, valued at \$24.5 million, is currently under way and is expected to be completed by June 2011. Although it is uncertain how many jobs will be created when the center is completed, it is expected to bring



about 300 reservists to Tyler on weekends throughout the year. During the 12 months ending August 2010 the average unemployment rate increased to 7.9 percent from 6.8 percent during the previous 12 months.

The sales housing market is moderately soft as a result of area job losses, although recent increases in sales activity indicate the market may be beginning to recover. According to the Real Estate Center at Texas A&M University, during the 12 months ending September 2010, the number of new and existing single-family homes sold in the metropolitan area increased to about 2,875, a 5-percent increase compared with the number of homes sold during the previous 12-month period. The current level of home sales remains below the average annual of 3,600 homes sold from 2006 through 2007 but is above the average annual of 2,075 homes sold from 2000 through 2003. The average single-family home sales price increased by 3 percent during the 12 months ending September 2010, from \$155,500 to \$159,500.

The weak economy has caused builders to reduce single-family home construction. Based on the latest local data available, an estimated 430 single-family homes were built during 2009, a 25-percent decline compared with the estimated 570 homes built during 2008. The most recent level of activity remains well below the estimated average annual of 1,200 homes built from 2004 through 2006. Prices for new, three-bedroom, single-family homes start at about \$120,000. Ongoing developments include Oak Hollow, with about 200 homes slated for completion by 2013 and with prices starting at \$250,000, and Guinn Farms, with a potential 150 homes to be completed by 2013 in the first of five phases and with prices starting at \$140,000.

Rental housing market conditions in the metropolitan area are soft, with an apartment vacancy rate of 10 percent in the second quarter of 2010, the latest data available from the Tyler Apartment Association. The vacancy rate is down from 15 percent during the same quarter a year earlier due to reduced apartment construction activity during the past 12 months. The completion of more than 1,400 apartment units in the city of Tyler from 2007 through 2009 contributed to high vacancy rates during 2008 and 2009. In comparison, completions averaged 265 units annually from 2003 through 2007. During the second quarter of 2010, average apartment rents were \$600 for a one-bedroom unit, \$780 for a two-bedroom unit, and \$900 for a three-bedroom unit. Average rents increased by less than 1 percent for one- and two-bedroom units and by 2 percent for three-bedroom units, when compared with rents during the second quarter of 2009.

Multifamily construction activity, as measured by the number of apartment units permitted by the city of Tyler, which contains nearly all apartments in the area, remained relatively stable during the 12 months ending July 2010 (the latest date available). During the 12 months ending July 2010, 140 units were permitted, compared with 190 units permitted during the previous 12 months. The

current level of apartment construction activity remains below the average annual of 1,100 units permitted during 2006 and 2007 and may represent a return to permitting levels that prevailed from 2002 to 2005, when an annual average of 250 units were permitted. The first phase of Haverhill Place, with 48 units, is expected to open by November 2010, and phase two, with 64 units, is expected to be completed by 2012. Lake View Apartment Homes, with 140 units, is currently under construction and expected to be completed by 2012.

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

The Washington metropolitan area comprises the District of Columbia and 15 counties and 6 independent cities in Maryland, Virginia, and West Virginia. As of October 1, 2009, the population of the metropolitan area was estimated at 5.5 million; this figure reflects an increase of approximately 0.5 percent, or 29,300, since October 1, 2009, compared with an increase of 1 percent during the previous year.

During the 12 months ending August 2010, average non-farm payroll jobs declined by 17,700, or 0.6 percent, to slightly more than 2.95 million jobs. The education and health services sector added 5,500 jobs, up less than 2 percent from the sector total during the 12 months ending August 2009, and one-half of the 3.3-percent gain of 11,200 jobs between 2008 and 2009. Inova Health System, with 15,600 employees and MedStar Health, with 14,000 employees, are among the leading employers in the metropolitan area. The federal government accounts for nearly 13 percent of the nonfarm payroll jobs in the area. The federal government subsector added 16,900 jobs, or nearly 5 percent, during the 12 months ending August 2010. U.S. 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.

The tourism industry, an important part of the economy in the metropolitan area, added 1,600 jobs during the 12 months ending August 2010, a gain of 0.6 percent after a loss of 1,200 jobs, or nearly 0.5 percent, during the previous year. Business and leisure travelers visiting the nation's capital generate more than \$5 billion annually for the local economy, according to Destination DC, a contracting arm of the Washington Convention Center Authority. In addition, the retail trade subsector reported a small gain of 700 jobs, or less than 0.3 percent, but all other sectors experienced a net loss in the number of jobs. The largest declines in jobs in the metropolitan area were nearly 9 percent in the construction sector, to 142,900 jobs, and nearly 7.5 percent in the manufacturing sector, down to 53,200 jobs. The sectors had experienced losses of nearly 12 percent and 7 percent, respectively, during

the previous 12 months ending August 2009. Average unemployment during the 12 months ending August 2010 was 6.3 percent, an increase from 5.3 percent during the same period in 2009.

Sales market conditions in the metropolitan area are currently balanced. Reduced prices, low interest rates, and tax incentives for first-time homebuyers helped stimulate home sales during the 12 months ending August 2010. According to data from Metropolitan Regional Information Systems, Inc., approximately 66,450 existing homes were sold, an increase of 6 percent compared with the 62,500 homes sold during the 12 months ending August 2009 and 22 percent greater than the 54,300 homes sold during the period ending August 2008. The average home price during the 12-month period was \$358,450, an increase of nearly 4 percent above the average during the previous year. In the Virginia suburbs, the number of homes sold increased by 20 percent to 38,400 homes, and the average price increased 12 percent to \$380,800. The number of homes sold in the Maryland suburbs increased by 27 percent to 23,330 homes, but the average sales price declined by 8 percent. In Washington, D.C., the average price declined nearly 2 percent, to \$491,900, but the number of homes sold increased 26 percent to 6,580 homes. In Jefferson County, West Virginia, during the 12-month period, the number of sales totaled 570 homes, up 15 percent compared with the number sold in the previous year; however, the average price declined by nearly 3 percent to \$203,450. According to Lender Processing Services Mortgage Performance Data, 7 percent of total loans in the metropolitan area were 90 days or more delinquent, in foreclosure, or in REO (Real Estate Owned) in August 2010, down from 7.2 percent in August 2009.

During the 12 months ending August 2010, 12,740 condominium units were sold in the Washington metropolitan area, which is 17 percent more than the number sold during the previous year. Condominiums accounted for approximately 27 percent of all homes sold in the metropolitan area during the 12-month period, an increase from 17 percent of the total number of homes sold during the previous 12 months. The largest number of condominium sales was recorded in the Virginia suburbs; 6,600 units were sold and average prices ranged from \$165,000 in the Manassas area to \$300,000 in areas closer to Washington, D.C. In Washington, 2,860 units were sold at an average price of \$418,500. In the Maryland suburbs, 770 units were sold at an average price of approximately \$190,000.

Comparison of average prices in August 2010 with prices recorded a year ago show a range of a 20-percent increase in both Charles and Frederick Counties, Maryland, to a decline of 8 percent in Manassas, Virginia.

Improvement in the existing home sales market encouraged the development of new homes in the Washington metropolitan area. Based on preliminary data, single-family home construction activity, as measured by the number of building permits issued, increased by 10 percent, or 900 homes, to a total of 9,730 during the 12-month period ending August 2010. New three-bedroom townhomes close to Washington are advertised for sale starting at \$275,000 and new four-bedroom single-family homes in suburban communities are advertised with starting prices of \$350,000. Based on preliminary data, multifamily construction activity, as measured by the number of units permitted, decreased slightly from the previous year. During the 12 months ending August 2010, 3,250 units were permitted, down 3 percent from the number permitted during the previous year, but it was an improvement over the 48-percent decline experienced between 2008 and 2009. During the next 3 years, approximately 15 percent of new multifamily units are expected to be condominiums, down from the 50 percent of new construction reported during the past several years, with another 30 percent as yet undetermined as rental or condominium.

The rental housing market in the Washington metropolitan area is balanced, because fewer units have entered the market and the pipeline of projects has contracted. According to Delta Associates, vacancy rates in Class A units declined from 4.4 percent during the second quarter of 2009 to 3.4 percent during the second quarter of 2010, and average rents for Class A apartments rose to \$1,740 from \$1,620. During the third quarter of 2010, monthly rents averaged \$1,390 for a one-bedroom unit, \$1,760 for a two-bedroom unit, and \$1,640 for a three-bedroom unit. Construction is about to begin on the 170-unit Foundry Lofts in Washington, D.C., with completion expected at the end of 2011. The apartment project, an adaptive reuse of a historic Navy Yard industrial building, is the first building to start construction in the 42-acre, mixed-used project known as The Yards, an integral part of Washington's Anacostia Waterfront Initiative. When fully complete, The Yards will have approximately 2,800 new sales and rental units, 1.8 million square feet of office space, and 400,000 square feet of retail space.



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

HUD Region and State	2010 Through September			2009 Through September			Ratio: 2010/2009 Through September		
	Total	Single Family	Multi-family*	Total	Single Family	Multi-family*	Total	Single Family	Multi-family*
Connecticut	2,912	1,868	1,044	2,464	1,460	1,004	1.182	1.279	1.040
Maine	2,361	2,162	199	2,053	1,907	146	1.150	1.134	1.363
Massachusetts	6,585	4,140	2,445	5,050	3,153	1,897	1.304	1.313	1.289
New Hampshire	2,141	1,541	600	1,600	1,179	421	1.338	1.307	1.425
Rhode Island	664	569	95	638	452	186	1.041	1.259	0.511
Vermont	1,221	979	242	866	643	223	1.410	1.523	1.085
<b>New England</b>	<b>15,884</b>	<b>11,259</b>	<b>4,625</b>	<b>12,671</b>	<b>8,794</b>	<b>3,877</b>	<b>1.254</b>	<b>1.280</b>	<b>1.193</b>
New Jersey	10,098	5,626	4,472	8,779	5,108	3,671	1.150	1.101	1.218
New York	14,762	7,705	7,057	13,000	7,136	5,864	1.136	1.080	1.203
<b>New York/New Jersey</b>	<b>24,860</b>	<b>13,331</b>	<b>11,529</b>	<b>21,779</b>	<b>12,244</b>	<b>9,535</b>	<b>1.141</b>	<b>1.089</b>	<b>1.209</b>
Delaware	2,438	2,126	312	2,398	1,980	418	1.017	1.074	0.746
District of Columbia	532	57	475	727	136	591	0.732	0.419	0.804
Maryland	9,901	6,633	3,268	8,118	6,057	2,061	1.220	1.095	1.586
Pennsylvania	15,316	12,336	2,980	13,127	10,973	2,154	1.167	1.124	1.383
Virginia	17,028	13,365	3,663	16,314	12,758	3,556	1.044	1.048	1.030
West Virginia	1,412	1,188	224	1,514	1,274	240	0.933	0.932	0.933
<b>Mid-Atlantic</b>	<b>46,627</b>	<b>35,705</b>	<b>10,922</b>	<b>42,198</b>	<b>33,178</b>	<b>9,020</b>	<b>1.105</b>	<b>1.076</b>	<b>1.211</b>
Alabama	8,157	6,510	1,647	9,411	6,734	2,677	0.867	0.967	0.615
Florida	30,641	24,913	5,728	26,619	20,426	6,193	1.151	1.220	0.925
Georgia	14,300	12,322	1,978	13,166	10,866	2,300	1.086	1.134	0.860
Kentucky	5,156	4,396	760	5,360	4,224	1,136	0.962	1.041	0.669
Mississippi	3,690	3,240	450	5,657	3,943	1,714	0.652	0.822	0.263
North Carolina	27,267	21,136	6,131	26,526	19,088	7,438	1.028	1.107	0.824
South Carolina	11,732	10,531	1,201	12,042	10,542	1,500	0.974	0.999	0.801
Tennessee	13,681	9,569	4,112	10,989	8,998	1,991	1.245	1.063	2.065
<b>Southeast/Caribbean</b>	<b>114,624</b>	<b>92,617</b>	<b>22,007</b>	<b>109,770</b>	<b>84,821</b>	<b>24,949</b>	<b>1.044</b>	<b>1.092</b>	<b>0.882</b>
Illinois	8,428	6,220	2,208	8,123	6,236	1,887	1.038	0.997	1.170
Indiana	10,147	7,996	2,151	9,320	7,426	1,894	1.089	1.077	1.136
Michigan	6,766	5,903	863	5,203	4,758	445	1.300	1.241	1.939
Minnesota	7,209	5,435	1,774	6,738	5,067	1,671	1.070	1.073	1.062
Ohio	10,632	8,556	2,076	9,843	8,130	1,713	1.080	1.052	1.212
Wisconsin	8,360	6,257	2,103	8,072	6,241	1,831	1.036	1.003	1.149
<b>Midwest</b>	<b>51,542</b>	<b>40,367</b>	<b>11,175</b>	<b>47,299</b>	<b>37,858</b>	<b>9,441</b>	<b>1.090</b>	<b>1.066</b>	<b>1.184</b>
Arkansas	5,782	3,538	2,244	5,186	3,193	1,993	1.115	1.108	1.126
Louisiana	8,388	7,700	688	9,969	8,541	1,428	0.841	0.902	0.482
New Mexico	3,652	3,218	434	3,652	3,192	460	1.000	1.008	0.943
Oklahoma	6,433	5,402	1,031	6,470	5,371	1,099	0.994	1.006	0.938
Texas	67,618	52,795	14,823	65,739	51,425	14,314	1.029	1.027	1.036
<b>Southwest</b>	<b>91,873</b>	<b>72,653</b>	<b>19,220</b>	<b>91,016</b>	<b>71,722</b>	<b>19,294</b>	<b>1.009</b>	<b>1.013</b>	<b>0.996</b>
Iowa	5,454	4,393	1,061	4,978	4,144	834	1.096	1.060	1.272
Kansas	3,628	2,891	737	4,550	2,701	1,849	0.797	1.070	0.399
Missouri	6,415	4,715	1,700	6,143	4,384	1,759	1.044	1.076	0.966
Nebraska	3,716	3,296	420	4,066	3,670	396	0.914	0.898	1.061
<b>Great Plains</b>	<b>19,213</b>	<b>15,295</b>	<b>3,918</b>	<b>19,737</b>	<b>14,899</b>	<b>4,838</b>	<b>0.973</b>	<b>1.027</b>	<b>0.810</b>
Colorado	9,185	7,271	1,914	7,449	5,783	1,666	1.233	1.257	1.149
Montana	1,768	1,259	509	1,422	1,141	281	1.243	1.103	1.811
North Dakota	2,639	1,730	909	2,399	1,471	928	1.100	1.176	0.980
South Dakota	2,396	1,843	553	2,631	1,885	746	0.911	0.978	0.741
Utah	7,444	5,767	1,677	8,794	5,210	3,584	0.846	1.107	0.468
Wyoming	1,658	1,027	631	1,381	980	401	1.201	1.048	1.574
<b>Rocky Mountain</b>	<b>25,090</b>	<b>18,897</b>	<b>6,193</b>	<b>24,076</b>	<b>16,470</b>	<b>7,606</b>	<b>1.042</b>	<b>1.147</b>	<b>0.814</b>
Arizona	10,035	8,899	1,136	10,676	9,601	1,075	0.940	0.927	1.057
California	31,195	19,167	12,028	25,312	18,132	7,180	1.232	1.057	1.675
Hawaii	2,916	1,462	1,454	2,058	1,584	474	1.417	0.923	3.068
Nevada	5,187	4,452	735	5,430	3,443	1,987	0.955	1.293	0.370
<b>Pacific</b>	<b>49,333</b>	<b>33,980</b>	<b>15,353</b>	<b>43,476</b>	<b>32,760</b>	<b>10,716</b>	<b>1.135</b>	<b>1.037</b>	<b>1.433</b>
Alaska	783	648	135	742	483	259	1.055	1.342	0.521
Idaho	3,619	3,268	351	4,243	3,585	658	0.853	0.912	0.533
Oregon	5,662	4,612	1,050	5,846	4,378	1,468	0.969	1.053	0.715
Washington	15,654	11,655	3,999	12,928	9,792	3,136	1.211	1.190	1.275
<b>Northwest</b>	<b>25,718</b>	<b>20,183</b>	<b>5,535</b>	<b>23,759</b>	<b>18,238</b>	<b>5,521</b>	<b>1.082</b>	<b>1.107</b>	<b>1.003</b>
<b>United States</b>	<b>464,764</b>	<b>354,287</b>	<b>110,477</b>	<b>435,781</b>	<b>330,984</b>	<b>104,797</b>	<b>1.067</b>	<b>1.070</b>	<b>1.054</b>

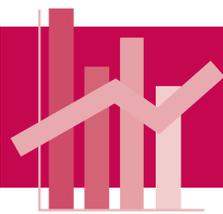
\*Multifamily is two or more units in structure. Source: Census Bureau, Department of Commerce

Units Authorized by Building Permits, Year to Date: 50 Most Active Core Based Statistical Areas (CBSAs)\*\* (Listed by Total Building Permits)

CBSA	CBSA Name	2010 Through September		
		Total	Single Family	Multifamily*
26420	Houston-Sugar Land-Baytown, TX	22,332	18,023	4,309
19100	Dallas-Fort Worth-Arlington, TX	15,227	11,578	3,649
35620	New York-Northern New Jersey-Long Island, NY-NJ-PA	13,248	5,359	7,889
47900	Washington-Arlington-Alexandria, DC-VA-MD-WV	10,082	7,600	2,482
31100	Los Angeles-Long Beach-Santa Ana, CA	8,055	3,053	5,002
42660	Seattle-Tacoma-Bellevue, WA	7,490	4,770	2,720
38060	Phoenix-Mesa-Scottsdale, AZ	6,652	5,994	658
12060	Atlanta-Sandy Springs-Marietta, GA	6,121	5,182	939
12420	Austin-Round Rock, TX	5,686	4,970	716
37980	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	5,633	4,057	1,576
41700	San Antonio, TX	5,274	4,228	1,046
16980	Chicago-Naperville-Joliet, IL-IN-WI	5,213	3,315	1,898
40140	Riverside-San Bernardino-Ontario, CA	4,917	4,076	841
14460	Boston-Cambridge-Quincy, MA-NH	4,836	2,791	2,045
16740	Charlotte-Gastonia-Concord, NC-SC	4,656	3,805	851
26900	Indianapolis, IN	4,523	3,049	1,474
45300	Tampa-St. Petersburg-Clearwater, FL	4,498	3,486	1,012
41180	St. Louis, MO-IL	4,474	3,448	1,026
29820	Las Vegas-Paradise, NV	4,400	3,850	550
39580	Raleigh-Cary, NC	4,369	3,830	539
12580	Baltimore-Towson, MD	4,361	2,757	1,604
34980	Nashville-Davidson--Murfreesboro, TN	4,326	3,182	1,144
36740	Orlando-Kissimmee, FL	4,198	3,410	788
33460	Minneapolis-St. Paul-Bloomington, MN-WI	4,025	2,997	1,028
33100	Miami-Fort Lauderdale-Miami Beach, FL	4,014	2,539	1,475
19740	Denver-Aurora, CO	3,929	2,923	1,006
21340	El Paso, TX	3,623	2,225	1,398
18140	Columbus, OH	3,518	2,443	1,075
38900	Portland-Vancouver-Beaverton, OR-WA	3,383	2,719	664
41860	San Francisco-Oakland-Fremont, CA	3,360	1,719	1,641
47260	Virginia Beach-Norfolk-Newport News, VA-NC	3,317	2,541	776
27260	Jacksonville, FL	3,026	2,843	183
40060	Richmond, VA	2,972	2,101	871
41740	San Diego-Carlsbad-San Marcos, CA	2,930	1,751	1,179
36420	Oklahoma City, OK	2,880	2,387	493
30780	Little Rock-North Little Rock, AR	2,838	1,375	1,463
32580	McAllen-Edinburg-Mission, TX	2,616	2,215	401
22180	Fayetteville, NC	2,608	1,257	1,351
17140	Cincinnati-Middletown, OH-KY-IN	2,574	2,327	247
17900	Columbia, SC	2,542	2,092	450
38300	Pittsburgh, PA	2,482	2,212	270
16700	Charleston-North Charleston, SC	2,444	2,195	249
19820	Detroit-Warren-Livonia, MI	2,288	1,761	527
41620	Salt Lake City, UT	2,163	1,500	663
32820	Memphis, TN-MS-AR	2,162	1,342	820
12940	Baton Rouge, LA	2,142	2,028	114
46140	Tulsa, OK	2,130	1,856	274
40900	Sacramento--Arden-Arcade--Roseville, CA	2,127	1,753	374
36540	Omaha-Council Bluffs, NE-IA	2,101	1,897	204
19780	Des Moines, IA	2,002	1,561	441

\*Multifamily is two or more units in structure. \*\*As per new Office of Management and Budget metropolitan area definitions. CBSA = Core Based Statistical Area.

Source: Census Bureau, Department of Commerce



# Historical Data



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

Period	Total	In Structures With				MSAs		Regions			
		1 Unit	2 Units	3 and 4 Units	5 Units or More	Inside	Outside	North-east	Mid-west	South	West
<b>Annual Data</b>											
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
2009	572.2	435.1	9.8	10.1	117.2	490.9	81.4	65.9	97.6	292.4	116.3
<b>Monthly Data (Seasonally Adjusted Annual Rates)</b>											
<b>2009</b>											
Jul	587	479	19	89	NA	NA	62	109	288	128	
Aug	610	482	20	108	NA	NA	69	105	313	123	
Sep	605	473	20	112	NA	NA	70	103	309	123	
Oct	576	468	16	92	NA	NA	68	106	289	113	
Nov	621	489	26	106	NA	NA	76	110	317	118	
Dec	681	517	19	145	NA	NA	106	117	325	133	
<b>2010</b>											
Jan	629	509	19	101	NA	NA	74	95	317	143	
Feb	650	523	20	107	NA	NA	85	106	311	148	
Mar	685	542	22	121	NA	NA	68	117	356	144	
Apr	610	486	17	107	NA	NA	68	114	310	118	
May	574	436	18	120	NA	NA	65	102	294	113	
Jun	583	421	20	142	NA	NA	85	93	283	122	
Jul	559	406	19	134	NA	NA	66	94	283	116	
Aug	571	403	18	150	NA	NA	68	92	279	132	
Sep	547	402	25	120	NA	NA	75	91	267	114	

\* 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.

**Exhibit 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
<b>Annual Data</b>											
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
2009	554.0	445.1	6.3	5.2	97.3	477.9	76.1	61.8	97.1	278.2	116.8
<b>Monthly Data (Seasonally Adjusted Annual Rates)</b>											
<b>2009</b>											
Jul	587	500	NA	72	NA	61	110	290	126		
Aug	585	482	NA	96	NA	71	106	281	127		
Sep	586	507	NA	70	NA	67	105	297	117		
Oct	529	475	NA	49	NA	55	100	269	105		
Nov	589	504	NA	76	NA	66	107	303	113		
Dec	576	486	NA	78	NA	61	94	312	109		
<b>2010</b>											
Jan	612	511	NA	94	NA	70	91	326	125		
Feb	605	527	NA	62	NA	72	105	285	143		
Mar	634	535	NA	91	NA	66	93	339	136		
Apr	679	563	NA	104	NA	84	118	367	110		
May	588	459	NA	117	NA	72	109	291	116		
Jun	539	450	NA	84	NA	60	83	287	109		
Jul	550	427	NA	103	NA	75	92	275	108		
Aug	608	433	NA	161	NA	70	110	291	137		
Sep	610	452	NA	150	NA	72	101	305	132		

\*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/const/newresconst.pdf>



**Exhibit 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
<b>Annual Data</b>											
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
2009	495.4	283.1	5.3	6.6	200.4	432.9	62.4	112.2	76.4	183.6	123.2
<b>Monthly Data (Seasonally Adjusted Annual Rates)</b>											
<b>2009</b>											
Jul	608	315	NA	277	NA	NA	NA	128	86	237	157
Aug	587	310	NA	262	NA	NA	NA	127	84	224	15
Sep	577	314	NA	249	NA	NA	NA	125	84	220	148
Oct	551	305	NA	232	NA	NA	NA	121	84	207	139
Nov	533	300	NA	220	NA	NA	NA	119	82	200	132
Dec	514	298	NA	204	NA	NA	NA	115	79	193	127
<b>2010</b>											
Jan	503	300	NA	192	NA	NA	NA	111	79	191	122
Feb	496	304	NA	181	NA	NA	NA	110	79	188	119
Mar	494	308	NA	175	NA	NA	NA	108	80	189	117
Apr	487	308	NA	169	NA	NA	NA	108	79	186	114
May	477	302	NA	164	NA	NA	NA	106	79	184	108
Jun	448	283	NA	155	NA	NA	NA	103	72	176	97
Jul	444	278	NA	155	NA	NA	NA	103	71	175	95
Aug	444	274	NA	159	NA	NA	NA	102	72	175	95
Sep	437	269	NA	158	NA	NA	NA	99	70	174	94

\*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/const/newresconst.pdf>

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

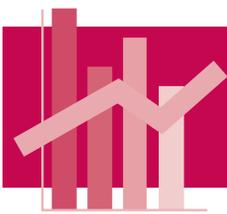


Period	Total	In Structures With				MSAs		Regions			
		1 Unit	2 Units	3 and 4 Units	5 Units or More	Inside	Outside	North-east	Mid-west	South	West
<b>Annual Data</b>											
1970	1,418.4	801.8	42.9	42.2	531.5	1,013.2	405.2	184.9	323.4	594.6	315.5
1971	1,706.1	1,014.0	50.9	55.2	586.1	1,192.5	513.6	225.8	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
2009	794.4	520.1	5.4	9.1	259.8	708.5	85.9	94.2	119.2	393.5	187.5
<b>Monthly Data (Seasonally Adjusted Annual Rates)</b>											
<b>2009</b>											
Jul	787	497	NA		277	NA		101	115	373	198
Aug	790	509	NA		265	NA		66	127	439	158
Sep	721	480	NA		223	NA		100	105	340	176
Oct	751	531	NA		205	NA		94	97	365	195
Nov	850	561	NA		273	NA		102	144	404	200
Dec	752	495	NA		236	NA		79	127	390	156
<b>2010</b>											
Jan	662	440	NA		205	NA		86	82	296	198
Feb	668	455	NA		204	NA		85	87	328	168
Mar	643	489	NA		145	NA		66	82	340	155
Apr	747	554	NA		181	NA		94	105	407	141
May	705	516	NA		184	NA		93	120	312	180
Jun	879	682	NA		189	NA		84	171	391	233
Jul	576	475	NA		93	NA		66	107	288	115
Aug	604	478	NA		119	NA		84	99	299	122
Sep	648	501	NA		138	NA		97	95	311	145

\*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/const/newresconst.pdf>



**Exhibit 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		
<b>Annual Data</b>								
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
2009	50	53	4	5	37	7	62,900	25
<b>Monthly Data (Seasonally Adjusted Annual Rates)</b>								
<b>2009</b>								
May	49	51	2	7	34	8	62,500	28
Jun	48	49	4	3	35	7	62,400	28
Jul	51	48	6	4	32	6	64,200	28
Aug	48	42	2	4	29	7	65,700	29
Sep	48	53	5	6	35	7	64,000	28
Oct	48	52	4	6	33	9	64,700	28
Nov	49	62	4	5	45	8	64,900	27
Dec	50	50	3	6	38	4	57,800	27
<b>2010</b>								
Jan	50	41	4	4	28	5	64,200	26
Feb	52	47	3	6	32	6	66,800	25
Mar	55	47	2	4	35	6	61,800	25
Apr	55	58	3	8	40	8	61,600	24
May	58	56	4	5	40	6	62,400	24
Jun	56	58	4	5	41	8	62,500	23
Jul	52	51	4	6	36	6	62,400	23
Aug	50	50	4	7	34	6	60,900	23
Sep	47	NA	NA	NA	NA	NA	NA	NA

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

NA = Not available.

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

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



**Exhibit 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
<b>Annual Data</b>												
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		3.9
2004	1,203	83	210	562	348	431	30	111	200	91		4.0
2005	1,283	81	205	638	358	515	47	109	249	109		4.5
2006	1,051	63	161	559	267	537	54	97	267	119		6.4
2007	776	65	118	411	181	496	48	79	248	121		8.5
2008	485	35	70	266	114	352	37	57	175	83		10.7
2009	375	31	54	202	87	232	27	38	118	48		9.1
<b>Monthly Data</b>												
	<b>(Seasonally Adjusted Annual Rates)</b>					<b>(Not Seasonally Adjusted)</b>					<b>(Seasonally Adjusted)</b>	
<b>2009</b>												
Jul	408	41	56	214	97	272	30	46	136	59	270	7.9
Aug	405	37	55	206	107	263	30	45	132	56	262	7.8
Sep	391	37	67	191	96	254	29	43	130	53	252	7.7
Oct	396	33	54	213	96	243	28	42	123	50	242	7.3
Nov	368	31	71	189	77	235	27	39	120	48	236	7.7
Dec	356	38	51	184	83	232	27	38	118	48	231	7.8
<b>2010</b>												
Jan	349	42	55	174	78	231	26	37	119	48	232	8.0
Feb	347	30	49	180	88	229	26	36	119	47	232	8.0
Mar	384	33	53	206	92	227	25	36	118	47	228	7.1
Apr	414	36	56	213	109	216	24	35	113	45	216	6.3
May	282	28	39	152	63	215	24	34	114	44	216	9.2
Jun	310	34	46	174	56	213	24	32	111	45	211	8.2
Jul	285	30	44	166	45	210	25	31	109	45	210	8.8
Aug	288	29	33	155	71	208	24	31	108	45	206	8.6
Sep	307	30	53	160	64	205	24	29	108	44	204	8.0

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

Sources: Census Bureau, Department of Commerce, Office of Policy Development and Research, Department of Housing and Urban Development  
<http://www.census.gov/const/www/newresalesindex.html>



### Exhibit 7. Existing Home Sales: 1969–Present \*

Period	United States	Northeast	Midwest	South	West	For Sale	Months' Supply
<b>Annual Data</b>							
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	4.8
2000	5,174	911	1,222	1,866	1,174	2,048	4.5
2001	5,335	912	1,271	1,967	1,184	2,068	4.6
2002	5,632	952	1,346	2,064	1,269	2,118	4.7
2003	6,175	1,019	1,468	2,283	1,405	2,270	4.7
2004	6,778	1,113	1,550	2,540	1,575	2,244	4.3
2005	7,076	1,169	1,588	2,702	1,617	2,846	4.5
2006	6,478	1,086	1,483	2,563	1,346	3,450	6.5
2007	5,652	1,006	1,327	2,235	1,084	3,974	8.9
2008	4,913	849	1,129	1,865	1,070	3,700	10.4
2009	5,156	868	1,163	1,914	1,211	3,283	8.8
<b>Monthly Data (Seasonally Adjusted Annual Rates)</b>							
<b>2009</b>							
Jul	5,140	890	1,200	1,920	1,130	4,062	9.5
Aug	5,100	900	1,140	1,870	1,180	3,924	9.2
Sep	5,600	960	1,290	2,080	1,260	3,710	8.0
Oct	5,980	1,030	1,390	2,250	1,310	3,565	7.2
Nov	6,490	1,150	1,540	2,380	1,420	3,521	6.5
Dec	5,440	920	1,160	2,020	1,350	3,283	7.2
<b>2010</b>							
Jan	5,050	820	1,080	1,870	1,280	3,277	7.8
Feb	5,010	840	1,110	1,840	1,220	3,531	8.5
Mar	5,360	900	1,210	1,970	1,290	3,626	8.1
Apr	5,790	1,090	1,330	2,140	1,230	4,029	8.4
May	5,660	890	1,330	2,150	1,290	3,893	8.3
Jun	5,260	880	1,230	1,990	1,160	3,887	8.9
Jul	3,840	630	800	1,540	870	4,007	12.5
Aug	4,120	690	830	1,600	1,000	4,117	12.0
Sep	4,530	760	950	1,770	1,050	4,040	10.7

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

Source: NATIONAL ASSOCIATION OF REALTORS®

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

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

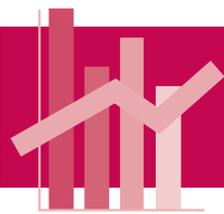


Period	Median					U.S. Average	
	United States	Northeast	Midwest	South	West	Houses Actually Sold	Constant-Quality House <sup>1,2</sup>
<b>Annual Data</b>							
1964	18,900	20,300	19,400	16,700	20,400	20,500	34,900
1965	20,000	21,500	21,600	17,500	21,600	21,500	35,600
1966	21,400	23,500	23,200	18,200	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	295,500
2009	216,700	302,500	189,200	194,800	263,700	270,900	282,400
<b>Quarterly Data</b>							
<b>2009</b>							
Q3	214,300	322,200	184,900	189,700	253,700	274,100	280,100
Q4	219,000	324,600	196,000	191,800	251,900	272,900	285,700
<b>2010</b>							
Q1	222,900	337,400	203,800	187,900	263,600	275,300	281,600
Q2	219,500	348,700	192,400	195,200	264,100	268,800	282,700
Q3	216,400	271,300	193,100	193,100	259,600	253,400	276,500

<sup>1</sup> 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.

<sup>2</sup> 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](http://www.census.gov/const/quarterly_sales.pdf) (See Table Q6.)



### Exhibit 9. Existing Home Prices: 1969–Present

Period	Median					Average
	United States	Northeast	Midwest	South	West	United States
<b>Annual Data</b>						
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
2009	172,500	240,500	144,100	153,000	211,100	216,900
<b>Monthly Data</b>						
<b>2009</b>						
Jul	181,300	251,800	155,900	161,700	217,700	227,200
Aug	177,200	241,900	149,000	157,300	200,200	222,200
Sep	175,900	242,500	147,300	153,500	224,500	221,900
Oct	172,000	235,700	144,700	149,600	219,800	217,200
Nov	170,000	222,000	140,400	151,900	211,700	211,800
Dec	170,500	240,700	135,300	148,400	216,200	218,700
<b>2010</b>						
Jan	164,900	245,400	130,100	139,900	205,000	212,200
Feb	164,600	254,200	128,600	140,100	200,600	208,700
Mar	169,600	239,400	135,600	147,900	216,100	214,500
Apr	172,300	243,100	140,900	149,200	217,200	217,300
May	174,600	226,500	148,800	153,700	220,100	220,900
Jun	183,000	253,000	155,800	159,400	220,500	230,000
Jul	182,100	263,000	151,100	156,000	223,800	231,700
Aug	177,500	256,200	147,200	152,600	217,500	226,000
Sep	171,700	239,200	139,700	149,500	213,600	218,200

\*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>

## Exhibit 10. Repeat Sales House Price Index: 1991–Present

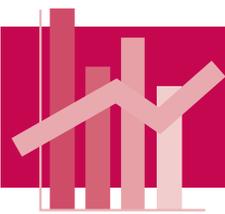


Period	FHFA Purchase-Only House Price Index (Seasonally Adjusted) <sup>1</sup>										Case-Shiller <sup>®</sup> Index <sup>2</sup>
	United States	New England	Middle Atlantic	South Atlantic	East South Central	West South Central	West North Central	East North Central	Mountain	Pacific	
<b>Annual Average</b>											
1991	100.5	98.2	99.9	100.5	100.8	101.0	100.7	101.5	101.1	99.7	74.5
1992	102.8	96.7	101.3	102.4	104.5	103.8	104.2	105.9	106.5	99.2	75.0
1993	105.4	95.0	101.7	104.1	109.0	108.0	109.5	110.5	115.6	97.0	75.5
1994	109.0	95.8	102.3	107.2	115.1	112.5	115.5	116.0	127.2	97.1	77.7
1995	111.8	96.1	101.9	110.1	120.1	115.3	120.1	121.5	134.6	97.1	79.1
1996	115.4	98.5	102.7	113.6	125.3	118.6	125.4	127.7	140.5	98.6	80.9
1997	118.9	101.7	104.2	117.2	129.6	121.6	129.8	132.5	145.2	101.7	83.6
1998	124.6	109.1	108.0	122.2	134.4	127.4	136.7	138.1	150.9	108.6	88.7
1999	132.1	119.8	114.5	128.7	140.3	134.5	145.9	145.6	159.2	116.3	95.5
2000	140.8	134.1	123.5	136.4	145.0	142.6	155.9	153.3	168.7	126.5	104.5
2001	150.6	151.3	134.9	146.2	149.2	149.1	166.8	160.7	178.1	139.2	113.4
2002	161.2	170.7	149.9	157.4	153.9	154.3	177.2	168.0	186.0	154.5	123.7
2003	173.3	190.0	167.1	170.6	160.3	159.3	187.8	175.9	197.2	173.9	136.3
2004	188.4	210.6	186.9	189.4	167.9	165.8	198.4	184.2	217.1	200.0	155.2
2005	206.2	228.9	207.7	214.9	178.5	175.1	208.0	191.5	246.9	231.7	179.0
2006	218.6	231.0	220.6	230.0	191.3	187.7	214.7	194.9	272.9	254.4	188.3
2007	221.1	226.7	224.1	232.6	198.4	196.5	216.7	192.1	283.0	253.9	179.7
2008	207.7	216.1	218.6	215.0	195.3	197.3	210.3	183.1	264.6	209.1	151.3
2009	198.2	210.5	211.9	201.9	191.7	197.4	206.9	177.6	239.7	185.4	134.0
<b>Quarterly Data</b>											
<b>2009</b>											
Q2	197.4	209.9	210.5	201.6	191.5	196.9	206.1	177.3	240.6	183.4	132.9
Q3	197.3	208.2	210.1	201.4	191.1	196.9	205.8	177.0	237.5	185.2	135.6
Q4	196.6	208.9	210.3	198.6	191.9	197.8	206.5	174.7	233.6	187.2	136.1
<b>2010</b>											
Q1	192.6	205.9	209.5	192.2	186.7	196.2	202.3	169.7	225.8	184.6	134.6
Q2	194.3	204.4	208.8	194.2	188.7	198.9	204.5	172.4	228.4	185.8	137.7

FHFA = Federal Housing Finance Agency.

<sup>1</sup> Federal Housing Finance Agency. First quarter 1991 equals 100. <http://www.fhfa.gov/Default.aspx?Page=14>

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



**Exhibit 11. Housing Affordability Index: 1973–Present**

Period	United States				Affordability Indexes*		
	Median Price Existing Single-Family (\$)	Mortgage Rate <sup>1</sup>	Median Family Income (\$)	Income To Qualify (\$)	Composite	Fixed	ARM
<b>Annual Data</b>							
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	61,173	52,992	115.4	115.3	117.6
2008 <sup>2</sup>	196,600	6.15	63,366	45,984	137.8	137.4	143.0
2009	172,100	5.14	61,082	36,048	169.4	169.2	NA
<b>Monthly Data</b>							
<b>2009</b>							
Jul	181,700	5.34	61,671	38,928	158.4	157.8	NA
Aug	177,100	5.33	61,324	37,872	161.9	161.3	NA
Sep	175,900	5.24	61,056	37,248	163.9	163.3	NA
Oct	172,000	5.10	61,101	35,856	170.4	169.7	NA
Nov	169,300	5.09	61,396	35,280	174.0	173.3	NA
Dec	169,600	5.00	61,713	34,944	176.6	175.4	NA
<b>2010</b>							
Jan	163,800	5.08	60,711	34,080	178.1	177.9	NA
Feb	163,900	5.13	60,775	34,272	177.3	176.3	NA
Mar	169,500	5.07	61,032	35,232	173.2	172.5	NA
Apr	172,500	5.10	61,299	35,952	170.5	169.8	NA
May	174,500	5.09	61,519	36,336	169.3	168.2	NA
Jun	183,500	5.02	61,526	37,920	162.3	161.8	NA
Jul	183,000	4.90	61,634	37,296	165.3	164.6	NA
Aug	178,100	4.76	61,927	35,712	173.4	172.5	NA
Sep	172,600	4.68	61,395	34,272	179.1	178.4	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.

<sup>1</sup> The Federal Housing Finance Agency's monthly effective mortgage rate amortizes points over 10 years. Annual data are averages of the monthly rates.

<sup>2</sup> Beginning in December 2008, the Adjustable-Rate Mortgage Affordability Index could not be derived because the rates for ARMs were not longer available.

Source: NATIONAL ASSOCIATION OF REALTORS® <http://www.realtor.org/research/nsf/pages/HousingInx>



**Exhibit 12. Market Absorption of New Multifamily Units: 1970–Present\***

Period	Unfurnished Rental Apartments			Cooperatives and Condominiums		
	Completions	Percent Rented in 3 Months	Median Asking Rent (\$)	Completions	Percent Sold in 3 Months	Median Asking Price (\$)
<b>Annual Data</b>						
1970	328,400	73	188	72,500	NA	NA
1971	334,400	68	187	49,100	NA	NA
1972	497,900	68	191	57,300	NA	NA
1973	531,700	70	191	98,100	NA	NA
1974	405,500	68	197	159,000	NA	NA
1975	223,100	70	211	84,600	NA	NA
1976	157,000	80	219	46,300	NA	NA
1977	195,600	80	232	43,000	NA	NA
1978	228,700	82	251	54,500	NA	NA
1979	241,200	82	272	91,800	NA	NA
1980	196,100	75	308	122,800	NA	NA
1981	135,400	80	347	112,600	NA	NA
1982	117,000	72	385	107,900	NA	NA
1983	191,500	69	386	111,800	NA	NA
1984	313,200	67	393	143,600	69	NA
1985	364,500	65	432	135,800	65	NA
1986	407,600	66	457	101,700	74	NA
1987	345,600	63	517	92,300	74	NA
1988	284,500	66	550	76,200	64	116,400
1989	246,200	70	590	59,700	66	122,300
1990	214,300	67	600	52,600	60	117,200
1991	165,300	70	614	35,300	60	133,600
1992	110,200	74	586	31,100	68	118,400
1993	77,200	75	573	32,000	76	112,400
1994	104,000	81	576	34,400	77	104,000
1995	155,000	72	655	36,400	74	114,000
1996	191,300	72	672	36,900	80	115,800
1997	189,200	74	724	35,800	80	118,900
1998	209,900	73	734	34,500	79	118,800
1999	225,900	72	791	34,200	75	127,600
2000	226,200	72	841	36,100	78	144,400
2001	193,100	63	881	45,700	73	183,200
2002	204,100	59	918	37,400	73	199,400
2003	166,500	61	931	41,100	74	230,200
2004	153,800	62	976	61,400	73	270,400
2005	113,000	63	942	81,900	76	310,700
2006	116,400	58	1,034	104,600	66	327,200
2007	104,800	54	1,023	91,000	61	350,000+
2008	146,800	50	1,095	69,800	49	350,000+
2009	164,300	51	1,067	38,400	40	400,000+
<b>Quarterly Data</b>						
<b>2009</b>						
Q2	47,700	49	1,154	9,900	36	400,000+
Q3	47,300	52	1,042	8,800	46	400,000+
Q4	39,500	50	1,027	7,000	38	400,000+
<b>2010</b>						
Q1	27,600	56	1,028	3,300	44	400,000+
Q2	30,000	62	1,176	5,100	36	322,118

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

+ Median is in top class of data collection range.

NA = Data not available.

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>



**Exhibit 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	
<b>Annual Data</b>				
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
2009	15	14	24	13
<b>Monthly Data (Seasonally Adjusted)</b>				
<b>2009</b>				
Jul	17	17	26	14
Aug	18	16	30	16
Sep	19	18	29	17
Oct	18	17	27	14
Nov	17	17	28	13
Dec	16	16	26	13
<b>2010</b>				
Jan	15	15	26	12
Feb	17	17	27	12
Mar	15	15	24	10
Apr	19	20	25	13
May	22	23	27	16
Jun	16	17	22	13
Jul	14	15	21	10
Aug	13	13	18	10
Sep	13	13	18	9

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.)

**Exhibit 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
<b>Annual Data</b>						
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
2009	5.04	0.7	4.57	0.7	4.70	0.6
<b>Monthly Data</b>						
<b>2009</b>						
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
Oct	4.95	0.7	4.39	0.6	4.55	0.5
Nov	4.88	0.7	4.34	0.6	4.41	0.6
Dec	4.93	0.7	4.39	0.6	4.31	0.6
<b>2010</b>						
Jan	5.03	0.7	4.44	0.6	4.33	0.6
Feb	4.99	0.7	4.37	0.7	4.23	0.6
Mar	4.97	0.7	4.33	0.7	4.20	0.6
Apr	5.10	0.7	4.42	0.6	4.16	0.5
May	4.89	0.7	4.28	0.7	4.01	0.6
Jun	4.74	0.7	4.18	0.7	3.86	0.7
Jul	4.56	0.7	4.04	0.7	3.73	0.7
Aug	4.43	0.7	3.91	0.6	3.53	0.7
Sep	4.35	0.7	3.81	0.6	3.46	0.7

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.)



**Exhibit 15. Mortgage Interest Rates, Fees, Effective Rates, and Average Term to Maturity on Conventional Loans Closed: 1982–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
<b>Annual Data</b>								
1982	14.72	2.51	15.26	25.4	14.74	2.86	15.37	26.0
1983	12.51	2.41	12.98	25.5	11.88	2.37	12.33	26.7
1984	12.67	2.59	13.18	24.8	11.57	2.57	12.05	28.0
1985	11.93	2.56	12.43	24.1	10.44	2.47	10.87	27.7
1986	10.09	2.31	10.50	24.9	9.10	1.97	9.42	27.3
1987	9.52	2.18	9.90	25.5	8.20	1.95	8.51	28.6
1988	10.04	2.07	10.41	26.0	8.21	1.88	8.51	28.9
1989	10.21	1.92	10.54	27.0	9.15	1.79	9.44	28.9
1990	10.06	1.87	10.39	26.1	8.90	1.56	9.15	29.3
1991	9.38	1.63	9.66	25.8	8.03	1.43	8.26	28.7
1992	8.21	1.61	8.50	24.4	6.37	1.44	6.59	29.1
1993	7.27	1.21	7.48	24.7	5.56	1.20	5.74	28.8
1994	7.98	1.14	8.17	25.8	6.27	1.05	6.42	29.2
1995	8.01	1.01	8.18	26.5	7.00	0.88	7.13	29.3
1996	7.81	1.03	7.98	26.1	6.94	0.81	7.06	29.0
1997	7.73	1.01	7.89	26.9	6.76	0.87	6.90	29.4
1998	7.05	0.86	7.19	27.5	6.35	0.75	6.46	29.6
1999	7.32	0.78	7.44	27.8	6.45	0.57	6.53	29.7
2000	8.14	0.75	8.25	28.3	6.99	0.42	7.05	29.8
2001	7.03	0.56	7.11	27.3	6.34	0.33	6.39	29.8
2002	6.62	0.48	6.69	26.8	5.60	0.39	5.66	29.7
2003	5.83	0.37	5.88	26.2	4.98	0.39	5.03	29.8
2004	5.95	0.43	6.02	26.9	5.15	0.36	5.20	29.8
2005	6.00	0.42	6.07	27.9	5.50	0.27	5.54	30.0
2006	6.60	0.44	6.66	28.7	6.32	0.33	6.37	30.0
2007	6.44	0.48	6.51	29.2	6.02	0.44	6.33	30.1
2008	6.09	0.54	6.17	28.3	NA*	NA*	NA*	NA*
2009	5.06	0.61	5.15	28.1	NA*	NA*	NA*	NA*
<b>Monthly Data</b>								
<b>2009</b>								
Jul	5.28	0.67	5.37	28.3	NA*	NA*	NA*	NA*
Aug	5.26	0.67	5.36	28.0	NA*	NA*	NA*	NA*
Sep	5.18	0.63	5.27	27.9	NA*	NA*	NA*	NA*
Oct	5.04	0.64	5.14	28.0	NA*	NA*	NA*	NA*
Nov	5.04	0.61	5.13	27.9	NA*	NA*	NA*	NA*
Dec	4.96	0.62	5.05	27.3	NA*	NA*	NA*	NA*
<b>2010</b>								
Jan	5.01	0.55	5.09	27.7	NA*	NA*	NA*	NA*
Feb	5.07	0.63	5.16	27.4	NA*	NA*	NA*	NA*
Mar	5.02	0.61	5.11	27.5	NA*	NA*	NA*	NA*
Apr	5.06	0.63	5.15	27.5	NA*	NA*	NA*	NA*
May	5.04	0.70	5.15	27.3	NA*	NA*	NA*	NA*
Jun	4.92	0.81	5.04	27.5	NA*	NA*	NA*	NA*
Jul	4.80	0.87	4.92	27.5	NA*	NA*	NA*	NA*
Aug	4.66	0.81	4.78	27.4	NA*	NA*	NA*	NA*
Sep	4.55	0.82	4.67	27.6	NA*	NA*	NA*	NA*

\* Beginning in 2008, the adjustable-rate data are no longer reported because the data are insufficient to report meaningful numbers.

NA = Not available.

Source: Federal Housing Finance Agency

<http://www.fhfa.gov/Default.aspx?Page=252, table 2>

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


Mortgage Market Shares by Dollar Volume									
Period	FHA Share (%)			Dollar Volume of Loan Originations (in Billions)					
				Total (\$)		Purchase (\$)		Refinance (\$)	
	Total	Purchase	Refinance	FHA	Market	FHA	Market	FHA	Market
<b>Annual Data</b>									
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	16.1	19.5	12.9	243	1,509	143	731	100	777
2009	17.9	28.1	12.8	357	1,995	187	664	171	1,331
<b>Quarterly Data</b>									
<b>2009</b>									
Q2	16.8	24.5	13.1	100	594	48	196	52	398
Q3	18.2	26.0	12.3	89	491	55	211	34	280
Q4	17.4	34.0	10.2	90	520	53	156	37	364
<b>2010</b>									
Q1	16.2	29.2	9.2	56	342	35	120	20	222
Q2	18.9	36.3	7.3	78	412	60	165	18	247

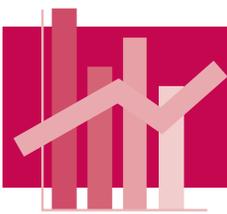
  

Mortgage Market Shares by Loan Count									
Period	FHA Share (%)			Loan Originations (in Thousands)					
				Total		Purchase		Refinance	
	Total	Purchase	Refinance	FHA	Market	FHA	Market	FHA	Market
<b>Annual Data</b>									
2001	9.1	14.2	5.3	1,336.6	14,763.6	890.2	6,270.7	446.4	8,492.8
2002	6.4	11.1	3.6	1,188.6	18,552.8	764.7	6,865.5	423.9	11,687.3
2003	5.5	8.5	4.1	1,268.5	23,101.8	629.9	7,428.0	638.5	15,673.8
2004	4.7	6.6	3.0	695.4	14,869.2	457.4	6,905.6	238.0	7,963.6
2005	3.1	4.5	1.8	456.2	14,483.6	322.9	7,234.6	133.3	7,249.0
2006	3.3	4.5	2.0	411.1	12,329.0	295.3	6,564.5	115.9	5,764.5
2007	5.1	6.1	4.1	528.3	10,358.6	317.2	5,236.1	211.1	5,122.5
2008	19.8	24.1	15.6	1,405.7	7,092.2	844.9	3,508.2	560.8	3,584.1
2009	21.1	32.6	14.8	1,982.6	9,392.8	1,087.6	3,338.3	895.0	6,054.4
<b>Quarterly Data</b>									
<b>2009</b>									
Q2	19.5	28.6	14.7	545.1	2,789.5	278.9	973.9	266.2	1,815.6
Q3	21.6	30.3	14.5	502.2	2,327.4	316.9	1,046.8	185.3	1,280.6
Q4	20.8	38.8	12.0	506.4	2,437.1	309.7	797.7	196.7	1,639.4
<b>2010</b>									
Q1	19.2	33.7	10.7	310.4	1,616.7	201.0	597.2	109.3	1,019.5
Q2	22.7	42.3	8.4	449.0	1,978.3	352.5	833.4	96.5	1,144.9

\* This analysis includes first-lien mortgages originated in each time period. The amounts represented here are based on date of loan origination and thus will vary from what are shown in reports that summarize FHA insurance activity by insurance endorsement date.

FHA = Federal Housing Administration.

Sources: U.S. Department of Housing and Urban Department; data from FHA, Mortgage Bankers Association "MBA Mortgage Finance Forecast" report, and Loan Performance True Standings Servicing data system



### Exhibit 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		
<b>Annual Data</b>					
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 <sup>1</sup>	2,340,715	1,468,057	810,712	199,679	971,595
2009	2,862,029	2,022,759	1,039,216	354,926	442,224
<b>Monthly Data</b>					
<b>2009</b>					
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
Oct	253,503	176,279	105,901	29,337	24,339
Nov	205,808	157,119	92,936	24,306	21,877
Dec	141,766	179,155	106,137	27,488	19,989
<b>2010</b>					
Jan	126,043	158,612	90,300	26,161	14,378
Feb	165,239	131,978	73,038	20,775	14,924
Mar	246,406	132,301	82,879	23,414	22,153
Apr	215,578	126,316	84,723	23,779	23,608
May	181,524	124,759	89,291	22,754	25,909
Jun	168,915	150,911	115,831	27,850	28,160
Jul	173,068	144,514	108,608	28,477	26,266
Aug	200,907	139,045	89,322	29,815	32,215
Sep	255,938	126,326	71,145	29,855	32,554

\*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.

<sup>1</sup> Beginning 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

**Exhibit 18. FHA Unassisted Multifamily Mortgage Insurance Activity:  
1980–Present \***



Period	Construction of New Rental Units <sup>1</sup>			Purchase or Refinance of Existing Rental Units <sup>2</sup>			Congregate Housing, Nursing Homes, Assisted-Living Facilities, and Board and Care Facilities <sup>3</sup>		
	Projects	Units	Mortgage Amount	Projects	Units	Mortgage Amount	Projects	Units	Mortgage Amount
<b>Annual Data</b>									
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	114	20,173	1,892.5	409	57,863	2,888.4	292	34,567	2,558.7
2010 (9 months)	152	28,463	2,910.0	551	91,878	5,070.3	277	31,951	2,420.2

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

<sup>1</sup> Includes both new construction and substantial rehabilitation under Sections 207, 220, and 221(d).

<sup>2</sup> Includes purchase or refinance of existing rental housing under Section 223.

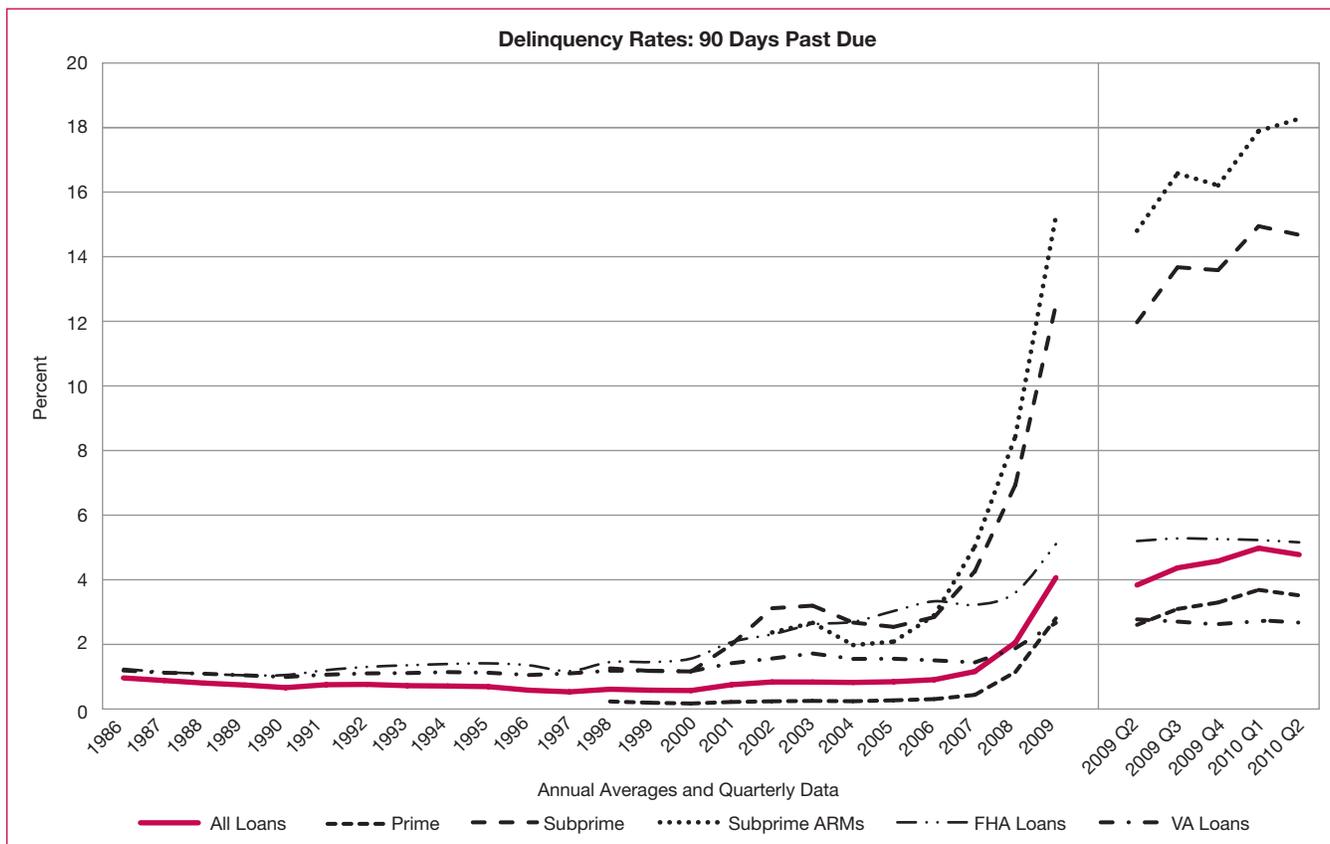
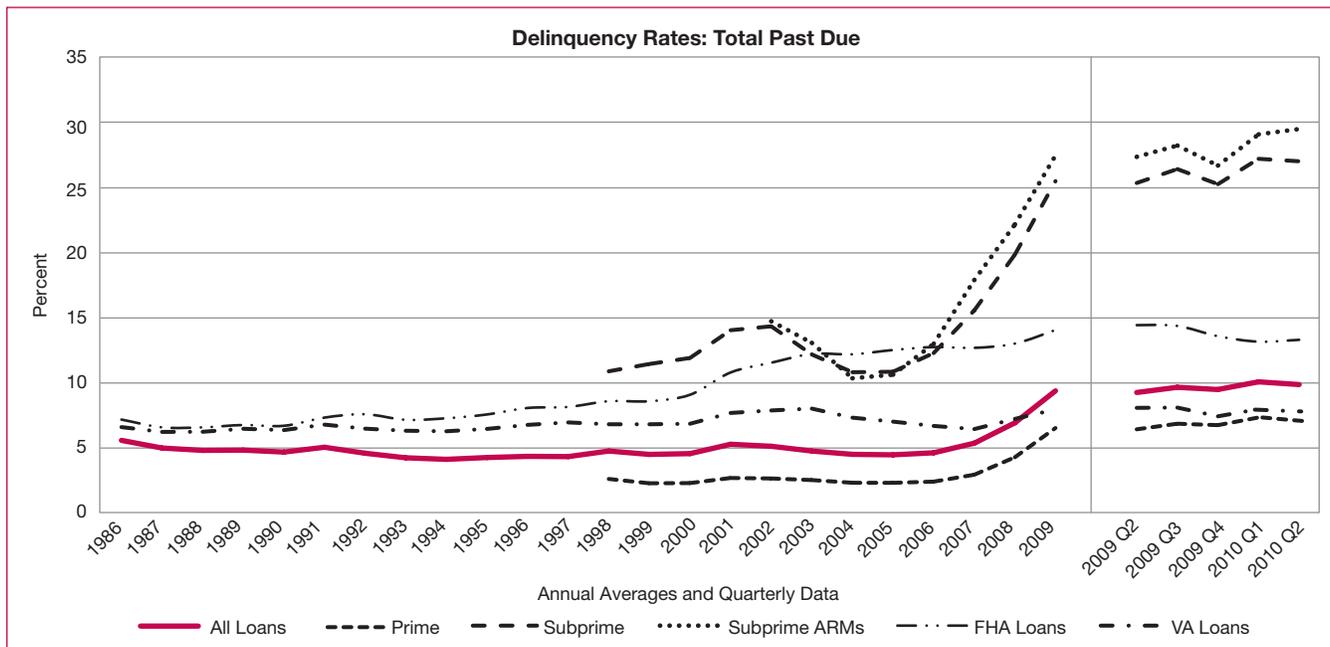
<sup>3</sup> Includes congregate rental housing for the elderly under Section 231 and nursing homes, board and care homes, assisted-living facilities, and intermediate-care facilities under Section 232. Includes both new construction or substantial rehabilitation and purchase or refinance of existing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

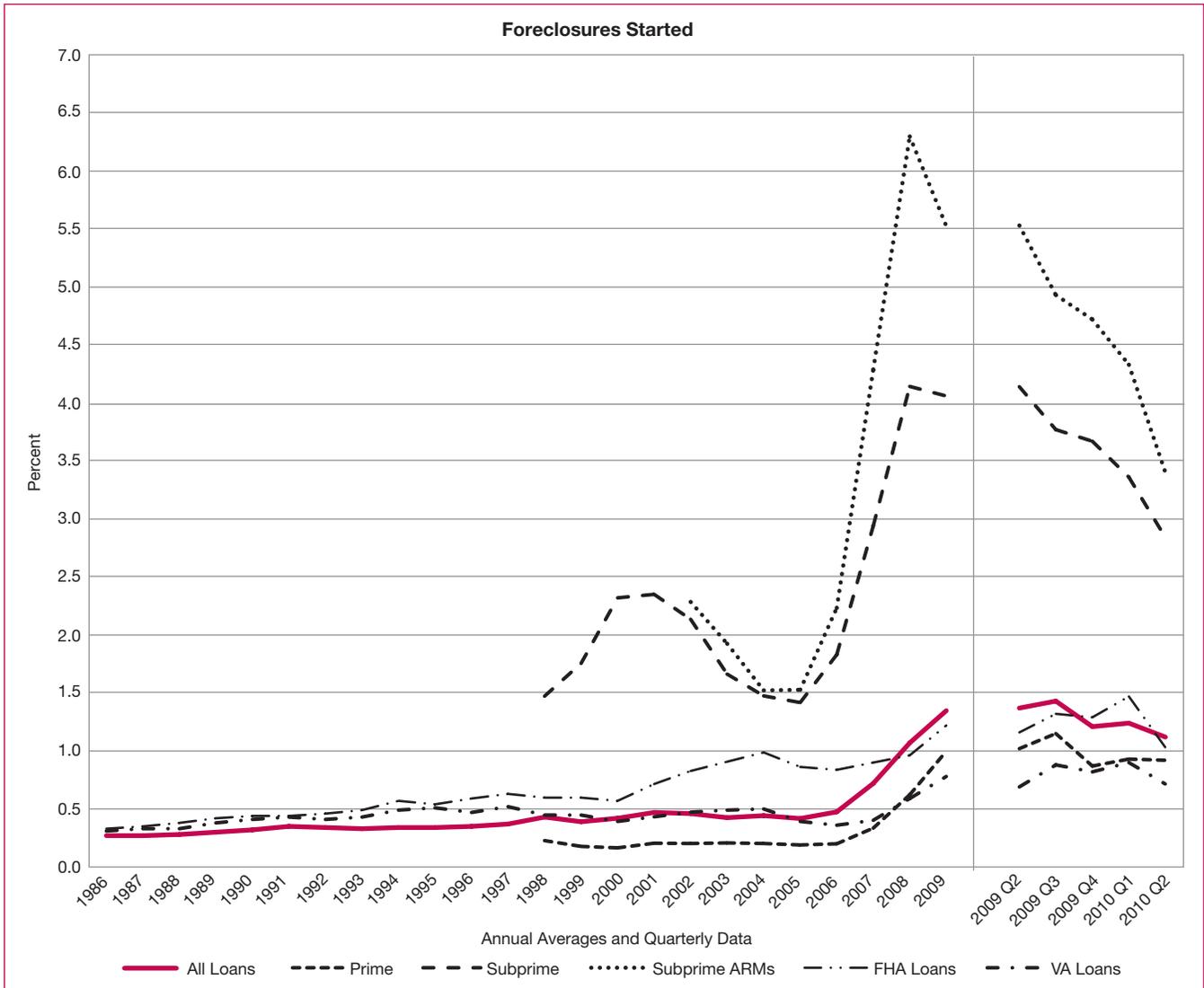
Source: Office of Multifamily Housing Development (FHA F-47 Data Series), Department of Housing and Urban Development



### Exhibit 19. Mortgage Delinquencies and Foreclosures Started: 1986–Present\*

HUD has discontinued publishing historical NDS data in tabular format at MBA's request; hence, the table is being replaced with charts showing the same historical information.





\* All data are seasonally adjusted except for Foreclosures Started data.

ARM = Adjustable-rate mortgage. FHA = Federal Housing Administration. HUD = Department of Housing and Urban Development.

MBA = Mortgage Bankers Association. NDS = National Delinquency Survey. VA = Department of Veterans Affairs.

HUD has discontinued publishing historical NDS data in tabular format at the request of MBA.

Source: National Delinquency Survey, Mortgage Bankers Association



**Exhibit 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	
<b>Annual Data (Current Dollars in Millions)</b>					
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	493,246	354,143	305,184	48,959	139,103
2008	350,257	230,114	185,776	44,338	120,144
2009	245,621	133,582	105,336	28,246	112,038
<b>Monthly Data (Seasonally Adjusted Annual Rates)</b>					
<b>2009</b>					
Jul	227,733	128,051	101,278	26,773	NA
Aug	242,490	130,118	105,387	24,731	NA
Sep	247,391	130,866	107,735	23,131	NA
Oct	252,987	130,552	108,914	21,638	NA
Nov	248,980	130,411	110,380	20,031	NA
Dec	242,961	130,617	112,141	18,476	NA
<b>2010</b>					
Jan	266,164	129,933	113,623	16,310	NA
Feb	248,735	130,459	114,990	15,469	NA
Mar	249,340	131,231	116,852	14,379	NA
Apr	264,229	133,974	120,080	13,894	NA
May	251,813	132,766	119,517	13,249	NA
Jun	247,698	130,935	117,651	13,284	NA
Jul	237,604	128,894	115,100	13,794	NA
Aug	227,661	122,982	110,509	12,473	NA
Sep	231,715	120,541	107,662	12,879	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>

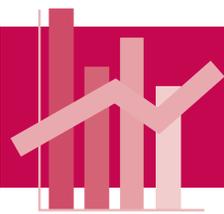
**Exhibit 21. Gross Domestic Product and Residential Fixed Investment: 1960–Present**



Period	Gross Domestic Product	Residential Fixed Investment	Residential Fixed Investment Percent of Gross Domestic Product
<b>Annual Data (Current Dollars in Billions)</b>			
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	14,061.8	628.6	4.5
2008	14,369.1	472.5	3.3
2009	14,119.0	352.1	2.5
<b>Quarterly Data (Seasonally Adjusted Annual Rates)</b>			
<b>2009</b>			
Q3	14,114.7	348.0	2.5
Q4	14,277.3	351.0	2.5
<b>2010</b>			
Q1	14,446.4	340.2	2.4
Q2	14,578.7	357.2	2.5
Q3	14,730.2	327.4	2.2

Source: Bureau of Economic Analysis, Department of Commerce

<http://www.bea.doc.gov/bea/newsrel/gdpnewsrelease.htm> (See Table 3 in pdf.)



**Exhibit 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
<b>Annual Data</b>								
1971 <sup>1</sup>	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 <sup>r</sup>	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 <sup>2</sup>	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 <sup>r</sup>	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 <sup>r</sup>	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 <sup>3</sup>	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	1,244	297	(96)	50	(218)	917	284	11
2002 <sup>4</sup>	1,249	111	131	193	(586)	182	949	277
2003	669	73	(12)	(85)	(221)	224	654	37
2004	1,367	119	306	(187)	(249)	435	766	181
2005	1,725	2	306	(277)	57	493	817	328
2006	1,082	27	164	(184)	(299)	454	642	276
2007	455	(101)	173	(98)	(436)	149	554	215
2008	286	(269)	(143)	(75)	(260)	120	558	347
2009	522	(133)	30	36	(520)	206	426	474
<b>Quarterly Data</b>								
<b>2009</b>								
Q3	(77)	(50)	25	44	(239)	(120)	408	(137)
Q4	148	176	(194)	262	(225)	(99)	81	146
<b>2010<sup>5</sup></b>								
Q1	36	(55)	118	(104)	(241)	141	(149)	327
Q2	261	(169)	61	(46)	61	(59)	380	33
Q3	247	73	(193)	142	(180)	(41)	440	6

\*Units in thousands. NA = Not available.

<sup>r</sup> Implementation of new March Current Population Survey (CPS) processing system.

<sup>1</sup> Data from 1971 to 1979 weighted based on the 1970 decennial census.

<sup>2</sup> Data from 1980 to 1992 weighted based on the 1980 decennial census.

<sup>3</sup> Beginning in 1993, CPS data weighted based on the 1990 decennial census.

<sup>4</sup> Beginning in 2002, CPS data weighted based on 2000 decennial census data and housing unit controls.

<sup>5</sup> Beginning in 2010, CPS data weighted based on vintage 2009 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.)



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

Period	Total	Families <sup>6</sup>				Non-Family Households		One-Person Households	
		Husband-Wife		Other Male Headed	Other Female Headed	Male Headed	Female Headed	Male	Female
		With Children	Without Children						
<b>Annual Data</b>									
1971 <sup>1</sup>	848	NA	NA	NA	NA	NA	NA	NA	NA
1972	1,898	NA	NA	NA	NA	NA	NA	NA	NA
1973	1,575	NA	NA	NA	NA	NA	NA	NA	NA
1974 <sup>r</sup>	1,554	NA	NA	NA	NA	NA	NA	NA	NA
1975	1,358	NA	NA	NA	NA	NA	NA	NA	NA
1976	1,704	NA	NA	NA	NA	NA	NA	NA	NA
1977	1,275	(191)	366	36	206	199	109	223	326
1978	1,888	(228)	114	103	497	126	93	713	470
1979	1,300	(91)	396	53	182	143	131	112	375
1980 <sup>2</sup>	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 <sup>r</sup>	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 <sup>r</sup>	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 <sup>3</sup>	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	1,244	(75)	(9)	250	23	67	84	421	485
2002 <sup>4</sup>	1,249	(137)	615	150	82	(45)	11	325	257
2003	669	(20)	298	50	92	31	28	143	47
2004	1,367	(55)	435	299	216	51	(10)	206	227
2005	1,725	(94)	321	193	467	79	58	442	260
2006	1,082	2	153	42	136	84	93	422	146
2007	455	(164)	246	(26)	69	77	(86)	233	107
2008	286	(386)	303	87	(60)	56	(54)	179	152
2009	522	(315)	348	195	217	86	115	12	(138)
<b>Quarterly Data</b>									
<b>2009</b>									
Q3	(77)	(628)	(192)	49	125	73	(11)	347	165
Q4	148	18	(168)	194	(165)	4	(95)	278	84
<b>2010<sup>5</sup></b>									
Q1	36	234	133	116	(47)	(17)	214	(338)	(260)
Q2	261	(118)	(51)	(206)	620	64	1	(239)	190
Q3	247	(71)	(209)	35	(176)	(124)	(16)	491	316

\*Units in thousands. NA = Not available.

<sup>r</sup> Implementation of new March Current Population Survey (CPS) processing system.

<sup>1</sup> Data from 1971 to 1979 weighted based on the 1970 decennial census.

<sup>2</sup> Data from 1980 to 1992 weighted based on the 1980 decennial census.

<sup>3</sup> Beginning in 1993, CPS data weighted based on the 1990 decennial census.

<sup>4</sup> Beginning in 2002, CPS data weighted based on 2000 decennial census data and housing unit controls.

<sup>5</sup> Beginning in 2010, CPS data weighted based on vintage 2009 housing estimates.

<sup>6</sup> 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.)



**Exhibit 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 <sup>6</sup>	
<b>Annual Data</b>						
1971 <sup>1</sup>	848	NA	NA	NA	NA	NA
1972	1,898	NA	NA	NA	NA	NA
1973	1,575	NA	NA	NA	NA	NA
1974 <sup>r</sup>	1,554	NA	NA	NA	NA	NA
1975	1,358	NA	NA	NA	NA	NA
1976	1,704	NA	NA	NA	NA	NA
1977	1,275	832	288	22	NA	133
1978	1,888	1,356	190	119	NA	223
1979	1,300	1,115	96	102	NA	(13)
1980 <sup>2</sup>	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 <sup>r</sup>	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 <sup>r</sup>	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 <sup>3</sup>	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	1,244	588	171	202	NA	285
2002 <sup>4</sup>	1,249	(171)	(122)	618	NA	933
2003	669	(612)	3	(440)	NA	608
2004	1,367	662	249	178	43	237
2005	1,725	768	267	170	51	471
2006	1,082	320	182	115	23	439
2007	455	(223)	149	197	(71)	405
2008	286	(93)	205	14	2	150
2009	522	245	118	83	39	37
<b>Quarterly Data</b>						
<b>2009</b>						
Q3	(77)	(63)	108	95	(52)	(157)
Q4	148	101	(74)	3	14	105
<b>2010<sup>5</sup></b>						
Q1	36	229	(83)	(54)	8	(66)
Q2	261	29	74	147	(13)	24
Q3	247	(42)	121	(109)	80	199

\*Units in thousands. NA = Not available.

<sup>r</sup> Implementation of new March Current Population Survey (CPS) processing system.

<sup>1</sup> Data from 1971 to 1979 weighted based on the 1970 decennial census.

<sup>2</sup> Data from 1980 to 1992 weighted based on the 1980 decennial census.

<sup>3</sup> Beginning in 1993, CPS data weighted based on the 1990 decennial census.

<sup>4</sup> Beginning in 2002, CPS data weighted based on 2000 decennial census data and housing unit controls.

<sup>5</sup> Beginning in 2010, CPS data weighted based on vintage 2009 housing estimates.

<sup>6</sup> 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.)

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



Period	Total <sup>4</sup>	Seasonal	Total Year Round	Total Vacant Year Round	For Rent	For Sale Only	Other Vacant	Total Occupied	Owner	Renter
<b>Annual and Biennial Data</b>										
1970 <sup>1</sup>	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 <sup>1</sup>	88,411	1,718	86,693	NA	NA	NA	NA	80,390	51,795	28,595
1981 <sup>2</sup>	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 <sup>1</sup>	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 <sup>1</sup>	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
2009	130,112	4,618	125,494	13,688	4,018	2,108	7,562	111,806	76,428	35,378
<b>Quarterly Data</b>										
<b>2009<sup>3</sup></b>										
Q3	130,022	4,607	125,415	14,195	4,578	1,981	7,636	111,222	75,182	36,039
Q4	130,189	4,612	125,577	14,209	4,462	2,080	7,667	111,370	74,812	36,558
<b>2010</b>										
Q1	130,350	4,610	125,740	14,335	4,409	1,988	7,938	111,406	74,770	36,635
Q2	130,517	4,431	126,086	14,419	4,423	1,958	8,038	111,667	74,735	36,933
Q3	130,681	4,443	126,238	14,324	4,335	1,934	8,055	111,914	74,874	37,040

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

<sup>1</sup> Decennial Census of Housing.

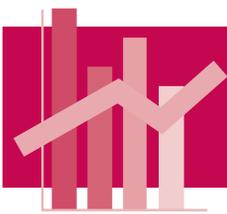
<sup>2</sup> American Housing Survey (AHS) estimates are available in odd-numbered years only after 1981.

<sup>3</sup> Beginning in 2009, Current Population Survey data weighted based on vintage 2008 housing estimates.

<sup>4</sup> 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.

Sources: Annual Data—Annual or American Housing Surveys; Quarterly Data—Current Population Survey/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.)



**Exhibit 26. Rental Vacancy Rates: 1979–Present**

Period	All Rental Units	Metropolitan Status <sup>1</sup>				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
<b>Annual Data</b>												
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
2009	10.6	10.7	11.1	10.2	10.4	7.2	10.7	13.4	9.0	9.8	11.3	12.3
<b>Quarterly Data</b>												
<b>2009</b>												
Q3	11.1	11.2	11.2	11.2	10.6	7.5	10.9	14.2	9.6	9.9	12.0	13.1
Q4	10.7	10.7	11.2	10.2	10.8	7.2	11.2	13.7	8.9	9.6	11.5	12.5
<b>2010</b>												
Q1	10.6	10.6	11.3	9.8	10.7	7.5	11.0	13.2	9.0	9.7	11.3	12.1
Q2	10.6	10.6	11.1	10.2	9.5	8.3	11.3	13.2	8.0	9.4	11.4	12.2
Q3	10.3	10.3	10.5	10.1	10.4	7.4	11.5	12.9	8.1	9.8	10.8	11.8

<sup>1</sup> 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.)

**Exhibit 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
<b>Annual Data</b>								
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 <sup>1</sup>	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 <sup>2</sup>	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
2009	67.4	23.3	37.7	52.5	66.2	74.4	79.5	80.5
<b>Quarterly Data</b>								
<b>2009</b>								
Q3	67.6	23.8	38.0	52.0	66.5	74.5	79.4	80.9
Q4	67.2	23.7	38.8	52.6	65.7	74.0	78.9	80.2
<b>2010</b>								
Q1	67.1	23.2	36.9	51.0	65.3	74.8	79.1	80.6
Q2	66.9	22.9	37.3	51.0	65.6	73.6	78.7	80.4
Q3	66.9	22.3	37.0	51.8	65.2	73.0	79.2	80.6

<sup>1</sup> Revised based on adjusted 1990 decennial census weights rather than 1980 decennial census weights, resulting in lower estimates.

<sup>2</sup> 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.)



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



Period	Total	Region				Metropolitan Status <sup>4,5</sup>		
		Northeast	Midwest	South	West	Inside Metro Area		Outside Metro Area
						Central City	Outside Central City	
<b>March Supplemental Data</b>								
1983 <sup>1</sup>	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 <sup>2</sup>	64.1	62.4	67.0	65.5	60.0	48.9	70.2	72.9
<b>Annual Averages of Monthly Data</b>								
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 <sup>3</sup>	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
2009	67.4	64.0	71.0	69.6	62.6	52.8	74.6	74.7
<b>Quarterly Averages of Monthly Data</b>								
<b>2009</b>								
Q3	67.6	64.0	71.6	69.7	62.7	52.9	74.9	74.8
Q4	67.2	63.9	71.3	69.1	62.3	53.0	74.0	74.6
<b>2010</b>								
Q1	67.1	64.4	70.9	69.2	61.9	52.6	74.2	74.6
Q2	66.9	64.2	70.8	69.1	61.4	52.0	74.3	74.2
Q3	66.9	63.9	71.1	69.1	61.3	52.0	74.0	75.1

NA = Not available.

<sup>1</sup> Data from 1983 to 1992 weighted based on the 1980 decennial census.

<sup>2</sup> Beginning in 1993, Current Population Survey (CPS) data weighted based on the 1990 decennial census.

<sup>3</sup> Beginning in 2002, CPS data weighted based on the 2000 decennial census data and housing unit controls.

<sup>4</sup> 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.

<sup>5</sup> 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.)

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



Period	Non-Hispanic				Hispanic
	White Alone	Black Alone	Other Race Alone	Two or More Races <sup>4</sup>	
<b>March Supplemental Data</b>					
1983 <sup>1</sup>	69.1	45.6	53.3	NA	41.2
1984 <sup>r</sup>	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 <sup>r</sup>	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 <sup>2</sup>	70.2	42.0	50.6	NA	39.4
<b>Annual Averages of Monthly Data</b>					
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 <sup>3</sup>	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
2009	74.8	46.6	59.7	56.0	48.4
<b>Quarterly Averages of Monthly Data</b>					
<b>2009</b>					
Q3	75.0	46.8	59.8	56.4	48.7
Q4	74.5	46.3	60.8	56.8	48.4
<b>2010</b>					
Q1	74.5	46.1	59.4	56.6	48.5
Q2	74.4	46.6	57.5	53.6	47.8
Q3	74.7	45.5	59.5	53.6	47.0

NA = Not available.

<sup>r</sup> Implementation of new March Current Population Survey (CPS) processing system.

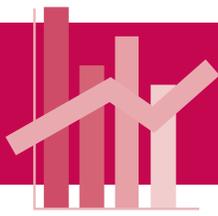
<sup>1</sup> CPS data from 1983 to 1992 weighted based on the 1980 decennial census.

<sup>2</sup> Beginning in 1993, CPS data weighted based on the 1990 decennial census.

<sup>3</sup> Beginning in 2002, CPS data weighted based on the 2000 decennial census data and housing unit controls.

<sup>4</sup> 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.)



**Exhibit 30. Homeownership Rates by Household Type: 1983–Present**

Period	Married Couples		Other Families		Other
	With Children	Without Children	With Children	Without Children	
<b>March Supplemental Data</b>					
1983 <sup>1</sup>	75.0	80.8	38.3	67.5	44.5
1984 <sup>f</sup>	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 <sup>f</sup>	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 <sup>2</sup>	73.7	82.9	35.5	63.9	47.1
<b>Annual Averages of Monthly Data</b>					
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 <sup>3</sup>	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
2009	78.0	86.7	42.4	65.4	52.6
<b>Quarterly Averages of Monthly Data</b>					
<b>2009</b>					
Q3	77.9	86.9	42.7	64.6	53.4
Q4	78.2	86.3	42.0	65.1	52.7
<b>2010</b>					
Q1	77.3	86.6	42.4	66.4	52.3
Q2	76.2	86.8	42.1	66.2	52.7
Q3	76.0	87.1	41.3	64.6	53.3

<sup>f</sup> Implementation of new March Current Population Survey (CPS) processing system.

<sup>1</sup> CPS data from 1983 to 1992 weighted based on the 1980 decennial census.

<sup>2</sup> Beginning in 1993, CPS data weighted based on the 1990 decennial census.

<sup>3</sup> 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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