



U.S. Housing Market Conditions

Preview of Data for U.S. Housing Market Conditions 2nd Quarter 2010



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





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National Data

HOUSING PRODUCTION



Permits^{*}

Permits for construction of new housing units in the second quarter of 2010 were down 10 percent from the previous quarter, at a SAAR of 589,000 units but were up 6 percent from the second quarter of 2009. Single-family permits, at 448,000 units, were down 15 percent from the previous quarter but up 6 percent from a year earlier. Multifamily permits (5 or more units in structure), at 123,000 units, were 12 percent above the first quarter of 2010 and 10 percent above the second quarter of 2009.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total	589	655	558	- 10	+ 6
One Unit	448	525	424	- 15	+ 6
Two to Four	18	20	22	- 10 ^{**}	- 18
Five Plus	123	110	112	+ 12	+ 10

^{*}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 second quarter of 2010 totaled 602,000 units at a SAAR, a statistically insignificant 2 percent below the first quarter of 2010 but 12 percent above the second quarter of 2009. Single-family starts, at 491,000 units, were a statistically insignificant 6 percent lower than the previous quarter but 16 percent higher than the second quarter level of 2009. Multifamily starts totaled 100,000 units, a statistically insignificant 22 percent above the previous quarter but a statistically insignificant 3 percent below the second quarter of 2009.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total	602	617	537	– 2 ^{**}	+ 12
One Unit	491	524	423	– 6 ^{**}	+ 16
Five Plus	100	82	104	+ 22 ^{**}	– 3 ^{**}

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


**This change is not statistically significant.

Source: Census Bureau, Department of Commerce



Under Construction[★]

Housing units under construction at the end of the second quarter of 2010 were at a SAAR of 450,000 units, 9 percent below the previous quarter and 28 percent below the second quarter of 2009. Single-family units stood at 286,000, a statistically insignificant 7 percent below the previous quarter and a statistically insignificant 9 percent below the second quarter of 2009. Multifamily starts totaled 154,000 units, down a statistically insignificant 12 percent from the previous quarter and down 48 percent from the second quarter of 2009.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total	450	494	627	– 9	– 28
One Unit	286	308	314	– 7 ^{**}	– 9 ^{**}
Five Plus	154	175	296	– 12 ^{**}	– 48


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

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



Completions[★]

Housing units completed in the second quarter of 2010, at a SAAR of 778,000 units, were up 18 percent from the previous quarter but down 5 percent from the second quarter of 2009. Single-family completions, at 582,000 units, were up 26 percent from the previous quarter and up 14 percent from the rate of a year earlier. Multifamily completions, at 188,000 units, were a statistically insignificant 2 percent above the previous quarter but 36 percent below the second quarter of 2009.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total	778	658	817	+ 18	– 5
One Unit	582	461	512	+ 26	+ 14
Five Plus	188	185	293	+ 2 ^{**}	– 36

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


**This change is not statistically significant.

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



Manufactured (Mobile) Home Shipments[★]

Shipments of new manufactured (mobile) homes were at a SAAR of 56,300 units in the second quarter of 2010, which is 8 percent above the previous quarter and 16 percent above the rate of the second quarter of 2009.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Manufacturers' Shipments	56.3	52.3	48.7	+ 8	+ 16

*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 340,000 (SAAR) units in the second quarter of 2010, down 6 percent from the previous quarter and down 8 percent from the second quarter of 2009; both changes are statistically insignificant. The average monthly inventory of new homes for sale during the second quarter of 2010 was 213,000 units, 8 percent below the previous quarter and 27 percent below the second quarter of 2009. The average months' supply of unsold homes, based on monthly inventories and sales rates, was 7.8 in the second quarter of 2010, up a statistically insignificant 1 percent from the previous quarter but 19 percent below the second quarter of 2009.

Sales of existing homes—including single-family homes, townhomes, condominiums, and cooperatives—as reported by the NATIONAL ASSOCIATION OF REALTORS®, totaled 5,607,000 (SAAR) in the second quarter of 2010, up 9 percent from the previous quarter and up 17 percent from the second quarter of 2009. The average monthly inventory of units for sale during the second quarter was 3,971,000, up 14 percent from the previous quarter and up 3 percent from the second quarter of 2009. The average months' supply of unsold units for the second quarter of 2010 was 8.5 months, up 5 percent from the first quarter of 2010, but 12 percent below the second quarter of 2009.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
		New Homes			
New Homes Sold	340	360	368	– 6 **	– 8 **
For Sale	213	231	290	– 8	– 27
Months' Supply	7.8	7.7	9.5	+ 1 **	– 19
		Existing Homes			
Existing Homes Sold	5,607	5,140	4,780	+ 9	+ 17
For Sale	3,971	3,478	3,866	+ 14	+ 3
Months' Supply	8.5	8.1	9.7	+ 5	– 12

*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 second quarter of 2010 was \$210,200, 6 percent lower than the first quarter of 2010 and 5 percent lower than the second quarter of 2009. The average price of new homes sold during the second quarter of 2010 was \$261,800, down 5 percent from the previous quarter and down 4 percent from the second quarter of 2009. The estimated price of a constant-quality house during the second quarter of 2010 is \$278,000, 1 percent lower than the previous quarter and 3 percent lower than the second quarter of 2009; both are statistically insignificant changes. 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 second quarter of 2010 was \$176,900, up 6 percent from the previous quarter and up 1 percent from second quarter of 2009, according to the NATIONAL ASSOCIATION OF REALTORS®. The average price of existing homes sold in the second quarter of 2010 was \$223,000, 5 percent higher than the first quarter and 2 percent higher than the second quarter of 2009.

	Latest Quarter (\$)	Previous Quarter (\$)	Same Quarter Previous Year (\$)	% Change From Previous Quarter	% Change From Last Year
New Homes					
Median	210,200	222,900	220,900	– 6	– 5
Average	261,800	275,300	273,400	– 5	– 4
Constant-Quality House ¹	278,000	281,600	285,700	– 1 **	– 3 **
Existing Homes					
Median	176,900	166,400	174,400	+ 6	+ 1
Average	223,000	212,100	218,200	+ 5	+ 2


**This change is not statistically significant.

¹ Effective with the December 2007 New Residential Sales release in January 2008, the Census Bureau began publishing the Constant Quality (Laspeyres) Price Index with 2005 as the base year. (The previous base year was 1996.) "Constant-Quality House" data are no longer published as a series but are computed for this table from price indexes published by the Census Bureau.



Repeat Sales Price Index

The Federal Housing Finance Agency's purchase-only House Price Index (FHFA HPI) stood at 192.9 on a seasonally adjusted (SA) basis in the first quarter of 2010, 1.9 percent below the previous quarter and 3.1 percent below the first quarter of 2009. The national Case-Shiller Home Price Index (HPI) was 134.3 (SA) in the first quarter of 2010, down 1.3 percent from the previous quarter but up 2.1 percent year-over-year.

	Current Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
FHFA HPI¹	192.9	196.6	199.0	- 1.9	- 3.1
Case-Shiller® HPI²	134.3	136.1	131.5	- 1.3	+ 2.1

¹ First quarter 1991 equals 100.

² 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 second quarter of 2010 shows that families earning the median income have 164.6 percent of the income needed to purchase the median-priced existing single-family home. This figure is 6 percent lower than the first quarter of 2010 and 5 percent lower than the second quarter of 2009.

The decrease in the housing affordability index in the second quarter of 2010 reflects changes in the marketplace. Median family income remained steady at \$60,498. The median sales price of existing single-family homes in the second quarter rose to \$177,067, which is 7 percent higher than in the previous quarter. The national average home mortgage interest rate of 5.07 percent in the second quarter of 2010 is 2 basis points lower than in the previous quarter. Housing affordability fell in the second quarter due to the rise in the median sales price of existing single-family homes, which more than offset the effect of the decrease in home mortgage interest rates. Median family income stayed the same and, therefore, had no impact on housing affordability.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Composite Index	164.6	175.2	173.6	- 6	- 5
Fixed-Rate Index	163.8	174.6	173.5	- 6	- 6
Adjustable-Rate Index	NA	NA	NA	—	—

NA = Data are not available.

Note: Adjustable-rate mortgage (ARM) affordability indexes were not derived, because data on ARM rates were not available.


Source: NATIONAL ASSOCIATION OF REALTORS®



Absorption of New Multifamily Units

In the first quarter of 2010, 27,700 new, unsubsidized, unfurnished, multifamily (five or more units in structure) rental apartments were completed, down 32 percent from the previous quarter and down a statistically insignificant 2 percent from the first quarter of 2009. Of the apartments completed in the first quarter of 2010, 56 percent were rented within 3 months. This absorption rate is 5 percentage points higher than the previous quarter and is up 3 percentage points from the first quarter of 2009. The median asking rent for apartments completed in the first quarter was \$1,019, a statistically insignificant decrease of 1 percent from the previous quarter but unchanged from the first quarter of 2009.

In the first quarter of 2010, 3,100 new condominium or cooperative units were completed, down 54 percent from the previous quarter and down 75 percent from units completed in the first quarter of 2009. Of these, 42 percent were sold within 3 months. This absorption rate is 10 percentage points higher than in the previous quarter but unchanged from the first quarter of 2009.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Apartments Completed*	27.7	40.8	28.4	- 32	- 2**
Percent Absorbed Next Quarter	56	51	53	+ 10	+ 6
Median Asking Rent	\$1,019	\$1,034	\$1,020	- 1**	—
Condos and Co-ops Completed	3.1	6.8	12.4	- 54	- 75
Percent Absorbed Next Quarter	42	32	42	+ 31	—

*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 first quarter of 2010 totaled 45,000 units at a SAAR, 18 percent below the level of the previous quarter and 18 percent below the first quarter of 2009. The number of homes for sale on dealers' lots at the end of the first quarter totaled 25,000 units, 7 percent below the previous quarter and 14 percent below the first quarter of 2009. The average sales price of the units sold in the first quarter was \$64,300, a statistically insignificant 3 percent above the price in the previous quarter and a statistically insignificant 4 percent above the price in the first quarter of 2009.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Placements*	45.0	54.7	54.7	- 18	- 18
On Dealers' Lots*	25.0	27.0	29.0	- 7	- 14
Average Sales Price	\$64,300	\$62,500	\$62,100	+ 3 **	+ 4 **

*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 second quarter of 2010, the current market activity index for single-family detached houses stood at 20, up 4 points from the previous quarter and up 6 points from the second quarter of 2009. The index for future sales expectations, at 25, declined 1 point from the first quarter of 2010 and fell 1 point from the second quarter of last year. Prospective buyer traffic had an index value of 14 in the second quarter of 2010, which is up 3 points from the previous quarter and up 1 point from the second quarter of 2009. NAHB combines these separate indices into a single housing market index that mirrors the three components quite closely. For the second quarter of 2010, this index rose to 19, which is 3 points higher than for the first quarter of 2010 and 4 points above the second quarter of last year.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Housing Market Index	19	16	15	19	27
Current Sales Activity—Single-Family Detached	20	16	14	26	44
Future Sales Expectations—Single-Family Detached	25	26	26	– 4	– 4
Prospective Buyer Traffic	14	11	13	26	8

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 4.91 percent in the second quarter of 2010, 9 basis points below the previous quarter and 12 basis points lower than the second quarter of 2009. Adjustable-rate mortgages (ARMS) in the second quarter of 2010 were going for 4.01 percent, 24 basis points lower than the previous quarter and 63 basis points below the second quarter of 2009. Fixed-rate 15-year mortgages, at 4.29 percent, were down 9 basis points from the previous quarter and down 54 basis points from the second quarter of 2009.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Conventional, Fixed-Rate, 30-Year	4.91	5.00	5.03	- 2	- 2
Conventional ARMs	4.01	4.25	4.64	- 6	- 14
Conventional, Fixed-Rate, 15-Year	4.29	4.38	4.83	- 2	- 11


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 15.6 percent in the first quarter of 2010, down 0.9 percentage points from the fourth quarter of 2009 and down 3.4 percentage points from the first quarter of 2009. For home purchase loans, FHA's dollar volume share was 28.0 percent in the first quarter of 2010, up 0.4 percentage points from the fourth quarter of 2009 and up 3.1 percentage points from the first quarter of 2009. For mortgage refinance loans, FHA's dollar volume share was 8.8 percent in the first quarter of 2010, down 1.7 percentage points from the fourth quarter of 2009 and down 7.6 percentage points from the first quarter of 2009.

FHA's share of the 1- to 4-family mortgage market by loan count was 18.6 percent in the first quarter of 2010, down 1.1 percentage points from the fourth quarter of 2009 and down 3.6 percentage points from the first quarter of 2009. For home purchase loans, FHA's market share by loan count was 32.7 percent in the first quarter of 2010, up 0.7 percentage points from the fourth quarter of 2009 and up 3.6 percentage points from the first quarter of 2009. For mortgage refinance loans, FHA's market share by loan count was 10.4 percent in the first quarter of 2010, down 1.9 percentage points from the fourth quarter of 2009 and down 8.5 percentage points from the first quarter of 2009.


	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Mortgage Market Share by Dollar Volume (%)					
All Loans	15.6	16.5	19.0	- 6	- 18
Purchase	28.0	27.6	24.9	1	12
Refinance	8.8	10.5	16.4	- 16	- 46
Mortgage Market Share by Loan Count (%)					
All Loans	18.6	19.7	22.2	- 6	- 16
Purchase	32.7	32.0	29.1	2	12
Refinance	10.4	12.3	18.9	- 15	- 45

*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 566,000 properties in the second quarter of 2010, an increase of 5 percent from the first quarter of 2010 but 27 percent below the second quarter of 2009. Total endorsements or insurance policies issued totaled 402,000, down 5 percent from the previous quarter and down 7 percent from the second quarter of 2009. Purchase endorsements, at 289,800, were up 18 percent from the first quarter of 2010 and up 59 percent from the second quarter of 2009. Endorsements for refinancing decreased to 112,100, down 37 percent from the first quarter of 2010 and down 55 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
Applications Received	566.0	537.7	775.4	+ 5	- 27
Total Endorsements	402.0	422.9	430.8	- 5	- 7
Purchase Endorsements	289.8	246.2	182.7	+ 18	+ 59
Refinancing Endorsements	112.1	176.7	248.2	- 37	- 55


*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
Total PMI Certificates	74.4	51.5	165.3	+ 45	- 55
Total VA Guaranties	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 10.06 percent in the first quarter of 2010, up 6 percent from the fourth quarter of 2009 and up 10 percent from the first quarter of 2009. Delinquencies for past due conventional subprime loans were at 27.21 percent, up 8 percent from the fourth quarter of 2009 and up 9 percent from the first quarter of 2009. Conventional subprime adjustable-rate mortgage (ARM) loans that were past due stood at 29.09 percent in the first quarter of 2010, up 9 percent from the fourth quarter of 2009 and up 6 percent from the first quarter of 2009.

In the first quarter of 2010, 90-day delinquencies for all loans were at 5.02 percent, up 9 percent from the fourth quarter of 2009 and up 42 percent from the first quarter of 2009. Conventional subprime loans that were 90 days past due stood at 14.97 percent in the first quarter of 2010, up 10 percent from the previous quarter and up 38 percent from the first quarter of 2009. Conventional subprime ARM loans that were 90 days past due were at 17.91 percent in the first quarter of 2010, up 10 percent from the fourth quarter of 2009 and up 33 percent from the first quarter of 2009.

During the first quarter of 2010, 1.23 percent of all loans entered foreclosure, up 3 percent from the fourth quarter of 2009 but down 10 percent from the first quarter of 2009. In the conventional subprime category, 3.35 percent of loans entered foreclosure in the first quarter of 2010, a decrease of 8 percent from the fourth quarter of 2009 and a decrease of 28 percent from the first quarter of 2009. In the conventional subprime ARM category, 4.32 percent of loans went into foreclosure in the first quarter of 2010, a decrease of 8 percent from the fourth quarter of 2009 and a decrease of 38 percent from the first quarter of 2009.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total Past Due (%)					
All Loans	10.06	9.47	9.12	+ 6	+ 10
Conventional Subprime Loans	27.21	25.26	24.95	+ 8	+ 9
Conventional Subprime ARMs	29.09	26.69	27.58	+ 9	+ 6
90 Days Past Due (%)					
All Loans	5.02	4.62	3.53	+ 9	+ 42
Conventional Subprime Loans	14.97	13.61	10.84	+ 10	+ 38
Conventional Subprime ARMs	17.91	16.23	13.45	+ 10	+ 33
Foreclosures Started (%)					
All Loans	1.23	1.20	1.37	+ 3	- 10
Conventional Subprime Loans	3.35	3.66	4.65	- 8	- 28
Conventional Subprime ARMs	4.32	4.71	6.91	- 8	- 38

Source: National Delinquency Survey, Mortgage Bankers Association




HOUSING INVESTMENT



Residential Fixed Investment and Gross Domestic Product*

Residential Fixed Investment (RFI) for the second quarter of 2010 was at a SAAR of \$358.5 billion, 5 percent above the value from the first quarter of 2010 and 5 percent above the second quarter of 2009. As a percentage of the Gross Domestic Product (GDP), RFI for the second quarter of 2010 was 2.5 percent, 0.1 percentage point above the previous quarter and 0.1 percentage point above the second quarter a year ago.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
GDP	14,597.7	14,446.4	14,034.5	+ 1	+ 4
RFI	358.5	340.2	342.2	+ 5	+ 5
RFI/GDP (%)	2.5	2.4	2.4	+ 4	+ 4

*Billions of dollars.


Source: Bureau of Economic Analysis, Department of Commerce

HOUSING INVENTORY



Housing Stock★

At the end of the second quarter of 2010, the estimate of the total housing stock, 131,158,000 units, was up a statistically insignificant 0.2 percent from the first quarter of 2010 and up a statistically insignificant 0.9 percent from the second quarter of 2009. The number of all occupied units was up a statistically insignificant 0.3 percent from the first quarter of 2010 and increased a statistically insignificant 0.7 percent from the second quarter of 2009. The number of owner-occupied units was essentially unchanged from the first quarter of 2010 but decreased a statistically insignificant 0.1 percent from the second quarter of 2009. Renter-occupied units increased a statistically insignificant 0.9 percent from the previous quarter and increased a statistically insignificant 2.3 percent from the second quarter of 2009. For the second quarter of 2010 vacant units were down a statistically insignificant 0.4 percent from previous quarter but increased 1.9 percent from the second quarter of 2009.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
All Housing Units	131,158	130,873	130,017	+ 0.2**	+ 0.9**
Occupied Units	112,215	111,850	111,432	+ 0.3**	+ 0.7**
Owner Occupied	75,097	75,065	75,139	—	– 0.1**
Renter Occupied	37,118	36,785	36,293	+ 0.9**	+ 2.3**
Vacant Units	18,943	19,023	18,585	– 0.4**	+ 1.9

*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 second quarter of 2010, at 2.5 percent, was down a statistically insignificant 0.1 percentage point from the first quarter of 2010 and unchanged from the second quarter 2009.

The 2010 second quarter national rental vacancy rate, at 10.6 percent, was unchanged from both the previous quarter and the second quarter of last year.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Homeowner Rate	2.5	2.6	2.5	– 4**	—
Rental Rate	10.6	10.6	10.6	—	—


**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 second quarter of 2010, down a statistically insignificant 0.2 percentage point from the previous quarter and down 0.5 percentage point from the second quarter of 2009. The homeownership rate for minority households, at 49.0 percent, decreased a statistically insignificant 0.5 percentage point from the first quarter of 2010 and was down a statistically insignificant 0.7 percentage point from the second quarter of 2009. The homeownership rate for young married-couple households, at 57.7 percent, was down a statistically insignificant 1.1 percentage points from the previous quarter and was down 1.6 percentage points from the second quarter of last year.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
All Households	66.9	67.1	67.4	– 0.3**	– 0.7
Minority Households	49.0	49.5	49.7	– 1.0**	– 1.4**
Young Married-Couple Households	57.7	58.8	59.3	– 1.9**	– 2.7

**This change is not statistically significant.

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
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
2009											
Apr	523	395	20		108	NA		58	85	272	108
May	550	425	22		103	NA		63	96	280	111
Jun	600	451	25		124	NA		65	99	318	118
Jul	587	479	19		89	NA		62	109	288	128
Aug	610	482	20		108	NA		69	105	313	123
Sep	605	473	20		112	NA		70	103	309	123
Oct	576	468	16		92	NA		68	106	289	113
Nov	621	489	26		106	NA		76	110	317	118
Dec	681	517	19		145	NA		106	117	325	133
2010											
Jan	629	509	19		101	NA		74	95	317	143
Feb	650	523	20		107	NA		85	106	311	148
Mar	685	542	22		121	NA		68	117	356	144
Apr	610	486	17		107	NA		68	114	310	118
May	574	436	18		120	NA		65	102	294	113
Jun	583	421	20		142	NA		85	93	283	122

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

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

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
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
2009											
Apr	477	386	NA		80	NA		50	84	230	113
May	550	406	NA		135	NA		60	79	275	136
Jun	583	476	NA		96	NA		79	105	274	125
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
2010											
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	578	457	NA		109	NA		71	101	288	118
Jun	549	454	NA		88	NA		63	94	281	111

*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
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
2009											
Apr	680	330	NA		332	NA		140	91	270	179
May	650	318	NA		315	NA		136	86	257	171
Jun	627	314	NA		296	NA		131	86	245	165
Jul	608	315	NA		277	NA		128	86	237	157
Aug	587	310	NA		262	NA		127	84	224	15
Sep	577	314	NA		249	NA		125	84	220	148
Oct	551	305	NA		232	NA		121	84	207	139
Nov	533	300	NA		220	NA		119	82	200	132
Dec	514	298	NA		204	NA		115	79	193	127
2010											
Jan	503	300	NA		192	NA		111	79	191	122
Feb	496	304	NA		181	NA		110	79	188	119
Mar	494	308	NA		175	NA		108	80	189	117
Apr	487	308	NA		169	NA		108	79	186	114
May	476	302	NA		163	NA		106	77	184	109
Jun	450	286	NA		154	NA		104	72	176	98

*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
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
2009											
Apr	842	530	NA		297	NA		143	118	400	181
May	812	495	NA		306	NA		82	120	413	197
Jun	798	510	NA		277	NA		103	119	392	184
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
2010											
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	702	515	NA		182	NA		92	121	310	179
Jun	886	676	NA		202	NA		88	181	378	239

*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		
Annual Data								
1977	266	258	17	51	113	78	14,200	70
1978	276	280	17	50	135	78	15,900	74
1979	277	280	17	47	145	71	17,600	76
1980	222	234	12	32	140	49	19,800	56
1981	241	229	12	30	144	44	19,900	58
1982	240	234	12	26	161	35	19,700	58
1983	296	278	16	34	186	41	21,000	73
1984	295	288	20	35	193	39	21,500	82
1985	284	283	20	39	188	37	21,800	78
1986	244	256	21	37	162	35	22,400	67
1987	233	239	24	40	146	30	23,700	61
1988	218	224	23	39	131	32	25,100	58
1989	198	203	20	39	113	31	27,200	56
1990	188	195	19	38	108	31	27,800	49
1991	171	174	14	35	98	27	27,700	49
1992	211	212	15	42	124	30	28,400	51
1993	254	243	15	45	147	36	30,500	61
1994	304	291	16	53	178	44	32,800	70
1995	340	319	15	58	203	44	35,300	83
1996	363	338	16	59	218	44	37,200	89
1997	354	336	14	55	219	47	39,800	91
1998	373	374	15	58	250	50	41,600	83
1999	348	338	14	54	227	44	43,300	88
2000	251	281	15	50	177	39	46,400	59
2001	193	196	12	38	116	30	48,900	56
2002	169	174	12	34	101	27	51,300	47
2003	131	140	11	25	77	26	54,900	36
2004	131	124	11	21	67	26	58,200	35
2005	147	123	9	17	68	29	62,600	35
2006	117	112	8	15	66	24	64,300	37
2007	96	95	7	11	59	18	65,400	34
2008	82	79	5	8	53	13	64,900	33
2009	50	53	4	5	37	7	62,900	25
Monthly Data (Seasonally Adjusted Annual Rates)								
2009								
Apr	49	56	3	5	40	9	62,500	28
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
2010								
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	9	38	8	61,300	25
May	58	53	4	5	37	6	62,600	25
June	56	NA	NA	NA	NA	NA	NA	NA

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

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

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

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



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		
Annual Data													
1970	485	61	100	203	121	227	38	47	91	51	NA	NA	
1971	656	82	127	270	176	294	45	55	131	63	NA	NA	
1972	718	96	130	305	187	416	53	69	199	95	NA	NA	
1973	634	95	120	257	161	422	59	81	181	102	NA	NA	
1974	519	69	103	207	139	350	50	68	150	82	NA	NA	
1975	549	71	106	222	150	316	43	66	133	74	NA	NA	
1976	646	72	128	247	199	358	45	68	154	91	NA	NA	
1977	819	86	162	317	255	408	44	73	168	123	NA	NA	
1978	817	78	145	331	262	419	45	80	170	124	NA	NA	
1979	709	67	112	304	225	402	42	74	172	114	NA	NA	
1980	545	50	81	267	145	342	40	55	149	97	NA	NA	
1981	436	46	60	219	112	278	41	34	127	76	NA	NA	
1982	412	47	48	219	99	255	39	27	129	60	NA	NA	
1983	623	76	71	323	152	304	42	33	149	79	NA	NA	
1984	639	94	76	309	160	358	55	41	177	85	NA	NA	
1985	688	112	82	323	171	350	66	34	172	79	NA	NA	
1986	750	136	96	322	196	361	88	32	153	87	NA	NA	
1987	671	117	97	271	186	370	103	39	149	79	NA	NA	
1988	676	101	97	276	202	371	112	43	133	82	NA	NA	
1989	650	86	102	260	202	366	108	41	123	93	NA	NA	
1990	534	71	89	225	149	321	77	42	105	97	NA	NA	
1991	509	57	93	215	144	284	62	41	97	83	NA	NA	
1992	610	65	116	259	170	267	48	41	104	74	NA	NA	
1993	666	60	123	295	188	295	53	48	121	73	NA	NA	
1994	670	61	123	295	191	340	55	63	140	82	NA	NA	
1995	667	55	125	300	187	374	62	69	158	86	NA	NA	
1996	757	74	137	337	209	326	38	67	146	74	NA	NA	
1997	804	78	140	363	223	287	26	65	127	69	NA	NA	
1998	886	81	164	398	243	300	28	63	142	68	NA	NA	
1999	880	76	168	395	242	315	28	64	153	70	NA	NA	
2000	877	71	155	406	244	301	28	65	146	62	NA	NA	
2001	908	66	164	439	239	310	28	70	142	69	NA	NA	
2002	973	65	185	450	273	344	36	77	161	70	NA	NA	
2003	1,086	79	189	511	307	377	29	97	172	79	NA	NA	
2004	1,203	83	210	562	348	431	30	111	200	91	NA	NA	
2005	1,283	81	205	638	358	515	47	109	249	109	NA	NA	
2006	1,051	63	161	559	267	537	54	97	267	119	NA	NA	
2007	776	65	118	411	181	496	48	79	248	121	NA	NA	
2008	485	35	70	266	114	352	37	57	175	83	NA	NA	
2009	374	31	54	202	87	234	28	38	119	49	NA	NA	
Monthly Data													
(Seasonally Adjusted Annual Rates)											(Not Seasonally Adjusted)		(Seasonally Adjusted)
2009													
Apr	345	21	40	204	80	300	34	50	148	69	300	10.4	
May	367	35	48	204	90	290	33	49	143	65	291	9.5	
Jun	396	35	59	197	105	282	32	48	140	62	280	8.5	
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	
2010													
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	233	8.0	
Mar	384	33	53	206	92	227	25	36	118	47	228	7.1	
Apr	422	36	60	217	109	215	25	34	112	44	215	6.1	
May	267	28	39	139	61	214	24	33	113	43	213	9.6	
Jun	330	41	47	185	57	212	25	31	111	45	210	7.6	

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

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



Exhibit 7. Existing Home Sales: 1969–Present*

Period	United States	Northeast	Midwest	South	West	For Sale	Months' Supply
1969	1,594	240	508	538	308	NA	NA
1970	1,612	251	501	568	292	NA	NA
1971	2,018	311	583	735	389	NA	NA
1972	2,252	361	630	788	473	NA	NA
1973	2,334	367	674	847	446	NA	NA
1974	2,272	354	645	839	434	NA	NA
1975	2,476	370	701	862	543	NA	NA
1976	3,064	439	881	1,033	712	NA	NA
1977	3,650	515	1,101	1,231	803	NA	NA
1978	3,986	516	1,144	1,416	911	NA	NA
1979	3,827	526	1,061	1,353	887	NA	NA
1980	2,973	403	806	1,092	672	NA	NA
1981	2,419	353	632	917	516	NA	NA
1982	1,990	354	490	780	366	1,910	NA
1983	2,719	493	709	1,035	481	1,980	NA
1984	2,868	511	755	1,073	529	2,260	NA
1985	3,214	622	866	1,172	554	2,200	NA
1986	3,565	703	991	1,261	610	1,970	NA
1987	3,526	685	959	1,282	600	2,160	NA
1988	3,594	673	929	1,350	642	2,160	NA
1989	3,290	635	886	1,075	694	1,870	NA
1990	3,186	583	861	1,090	651	2,100	NA
1991	3,145	591	863	1,067	624	2,130	NA
1992	3,432	666	967	1,126	674	1,760	NA
1993	3,739	709	1,027	1,262	740	1,520	NA
1994	3,886	723	1,031	1,321	812	1,380	NA
1995	3,852	717	1,010	1,315	810	1,470	NA
1996	4,167	772	1,060	1,394	941	1,910	NA
1997	4,371	812	1,088	1,474	997	1,840	NA
1998	4,966	898	1,228	1,724	1,115	1,910	NA
1999	5,183	910	1,246	1,850	1,177	1,894	NA
2000	5,174	911	1,222	1,866	1,174	2,048	NA
2001	5,335	912	1,271	1,967	1,184	2,068	NA
2002	5,632	952	1,346	2,064	1,269	2,118	NA
2003	6,175	1,019	1,468	2,283	1,405	2,270	NA
2004	6,778	1,113	1,550	2,540	1,575	2,244	NA
2005	7,076	1,169	1,588	2,702	1,617	2,846	NA
2006	6,478	1,086	1,483	2,563	1,346	3,450	NA
2007	5,652	1,006	1,327	2,235	1,084	3,974	NA
2008	4,913	849	1,129	1,865	1,070	3,700	NA
2009	5,156	868	1,163	1,914	1,211	3,283	NA
2009							
Apr	4,700	770	1,030	1,740	1,150	3,937	10.1
May	4,750	790	1,090	1,750	1,120	3,851	9.7
Jun	4,890	820	1,100	1,810	1,160	3,811	9.4
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
2010							
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	5,370	960	1,230	2,010	1,170	3,992	8.9

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

Source: NATIONAL ASSOCIATION OF REALTORS®

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



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 ^{1,2}
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
2009							
Q2	220,900	272,500	193,200	201,000	272,400	273,400	285,700
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
2010							
Q1	222,900	337,400	203,800	187,900	263,600	275,300	281,600
Q2	210,200	339,300	187,100	188,000	257,000	261,800	278,000

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

² Effective with the December 2007 New Home Sales Release in January 2008, the Census Bureau began publishing the Constant Quality (Laspeyres) Price Index with 2005 as the base year. (The previous base year was 1996.) "Constant-Quality House" data are computed for this table from price indexes published by the Census Bureau.

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

Exhibit 9. Existing Home Prices: 1969–Present



Period	Median					Average
	United States	Northeast	Midwest	South	West	United States
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
2009						
Apr	166,500	238,000	138,400	148,200	204,700	208,600
May	174,800	245,500	147,500	157,500	206,000	218,200
Jun	181,800	247,300	156,100	163,600	218,500	227,800
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
2010						
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	215,400
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	183,700	244,300	155,900	163,600	221,800	230,900

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

Source: NATIONAL ASSOCIATION OF REALTORS®

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



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



Period	FHFA Purchase-Only House Price Index (Seasonally Adjusted) ¹										Case-Shiller® Index ²
	United States	New England	Middle Atlantic	South Atlantic	East South Central	West South Central	West North Central	East North Central	Mountain	Pacific	
1991	100.5	98.2	99.8	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	105.3	95.0	101.7	104.0	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	115.9	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	118.5	125.4	127.7	140.5	98.6	80.9
1997	118.9	101.8	104.2	117.2	129.6	121.5	129.8	132.5	145.1	101.7	83.6
1998	124.6	109.1	108.0	122.2	134.5	127.4	136.7	138.1	150.9	108.6	88.7
1999	132.0	119.8	114.5	128.6	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	150.5	151.4	134.9	146.2	149.2	149.1	166.8	160.7	178.1	139.1	113.4
2002	161.1	170.7	149.9	157.4	153.9	154.2	177.2	168.1	186.0	154.4	123.7
2003	173.3	190.0	167.2	170.5	160.3	159.3	187.9	176.0	197.1	173.8	136.3
2004	188.4	210.7	186.9	189.3	167.9	165.7	198.5	184.2	217.0	199.7	155.2
2005	206.1	228.9	207.8	214.7	178.4	175.1	208.0	191.5	246.8	231.4	179.0
2006	218.5	231.1	220.7	229.8	191.3	187.6	214.8	194.9	272.9	253.9	188.3
2007	221.1	226.9	224.2	232.6	198.5	196.4	216.8	192.1	283.1	253.6	179.7
2008	207.9	216.3	218.9	215.2	195.4	197.5	210.5	183.3	265.0	209.1	151.3
2009	198.3	210.8	212.1	202.0	191.9	197.5	207.2	177.7	240.0	185.5	134.1
Quarterly Data											
2009											
Q1	199.0	213.4	212.1	204.5	191.8	196.4	206.8	179.3	245.7	183.2	131.5
Q2	197.7	210.2	210.7	202.4	191.7	197.0	206.5	177.5	241.0	183.2	133.0
Q3	197.6	208.6	210.3	201.9	191.8	197.0	206.2	177.1	237.9	185.6	135.6
Q4	196.6	209.2	210.5	198.0	191.9	197.7	206.4	174.6	233.7	187.4	136.1
2010											
Q1	192.9	206.1	209.8	191.8	187.0	196.5	202.2	170.4	227.2	185.1	134.3

FHFA = Federal Housing Finance Agency.

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

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

Exhibit 11. Housing Affordability Index: 1973–Present



Period	United States				Affordability Indexes*		
	Median Price Existing Single-Family (\$)	Mortgage Rate ¹	Median Family Income (\$)	Income To Qualify (\$)	Composite	Fixed	ARM
1973	28,900	8.01	12,051	8,151	147.9	147.9	147.9
1974	32,000	9.02	12,902	9,905	130.3	130.3	130.3
1975	35,300	9.21	13,719	11,112	123.5	123.5	123.5
1976	38,100	9.11	14,958	11,888	125.8	125.8	125.8
1977	42,900	9.02	16,010	13,279	120.6	120.6	120.6
1978	48,700	9.58	17,640	15,834	111.4	111.4	111.4
1979	55,700	10.92	19,680	20,240	97.2	97.2	97.2
1980	62,200	12.95	21,023	26,328	79.9	79.9	79.9
1981	66,400	15.12	22,388	32,485	68.9	68.9	68.9
1982	67,800	15.38	23,433	33,713	69.5	69.4	69.7
1983	70,300	12.85	24,580	29,546	83.2	81.7	85.2
1984	72,400	12.49	26,433	29,650	89.1	84.6	92.1
1985	75,500	11.74	27,735	29,243	94.8	89.6	100.6
1986	80,300	10.25	29,458	27,047	108.9	105.7	116.3
1987	85,600	9.28	30,970	27,113	114.2	107.6	122.4
1988	89,300	9.31	32,191	28,360	113.5	103.6	122.0
1989	94,600	10.11	34,218	30,432	112.4	105.9	116.8
1990	97,300	10.04	35,353	31,104	113.7	110.6	122.8
1991	102,700	9.30	35,940	30,816	116.6	113.5	128.3
1992	105,500	8.11	36,573	28,368	128.9	124.9	150.8
1993	109,100	7.16	36,959	26,784	138.0	133.0	160.4
1994	113,500	7.47	38,790	28,704	135.1	125.2	153.3
1995	117,000	7.85	40,612	30,672	132.4	126.6	143.3
1996	122,600	7.71	42,305	31,728	133.3	129.6	142.9
1997	129,000	7.68	44,573	35,232	126.5	123.6	137.2
1998	136,000	7.10	46,740	35,088	133.2	131.9	142.6
1999	141,200	7.33	48,955	37,296	131.3	128.8	142.0
2000	147,300	8.03	50,733	41,616	121.9	120.5	133.3
2001	156,600	7.03	51,407	40,128	128.1	128.1	137.3
2002	167,600	6.55	51,680	40,896	126.4	124.2	138.7
2003	180,200	5.74	52,680	40,320	130.7	128.2	141.8
2004	195,200	5.73	54,061	43,632	123.9	120.3	132.2
2005	219,000	5.91	56,914	49,920	112.6	110.9	116.4
2006	221,900	6.58	58,407	54,288	107.6	107.1	109.6
2007	217,900	6.52	61,355	52,992	115.8	115.7	117.9
2008 ²	196,600	6.15	62,030	45,984	134.9	134.5	140.0
2009	172,100	5.14	61,845	36,048	171.6	171.3	NA
2009							
Apr	166,000	4.96	62,714	34,080	184.0	184.3	NA
May	174,600	4.95	62,366	35,808	174.2	174.2	NA
Jun	181,900	5.16	62,019	38,160	162.5	162.1	NA
Jul	181,700	5.34	60,671	38,928	158.4	157.8	NA
Aug	177,100	5.33	60,324	37,872	161.9	161.3	NA
Sep	175,900	5.24	60,978	37,248	163.7	163.1	NA
Oct	172,000	5.10	60,631	35,856	169.1	168.4	NA
Nov	169,300	5.09	60,285	35,280	170.9	170.2	NA
Dec	169,600	5.00	59,939	34,944	171.5	170.4	NA
2010							
Jan	163,800	5.08	60,498	34,080	177.5	177.3	NA
Feb	163,900	5.13	60,498	34,272	176.5	175.5	NA
Mar	169,500	5.07	60,498	35,232	171.7	171.0	NA
Apr	172,500	5.10	60,498	35,952	168.3	167.6	NA
May	174,500	5.09	60,498	36,336	166.5	165.4	NA
Jun	184,200	5.02	60,498	38,064	158.9	158.5	NA

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

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

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

² Beginning in December 2008, fixed- and/or adjustable-rate mortgage affordability indexes could not be derived because the mortgage rates were not available.

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



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 (\$)
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+
2009						
Q1	28,400	53	\$1,020	12,400	42	\$400,000+
Q2	47,700	49	\$1,154	9,900	36	\$400,000+
Q3	47,500	52	\$1,043	8,800	46	\$400,000+
Q4	40,800	51	\$1,034	6,800	32	\$400,000+
2010						
Q1	27,700	56	\$1,019	3,100	42	\$400,000+

*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	
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
2009				
Apr	14	13	25	14
May	16	14	27	13
Jun	15	14	26	13
Jul	17	17	26	14
Aug	18	16	30	16
Sep	19	18	29	17
Oct	18	17	27	14
Nov	17	17	28	13
Dec	16	16	26	13
2010				
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

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
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
2009						
Apr	4.81	0.7	4.50	0.7	4.82	0.6
May	4.86	0.7	4.52	0.7	4.75	0.6
Jun	5.42	0.7	4.90	0.7	4.93	0.7
Jul	5.22	0.7	4.69	0.7	4.82	0.6
Aug	5.19	0.7	4.61	0.7	4.72	0.5
Sep	5.06	0.7	4.49	0.6	4.59	0.6
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
2010						
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

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
1982	14.72	2.51	15.26	25.4	14.74	2.86	15.37	26.0
1983	12.51	2.41	12.98	25.5	11.88	2.37	12.33	26.7
1984	12.67	2.59	13.18	24.8	11.57	2.57	12.05	28.0
1985	11.93	2.56	12.43	24.1	10.44	2.47	10.87	27.7
1986	10.09	2.31	10.50	24.9	9.10	1.97	9.42	27.3
1987	9.52	2.18	9.90	25.5	8.20	1.95	8.51	28.6
1988	10.04	2.07	10.41	26.0	8.21	1.88	8.51	28.9
1989	10.21	1.92	10.54	27.0	9.15	1.79	9.44	28.9
1990	10.06	1.87	10.39	26.1	8.90	1.56	9.15	29.3
1991	9.38	1.63	9.66	25.8	8.03	1.43	8.26	28.7
1992	8.21	1.61	8.50	24.4	6.37	1.44	6.59	29.1
1993	7.27	1.21	7.48	24.7	5.56	1.20	5.74	28.8
1994	7.98	1.14	8.17	25.8	6.27	1.05	6.42	29.2
1995	8.01	1.01	8.18	26.5	7.00	0.88	7.13	29.3
1996	7.81	1.03	7.98	26.1	6.94	0.81	7.06	29.0
1997	7.73	1.01	7.89	26.9	6.76	0.87	6.90	29.4
1998	7.05	0.86	7.19	27.5	6.35	0.75	6.46	29.6
1999	7.32	0.78	7.44	27.8	6.45	0.57	6.53	29.7
2000	8.14	0.75	8.25	28.3	6.99	0.42	7.05	29.8
2001	7.03	0.56	7.11	27.3	6.34	0.33	6.39	29.8
2002	6.62	0.48	6.69	26.8	5.60	0.39	5.66	29.7
2003	5.87	0.38	5.92	26.3	4.98	0.39	5.03	29.8
2004	5.95	0.43	6.01	26.9	5.15	0.36	5.20	29.8
2005	6.02	0.42	6.08	27.9	5.50	0.27	5.54	30.0
2006	6.58	0.43	6.65	28.7	6.32	0.33	6.37	30.0
2007	6.45	0.49	6.52	29.2	6.02	0.44	6.33	30.1
2007	6.43	0.48	6.50	29.3				
2008	6.06	0.54	6.14	28.4				
2009	5.06	0.62	5.15	28.1				
2009								
Apr	4.87	0.58	4.95	28.3				
May	4.87	0.58	4.95	28.3				
Jun	5.10	0.59	5.18	28.4				
Jul	5.28	0.67	5.37	28.3				
Aug	5.26	0.67	5.36	28.0				
Sep	5.18	0.63	5.27	27.9				
Oct	5.04	0.64	5.14	28.0				
Nov	5.04	0.61	5.13	27.9				
Dec	4.96	0.62	5.05	27.3				
2010								
Jan	5.01	0.55	5.09	27.7				
Feb	5.07	0.63	5.16	27.4				
Mar	5.02	0.61	5.11	27.5				
Apr	5.06	0.63	5.15	27.5				
May	5.04	0.70	5.15	27.3				
Jun	4.92	0.81	5.04	27.5				

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

Source: Federal Housing Finance Agency

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



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
Annual Data									
2001	6.8	10.4	4.1	152	2,243	100	960	53	1,283
2002	4.9	8.2	2.9	140	2,854	90	1,097	50	1,757
2003	4.0	6.1	3.0	153	3,812	78	1,280	75	2,532
2004	3.0	4.3	1.9	84	2,773	56	1,309	28	1,463
2005	1.9	2.6	1.1	56	3,027	40	1,512	16	1,514
2006	2.0	2.7	1.3	55	2,726	38	1,399	17	1,326
2007	3.4	3.9	2.9	77	2,306	44	1,140	33	1,166
2008	16.1	19.5	12.9	243	1,509	143	731	100	777
2009	17.0	25.2	12.5	357	2,104	186	739	171	1,364
2009									
Q1	19.0	24.9	16.4	78	410	31	123	47	287
Q2	15.9	23.9	12.2	100	627	48	201	52	426
Q3	17.2	24.6	11.7	89	519	55	223	34	295
Q4	16.5	27.6	10.5	90	548	53	192	37	356
2010									
Q1	15.6	28.0	8.8	55	356	35	125	20	231

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
Annual Data									
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	20.0	29.4	14.4	1,982.4	9,895.1	1,087.5	3,693.6	894.9	6,201.4
2009									
Q1	22.2	29.1	18.9	428.8	1,933.7	182.1	624.9	246.8	1,308.8
Q2	18.5	28.0	13.7	545.1	2,938.4	278.9	997.4	266.2	1,941.0
Q3	20.5	28.7	13.7	502.1	2,450.5	316.9	1,103.0	185.2	1,347.6
Q4	19.7	32.0	12.3	506.3	2,572.4	309.7	968.4	196.6	1,604.0
2010									
Q1	18.6	32.7	10.4	310.0	1,665.6	200.8	614.7	109.2	1,050.9

* 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		
Annual Data					
1971	998,365	565,417	NA	284,358	NA
1972	655,747	427,858	NA	375,485	NA
1973	359,941	240,004	NA	321,522	NA
1974	383,993	195,850	NA	313,156	NA
1975	445,350	255,061	NA	301,443	NA
1976	491,981	250,808	NA	330,442	NA
1977	550,168	321,118	NA	392,557	NA
1978	627,971	334,108	NA	368,648	NA
1979	652,435	457,054	NA	364,656	NA
1980	516,938	381,169	359,151	274,193	392,808
1981	299,889	224,829	204,376	151,811	334,565
1982	461,129	166,734	143,931	103,354	315,868
1983	776,893	503,425	455,189	300,568	652,214
1984	476,888	267,831	235,847	210,366	946,408
1985	900,119	409,547	328,639	201,313	729,597
1986	1,907,316	921,370	634,491	351,242	585,987
1987	1,210,257	1,319,987	866,962	455,616	511,058
1988	949,353	698,990	622,873	212,671	423,470
1989	989,724	726,359	649,596	183,209	365,497
1990	957,302	780,329	726,028	192,992	367,120
1991	898,859	685,905	620,050	186,561	494,259
1992	1,090,392	680,278	522,738	290,003	907,511
1993	1,740,504	1,065,832	591,243	457,596	1,198,307
1994	961,466	1,217,685	686,487	536,867	1,148,696
1995	857,364	568,399	516,380	243,719	960,756
1996	1,064,324	849,861	719,517	326,458	1,068,707
1997	1,115,434	839,712	745,524	254,670	974,698
1998	1,563,394	1,110,530	796,779	384,605	1,473,344
1999	1,407,014	1,246,433	949,516	441,606	1,455,403
2000	1,154,622	891,874	826,708	186,671	1,236,214
2001	1,760,278	1,182,368	818,035	281,505	1,987,717
2002	1,521,730	1,246,561	805,198	328,506	2,305,709
2003	1,634,166	1,382,570	677,507	513,259	2,493,435
2004	945,565	826,611	502,302	262,781	1,708,972
2005	673,855	523,243	332,912	160,294	1,579,593
2006	653,910	465,379	264,074	137,874	1,444,330
2007	751,454	460,317	231,750	102,430	1,567,961
2008 ¹	2,340,715	1,468,057	810,712	199,679	971,595
2009	2,862,029	2,022,759	1,039,216	354,930	442,224
2009					
Apr	280,466	162,351	69,554	29,537	45,046
May	255,647	162,691	70,260	30,096	41,767
Jun	239,405	194,528	88,975	41,311	42,513
Jul	233,450	197,614	106,123	38,331	33,481
Aug	222,528	185,423	109,069	33,205	25,183
Sep	254,019	176,753	107,598	29,481	22,768
Oct	253,503	176,279	105,901	29,340	24,339
Nov	205,808	157,119	92,936	24,307	21,877
Dec	141,766	179,155	106,137	27,488	19,989
2010					
Jan	126,043	158,612	90,300	26,162	14,378
Feb	165,239	131,978	73,038	20,776	14,924
Mar	246,406	132,301	82,879	23,415	22,153
Apr	215,578	126,316	84,723	23,780	23,608
May	181,524	124,759	89,291	22,755	25,909
Jun	168,915	150,911	115,831	27,855	28,160

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

¹ 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 ¹			Purchase or Refinance of Existing Rental Units ²			Congregate Housing, Nursing Homes, Assisted-Living Facilities, and Board and Care Facilities ³		
	Projects	Units	Mortgage Amount	Projects	Units	Mortgage Amount	Projects	Units	Mortgage Amount
Annual Data									
1980	79	14,671	560.8	32	6,459	89.1	25	3,187	78.1
1981	94	14,232	415.1	12	2,974	43.0	35	4,590	130.0
1982	98	14,303	460.4	28	7,431	95.2	50	7,096	200.0
1983	74	14,353	543.9	94	22,118	363.0	65	9,231	295.8
1984	96	14,158	566.2	88	21,655	428.2	45	5,697	175.2
1985	144	23,253	954.1	135	34,730	764.3	41	5,201	179.1
1986	154	22,006	1,117.5	245	32,554	1,550.1	22	3,123	111.2
1987	171	28,300	1,379.4	306	68,000	1,618.0	45	6,243	225.7
1988	140	21,180	922.2	234	49,443	1,402.3	47	5,537	197.1
1989	101	15,240	750.9	144	32,995	864.6	41	5,183	207.9
1990	61	9,910	411.4	69	13,848	295.3	53	6,166	263.2
1991	72	13,098	590.2	185	40,640	1,015.1	81	10,150	437.2
1992	54	7,823	358.5	119	24,960	547.1	66	8,229	367.4
1993	56	9,321	428.6	262	50,140	1,209.4	77	9,036	428.6
1994	84	12,988	658.5	321	61,416	1,587.0	94	13,688	701.7
1995	89	17,113	785.0	192	32,383	822.3	103	12,888	707.2
1996	128	23,554	1,178.8	268	51,760	1,391.1	152	20,069	927.5
1997	147	23,880	1,362.2	186	31,538	1,098.5	143	16,819	820.0
1998	149	25,237	1,420.7	158	19,271	576.3	89	7,965	541.0
1999	185	30,863	1,886.8	182	22,596	688.7	130	14,592	899.2
2000	193	35,271	2,171.7	165	20,446	572.6	178	18,618	891.7
2001	163	29,744	1,905.6	303	35,198	831.9	172	20,633	1,135.2
2002	167	31,187	2,042.7	439	52,434	1,284.5	287	33,086	1,780.6
2003	180	30,871	2,224.5	701	87,193	2,273.5	253	31,126	1,502.2
2004	166	27,891	1,802.6	672	70,740	2,203.1	228	26,094	1,344.3
2005	148	24,847	1,596.3	472	49,238	1,724.9	184	20,625	1,080.4
2006	97	14,603	873.3	614	59,451	2,252.5	228	26,898	1,425.6
2007	102	15,620	1,065.7	414	35,838	1,249.8	139	15,178	982.0
2008	74	11,551	875.1	262	25,443	987.8	174	19,685	1,232.4
2009	114	20,173	1,892.5	409	57,863	2,888.4	292	34,567	2,558.7
2010 (6 months)	75	13,731	1,468.2	270	45,454	2,385.5	103	11,287	871.8

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

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

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

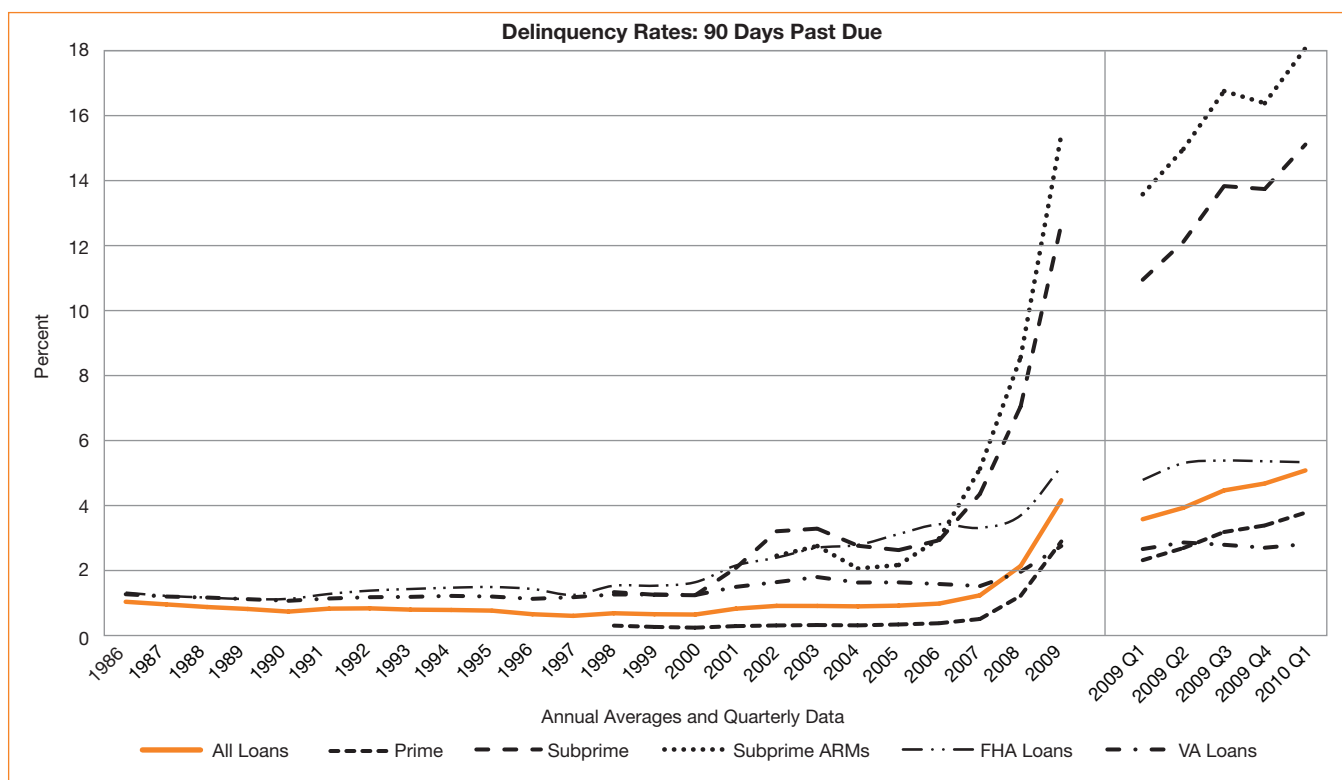
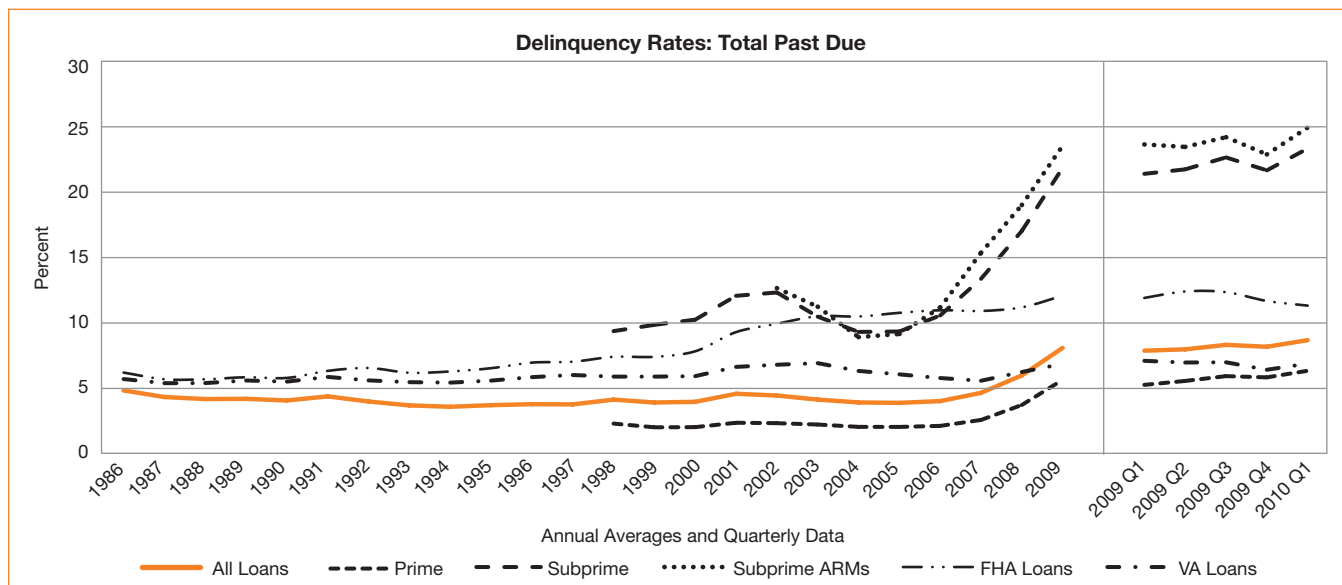
³ Includes congregate rental housing for the elderly under Section 231 and nursing homes, board and care homes, assisted-living facilities, and intermediate-care facilities under Section 232. Includes both new construction or substantial rehabilitation and purchase or refinance of existing projects.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

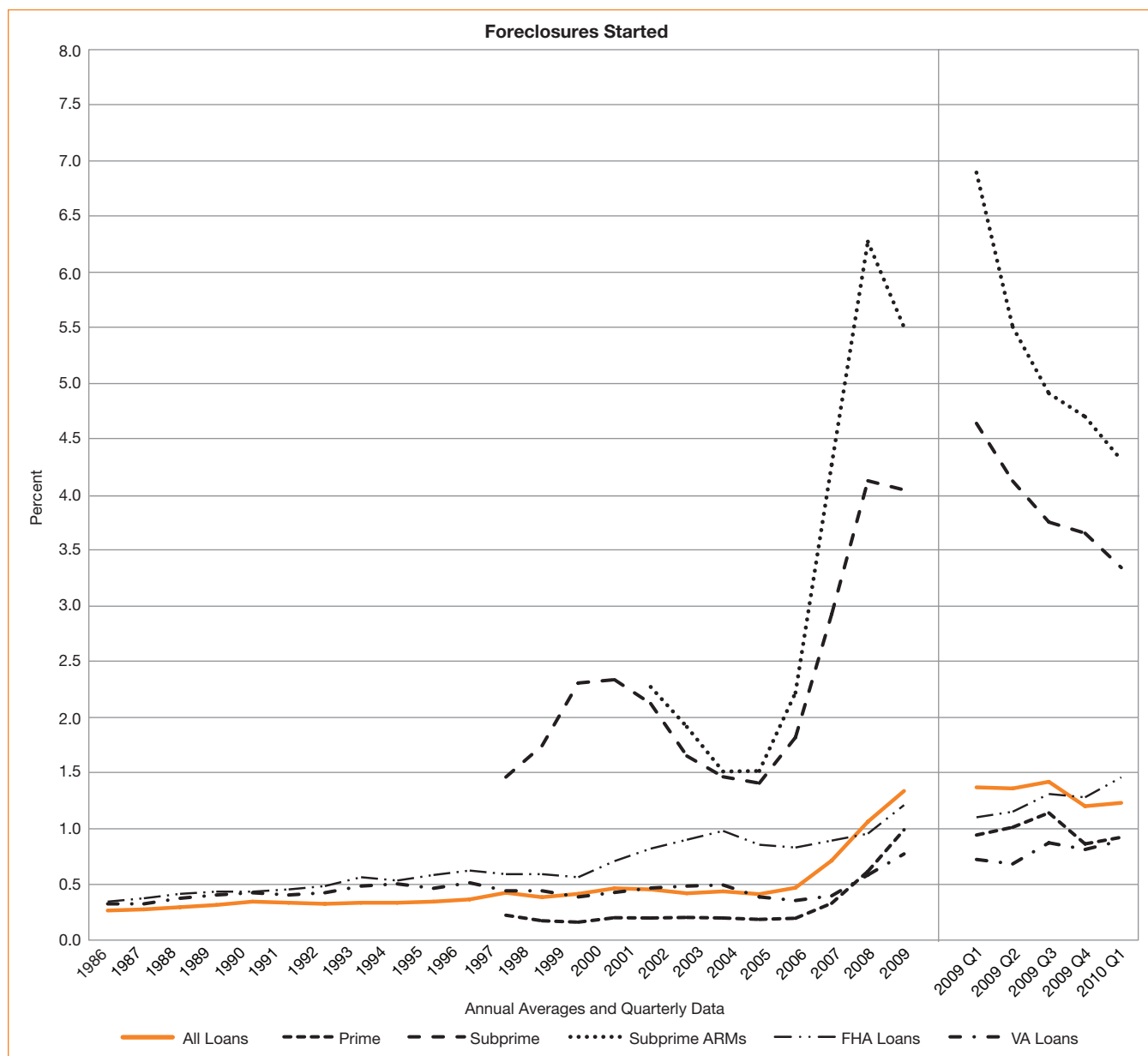
Source: Office of Multifamily Housing Development (FHA F-47 Data Series), Department of Housing and Urban Development

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	
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
2009					
Apr	245,420	131,273	96,923	34,350	NA
May	234,461	123,053	92,605	30,448	NA
Jun	231,081	122,863	95,175	27,688	NA
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
2010					
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	260,290	133,748	120,365	13,383	NA
Jun	258,257	132,941	119,513	13,428	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/privsa.pdf>



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
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
Quarterly Data (Seasonally Adjusted Annual Rates)			
2009			
Q2	14,034.5	342.2	2.4
Q3	14,114.7	348.0	2.5
Q4	14,277.3	351.0	2.5
2010			
Q1	14,446.4	340.2	2.4
Q2	14,597.7	358.5	2.5

Source: Bureau of Economic Analysis, Department of Commerce

<http://www.bea.gov/newsreleases/national/gpd/gpdnewsrelease.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
Annual Data								
1971 ¹	848	NA	NA	NA	NA	NA	NA	NA
1972	1,898	NA	NA	NA	NA	NA	NA	NA
1973	1,575	282	320	438	191	49	76	218
1974 ^r	1,554	351	395	321	(15)	134	(75)	448
1975	1,358	39	305	366	181	(38)	162	342
1976	1,704	11	484	78	341	(81)	332	539
1977	1,275	114	87	570	255	85	149	14
1978	1,888	229	213	451	487	(303)	403	409
1979	1,300	122	81	84	359	(17)	101	570
1980 ²	3,446	228	573	935	652	69	241	749
1981	1,592	(127)	262	387	482	40	179	368
1982	1,159	(333)	11	163	864	(189)	243	400
1983	391	(415)	(60)	(163)	694	(151)	127	359
1984 ^r	1,372	(237)	332	350	549	169	54	156
1985	1,499	(20)	(160)	388	912	105	(55)	328
1986	1,669	65	144	252	516	471	(221)	441
1987	1,021	(306)	(129)	221	706	112	16	402
1988 ^r	1,645	109	(44)	163	624	389	(10)	414
1989	1,706	109	16	287	625	418	(53)	304
1990	517	(294)	(201)	(251)	602	496	(276)	440
1991	965	(239)	(177)	28	750	237	(5)	371
1992	1,364	(23)	(433)	120	474	796	36	394
1993 ³	750	398	46	1	84	866	(406)	(239)
1994	681	8	(387)	47	431	424	34	124
1995	1,883	179	(72)	(193)	621	753	36	559
1996	637	(162)	(46)	(181)	312	418	177	121
1997	1,391	(122)	293	(204)	597	835	68	(78)
1998	1,510	275	(184)	(97)	120	704	603	89
1999	1,346	335	56	(270)	25	611	499	92
2000	831	90	1	(193)	(13)	769	21	156
2001	1,218	296	(98)	48	(224)	912	280	5
2002 ⁴	1,221	110	129	190	(592)	177	945	271
2003	642	71	(14)	(87)	(227)	218	650	31
2004	1,336	117	303	(190)	(256)	428	761	174
2005	1,696	0	303	(279)	52	487	812	322
2006	1,069	26	163	(185)	(301)	451	640	273
2007	437	(102)	171	(99)	(439)	145	550	211
2008	302	(267)	(141)	(73)	(256)	123	560	350
2009	869	(113)	59	66	(453)	279	486	546
Quarterly Data								
2009⁵								
Q2	654	(106)	100	(103)	129	416	108	108
Q3	27	(44)	34	53	(220)	(98)	427	(115)
Q4	252	182	(186)	271	(206)	(78)	99	168
2010								
Q1	139	(49)	127	(96)	(223)	163	(132)	350
Q2	365	(164)	70	(38)	80	(38)	400	55

*Units in thousands. NA = Not available.

^r Implementation of new March Current Population Survey (CPS) processing system.

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

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

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

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

⁵ Beginning in 2009, CPS data weighted based on vintage 2008 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 ⁶				Non-Family Households		One-Person Households	
		Husband-Wife		Other Male Headed	Other Female Headed	Male Headed	Female Headed	Male	Female
		With Children	Without Children						
1971 ¹	848	NA	NA	NA	NA	NA	NA	NA	NA
1972	1,898	NA	NA	NA	NA	NA	NA	NA	NA
1973	1,575	NA	NA	NA	NA	NA	NA	NA	NA
1974 ^r	1,554	NA	NA	NA	NA	NA	NA	NA	NA
1975	1,358	NA	NA	NA	NA	NA	NA	NA	NA
1976	1,704	NA	NA	NA	NA	NA	NA	NA	NA
1977	1,275	(191)	366	36	206	199	109	223	326
1978	1,888	(228)	114	103	497	126	93	713	470
1979	1,300	(91)	396	53	182	143	131	112	375
1980 ²	3,446	426	1,024	115	485	240	60	502	592
1981	1,592	56	126	201	377	184	9	287	353
1982	1,159	(393)	730	53	322	(50)	81	229	189
1983	391	(2)	278	31	65	87	33	(31)	(73)
1984 ^r	1,372	(60)	234	21	427	142	14	35	562
1985	1,499	(178)	447	189	233	(12)	62	436	319
1986	1,669	458	125	187	81	171	71	363	213
1987	1,021	75	529	96	235	43	95	(39)	(12)
1988 ^r	1,645	(107)	244	344	243	62	51	557	249
1989	1,706	135	290	0	196	213	99	390	385
1990	517	(123)	341	30	5	(124)	97	(144)	435
1991	965	(66)	(104)	28	373	143	(1)	401	191
1992	1,364	(53)	363	114	430	115	12	163	220
1993 ³	750	550	83	44	364	37	87	(169)	(247)
1994	681	207	(128)	(145)	340	170	185	(4)	57
1995	1,883	250	439	308	(182)	28	(80)	700	421
1996	637	(333)	43	286	295	11	169	148	20
1997	1,391	153	(117)	340	270	204	37	154	349
1998	1,510	246	467	61	(136)	(143)	89	568	356
1999	1,346	(211)	663	63	139	280	132	(44)	323
2000	831	149	392	48	(98)	58	165	215	(97)
2001	1,218	(81)	(17)	248	20	66	83	418	481
2002 ⁴	1,221	(144)	608	149	79	(46)	10	322	253
2003	642	(27)	291	49	89	30	28	140	43
2004	1,336	(63)	426	297	212	50	(11)	202	222
2005	1,696	(100)	314	192	463	78	58	438	256
2006	1,069	(0)	150	41	135	84	93	420	144
2007	437	(168)	241	(27)	67	77	(87)	230	104
2008	302	(381)	307	88	(58)	56	(53)	181	155
2009	869	(237)	444	212	260	98	124	55	(85)
2009⁵									
Q2	654	355	245	78	329	53	156	(208)	(354)
Q3	27	(606)	(163)	54	138	77	(8)	360	181
Q4	252	40	(140)	200	(153)	8	(93)	291	100
2010									
Q1	139	257	162	122	(34)	(13)	217	(326)	(245)
Q2	365	(96)	(23)	(202)	636	68	4	(228)	206

*Units in thousands. NA = Not available.

^r Implementation of new March Current Population Survey (CPS) processing system.

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

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

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

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

⁵ Beginning in 2009, CPS data weighted based on vintage 2008 housing estimates.

⁶ Primary families only.

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

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 ⁵	
1971 ¹	848	NA	NA	NA	NA	NA
1972	1,898	NA	NA	NA	NA	NA
1973	1,575	NA	NA	NA	NA	NA
1974 ^r	1,554	NA	NA	NA	NA	NA
1975	1,358	NA	NA	NA	NA	NA
1976	1,704	NA	NA	NA	NA	NA
1977	1,275	832	288	22	NA	133
1978	1,888	1,356	190	119	NA	223
1979	1,300	1,115	96	102	NA	(13)
1980 ²	3,446	2,367	488	198	NA	393
1981	1,592	903	244	223	NA	222
1982	1,159	890	129	66	NA	74
1983	391	218	(37)	105	NA	105
1984 ^r	1,372	434	299	58	NA	581
1985	1,499	938	250	94	NA	217
1986	1,669	954	283	102	NA	330
1987	1,021	527	116	173	NA	205
1988 ^r	1,645	1,053	255	113	NA	224
1989	1,706	947	382	109	NA	268
1990	517	428	(49)	115	NA	23
1991	965	540	156	(18)	NA	287
1992	1,364	590	397	218	NA	159
1993 ³	750	(518)	183	312	NA	774
1994	681	590	(6)	(114)	NA	209
1995	1,883	1,307	387	(182)	NA	373
1996	637	(72)	(156)	660	NA	204
1997	1,391	308	509	288	NA	286
1998	1,510	696	363	87	NA	365
1999	1,346	641	89	145	NA	470
2000	831	242	245	85	NA	259
2001	1,218	568	168	201	NA	283
2002 ⁴	1,221	(191)	(125)	616	NA	930
2003	642	(631)	(0)	(441)	NA	605
2004	1,336	639	245	177	42	233
2005	1,696	748	263	168	51	468
2006	1,069	312	181	114	23	437
2007	437	(236)	146	196	(71)	403
2008	302	(81)	206	14	3	151
2009	869	491	161	99	43	76
2009⁶						
Q2	654	320	187	6	22	116
Q3	27	10	121	100	(51)	(145)
Q4	252	174	(61)	8	15	117
2010						
Q1	139	303	(71)	(49)	9	(54)
Q2	365	102	87	152	(12)	36

*Units in thousands. NA = Not available.

^r Implementation of new March Current Population Survey (CPS) processing system.

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

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

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

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

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

⁶ Beginning in 2009, CPS data weighted based on vintage 2008 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 25. Total U.S. Housing Stock: 1970–Present*

Period	Total ³	Seasonal	Total Year Round	Total Vacant Year Round	For Rent	For Sale Only	Other Vacant	Total Occupied	Owner	Renter
1970 ¹	68,672	973	67,699	4,207	1,655	477	2,075	63,445	39,886	23,560
1971	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1972	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1973	75,969	676	75,293	5,956	1,545	502	3,909	69,337	44,653	24,684
1974	77,601	1,715	75,886	5,056	1,630	547	2,879	70,830	45,784	25,046
1975	79,087	1,534	77,553	5,030	1,489	577	2,964	72,523	46,867	25,656
1976	80,881	1,565	79,316	5,311	1,544	617	3,150	74,005	47,904	26,101
1977	82,420	1,704	80,716	5,436	1,532	596	3,308	75,280	48,765	26,515
1978	84,618	1,785	82,833	5,667	1,545	624	3,498	77,167	50,283	26,884
1979	86,374	1,788	84,586	6,014	1,600	677	3,737	78,572	51,411	27,160
1980	88,207	2,183	86,024	5,953	1,497	755	3,701	80,072	52,516	27,556
1980 ¹	88,411	1,718	86,693	NA	NA	NA	NA	80,390	51,795	28,595
1981 ²	91,561	1,950	89,610	6,435	1,634	812	3,989	83,175	54,342	28,833
1983	93,519	1,845	91,675	7,037	1,906	955	4,176	84,638	54,724	29,914
1985	99,931	3,182	96,749	8,324	2,518	1,128	4,678	88,425	56,145	32,280
1987	102,652	2,837	99,818	8,927	2,895	1,116	4,916	90,888	58,164	32,724
1989	105,661	2,881	102,780	9,097	2,644	1,115	5,338	93,683	59,916	33,767
1990 ¹	102,264	NA	NA	NA	NA	NA	NA	91,947	59,025	32,923
1991	104,592	2,728	101,864	8,717	2,684	1,026	5,007	93,147	59,796	33,351
1993	106,611	3,088	103,522	8,799	2,651	889	5,258	94,724	61,252	33,472
1995	109,457	3,054	106,403	8,710	2,666	917	5,128	97,693	63,544	34,150
1997	112,357	3,166	109,191	9,704	2,884	1,043	5,777	99,487	65,487	34,000
1999	115,253	2,961	112,292	9,489	2,719	971	5,799	102,803	68,796	34,007
2000 ¹	119,628	NA	NA	NA	NA	NA	NA	105,719	71,249	34,470
2001	119,116	3,078	116,038	9,777	2,916	1,243	5,618	106,261	72,265	33,996
2003	120,777	3,566	117,211	11,369	3,597	1,284	6,488	105,842	72,238	33,604
2005	124,377	3,845	120,532	11,661	3,707	1,401	6,553	108,871	74,931	33,940
2007	128,203	4,402	123,801	13,109	3,852	2,017	7,240	110,692	75,647	35,045
2009⁴										
Q2	130,828	4,610	126,218	14,099	4,407	1,916	7,776	112,119	75,607	36,512
Q3	130,302	4,616	125,686	14,227	4,588	1,985	7,654	111,459	75,339	36,119
Q4	130,587	4,626	125,961	14,249	4,474	2,087	7,688	111,711	75,038	36,673
2010										
Q1	130,873	4,627	126,246	14,396	4,428	1,996	7,972	111,850	75,065	36,785
Q2	131,158	4,452	126,706	14,491	4,444	1,968	8,079	112,215	75,097	37,118

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

¹ Decennial Census of Housing.

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

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

⁴ Beginning in 2009, Current Population Survey data weighted based on vintage 2008 housing estimates.

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 ¹				Regions				Units in Structure		
		Inside Metro Area	In Central City	Suburbs	Outside Metro Area	North-east	Mid-west	South	West	One	Two or More	Five or More
					Annual Data							
1979	5.4	5.4	5.7	5.1	5.4	4.5	5.7	6.1	5.3	3.2	6.6	7.6
1980	5.4	5.2	5.4	4.8	6.1	4.2	6.0	6.0	5.2	3.4	6.4	7.1
1981	5.0	4.8	5.0	4.6	5.7	3.7	5.9	5.4	5.1	3.3	6.0	6.4
1982	5.3	5.0	5.3	4.6	6.2	3.7	6.3	5.8	5.4	3.6	6.2	6.5
1983	5.7	5.5	6.0	4.8	6.3	4.0	6.1	6.9	5.2	3.7	6.7	7.1
1984	5.9	5.7	6.2	5.1	6.4	3.7	5.9	7.9	5.2	3.8	7.0	7.5
1985	6.5	6.3	6.6	6.0	7.1	3.5	5.9	9.1	6.2	3.8	7.9	8.8
1986	7.3	7.2	7.6	6.6	8.2	3.9	6.9	10.1	7.1	3.9	9.2	10.4
1987	7.7	7.7	8.3	6.9	7.8	4.1	6.8	10.9	7.3	4.0	9.7	11.2
1988	7.7	7.8	8.4	7.0	7.3	4.8	6.9	10.1	7.7	3.6	9.8	11.4
1989	7.4	7.4	7.9	6.6	7.7	4.7	6.8	9.7	7.1	4.2	9.2	10.1
1990	7.2	7.1	7.8	6.3	7.6	6.1	6.4	8.8	6.6	4.0	9.0	9.5
1991	7.4	7.5	8.0	6.8	7.3	6.9	6.7	8.9	6.5	3.9	9.4	10.4
1992	7.4	7.4	8.3	6.4	7.0	6.9	6.7	8.2	7.1	3.9	9.3	10.1
1993	7.3	7.5	8.2	6.6	6.5	7.0	6.6	7.9	7.4	3.8	9.5	10.3
1994	7.4	7.3	8.1	6.4	7.7	7.1	6.8	8.0	7.1	5.2	9.0	9.8
1995	7.6	7.6	8.4	6.6	7.9	7.2	7.2	8.3	7.5	5.4	9.0	9.5
1996	7.8	7.7	8.2	7.0	8.7	7.4	7.9	8.6	7.2	5.5	9.3	9.6
1997	7.7	7.5	8.1	6.9	8.8	6.7	8.0	9.1	6.6	5.8	9.0	9.1
1998	7.9	7.7	8.2	7.1	9.2	6.7	7.9	9.6	6.7	6.3	9.0	9.4
1999	8.1	7.8	8.4	7.2	9.6	6.3	8.6	10.3	6.2	7.3	8.7	8.7
2000	8.0	7.7	8.2	7.2	9.5	5.6	8.8	10.5	5.8	7.0	8.7	9.2
2001	8.4	8.0	8.6	7.4	10.4	5.3	9.7	11.1	6.2	7.9	8.9	9.6
2002	8.9	8.7	9.2	8.2	10.2	5.8	10.1	11.6	6.9	8.0	9.7	10.4
2003	9.8	9.6	10.0	9.2	10.6	6.6	10.8	12.5	7.7	8.4	10.7	11.4
2004	10.2	10.2	10.8	9.5	10.2	7.3	12.2	12.6	7.5	9.3	10.9	11.5
2005	9.8	9.7	10.0	9.4	10.5	6.5	12.6	11.8	7.3	9.9	10.0	10.4
2006	9.7	9.7	10.0	9.3	10.0	7.1	12.4	11.6	6.8	10.0	9.8	9.9
2007	9.7	9.8	10.0	9.6	9.3	7.0	11.5	12.3	6.7	9.6	10.0	10.3
2008	10.0	10.0	10.2	9.7	10.4	6.9	10.8	13.0	7.5	9.8	10.4	10.8
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
		Quarterly Data										
2009												
Q2	10.6	10.7	11.2	10.0	10.3	7.1	10.4	13.8	8.9	9.9	11.2	12.1
Q3	11.1	11.2	11.2	11.2	10.6	7.5	10.9	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
2010												
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

¹ The Census Bureau has changed to the Office of Management and Budget's new designation of metropolitan areas as core-based statistical areas effective January 2005. The new statistical area definitions and data are not comparable with the previous ones.

<http://www.census.gov/hhes/www/hvs.html> (See "Detail Tables," Tables 2 and 3.)



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
Annual Data								
1982	64.8	19.3	38.6	57.1	70.0	77.4	80.0	74.4
1983	64.6	18.8	38.3	55.4	69.3	77.0	79.9	75.0
1984	64.5	17.9	38.6	54.8	68.9	76.5	80.0	75.1
1985	63.9	17.2	37.7	54.0	68.1	75.9	79.5	74.8
1986	63.8	17.2	36.7	53.6	67.3	76.0	79.9	75.0
1987	64.0	16.0	36.4	53.5	67.2	76.1	80.2	75.5
1988	63.8	15.8	35.9	53.2	66.9	75.6	79.5	75.6
1989	63.9	16.6	35.3	53.2	66.6	75.5	79.6	75.8
1990	63.9	15.7	35.2	51.8	66.3	75.2	79.3	76.3
1991	64.1	15.3	33.8	51.2	65.8	74.8	80.0	77.2
1992	64.1	14.9	33.6	50.5	65.1	75.1	80.2	77.1
1993	64.5	15.0	34.0	51.0	65.4	75.4	79.8	77.3
1993 ¹	64.0	14.8	33.6	50.8	65.1	75.3	79.9	77.3
1994	64.0	14.9	34.1	50.6	64.5	75.2	79.3	77.4
1995	64.7	15.9	34.4	53.1	65.2	75.2	79.5	78.1
1996	65.4	18.0	34.7	53.0	65.5	75.6	80.0	78.9
1997	65.7	17.7	35.0	52.6	66.1	75.8	80.1	79.1
1998	66.3	18.2	36.2	53.6	66.9	75.7	80.9	79.3
1999	66.8	19.9	36.5	53.8	67.2	76.0	81.0	80.1
2000	67.4	21.7	38.1	54.6	67.9	76.5	80.3	80.4
2001	67.8	22.5	38.9	54.8	68.2	76.7	81.3	80.3
2002 ²	67.9	22.9	38.8	54.9	68.6	76.3	81.1	80.6
2003	68.3	22.8	39.8	56.5	68.3	76.6	81.4	80.5
2004	69.0	25.2	40.2	57.4	69.2	77.2	81.7	81.1
2005	68.9	25.7	40.9	56.8	69.3	76.6	81.2	80.6
2006	68.8	24.8	41.8	55.9	68.9	76.2	80.9	80.9
2007	68.1	24.8	40.6	54.4	67.8	75.4	80.6	80.4
2008	67.8	23.6	40.0	53.5	67.0	75.0	80.1	80.1
2009	67.4	23.3	37.7	52.5	66.2	74.4	79.5	80.5
Quarterly Data								
2009								
Q2	67.4	21.8	36.8	52.6	66.8	74.5	79.9	80.4
Q3	67.6	23.8	38.0	52.0	66.5	74.5	79.4	80.9
Q4	67.2	23.7	38.8	52.6	65.7	74.0	78.9	80.2
2010								
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

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

² Beginning in 2002, Current Population Survey data weighted based on the 2000 decennial census data and housing unit controls.

Source: Census Bureau, Department of Commerce

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

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



Period	Total	Region				Metropolitan Status ^{3,5}		
		Northeast	Midwest	South	West	Inside Metro Area		Outside Metro Area
						Central City	Outside Central City	
1983 ¹	64.9	61.4	70.0	67.1	58.7	48.9	70.2	73.5
1984	64.5	60.7	69.0	67.2	58.5	49.2	69.8	72.6
1985	64.3	61.1	67.7	66.7	59.4	NA	NA	NA
1986	63.8	61.1	66.9	66.7	57.8	48.3	71.2	72.0
1987	64.0	61.4	67.1	66.9	57.9	48.7	70.9	72.5
1988	64.0	61.9	67.0	65.9	59.0	48.7	71.1	72.1
1989	64.0	61.6	67.6	66.3	58.5	48.7	70.4	73.1
1990	64.1	62.3	67.3	66.5	58.0	48.9	70.1	73.5
1991	64.0	61.9	67.3	66.1	58.8	48.3	70.4	73.2
1992	64.1	62.7	67.0	65.8	59.2	49.0	70.2	73.0
1993 ²	64.1	62.4	67.0	65.5	60.0	48.9	70.2	72.9
1994	64.0	61.5	67.7	65.6	59.4	48.5	70.3	72.0
1995	64.7	62.0	69.2	66.7	59.2	49.5	71.2	72.7
1996	65.4	62.2	70.6	67.5	59.2	49.7	72.2	73.5
1997	65.7	62.4	70.5	68.0	59.6	49.9	72.5	73.7
1998	66.3	62.6	71.1	68.6	60.5	50.0	73.2	74.7
1999	66.8	63.1	71.7	69.1	60.9	50.4	73.6	75.4
2000	67.4	63.4	72.6	69.6	61.7	51.4	74.0	75.2
2001	67.8	63.7	73.1	69.8	62.6	51.9	74.6	75.0
2002 ⁴	67.9	64.3	73.1	69.7	62.5	51.7	74.7	75.4
2003	68.3	64.4	73.2	70.1	63.4	52.3	75.0	75.6
2004	69.0	65.0	73.8	70.9	64.2	53.1	75.7	76.3
2005	68.9	65.2	73.1	70.8	64.4	54.2	76.4	76.3
2006	68.8	65.2	72.7	70.5	64.7	54.3	76.1	75.9
2007	68.1	65.0	71.9	70.1	63.5	53.6	75.5	75.1
2008	67.8	64.6	71.7	69.9	63.0	53.2	75.1	75.2
2009	67.4	64.0	71.0	69.6	62.6	52.8	74.6	74.7
2009								
Q2	67.4	64.3	70.5	70.0	62.5	52.8	74.8	74.4
Q3	67.6	64.0	71.6	69.7	62.7	52.9	74.9	74.8
Q4	67.2	63.9	71.3	69.1	62.3	53.0	74.0	74.6
2010								
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

NA = Not available.

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

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

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

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

⁵ The Census Bureau has changed to the Office of Management and Budget's new designation of metropolitan areas as core-based statistical areas effective January 2005. The new statistical area definitions and data are not comparable with the previous ones.

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

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



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 ⁴	
	March Supplemental Data				
1983 ¹	69.1	45.6	53.3	NA	41.2
1984 ^r	69.0	46.0	50.9	NA	40.1
1985	69.0	44.4	50.7	NA	41.1
1986	68.4	44.8	49.7	NA	40.6
1987	68.7	45.8	48.7	NA	40.6
1988 ^r	69.1	42.9	49.7	NA	40.6
1989	69.3	42.1	50.6	NA	41.6
1990	69.4	42.6	49.2	NA	41.2
1991	69.5	42.7	51.3	NA	39.0
1992	69.6	42.6	52.5	NA	39.9
1993 ²	70.2	42.0	50.6	NA	39.4
	Annual Averages of Monthly Data				
1994	70.0	42.5	50.8	NA	41.2
1995	70.9	42.9	51.5	NA	42.0
1996	71.7	44.5	51.5	NA	42.8
1997	72.0	45.4	53.3	NA	43.3
1998	72.6	46.1	53.7	NA	44.7
1999	73.2	46.7	54.1	NA	45.5
2000	73.8	47.6	53.9	NA	46.3
2001	74.3	48.4	54.7	NA	47.3
2002 ³	74.7	48.2	55.0	NA	47.0
2003	75.4	48.8	56.7	58.0	46.7
2004	76.0	49.7	59.6	60.4	48.1
2005	75.8	48.8	60.4	59.8	49.5
2006	75.8	48.4	61.1	59.9	49.7
2007	75.2	47.8	60.3	59.0	49.7
2008	75.0	47.9	59.8	57.8	49.1
2009	74.8	46.6	59.7	56.0	48.4
	Quarterly Averages of Monthly Data				
2009					
Q2	74.9	46.9	59.6	56.0	48.1
Q3	75.0	46.8	59.8	56.4	48.7
Q4	74.5	46.3	60.8	56.8	48.4
2010					
Q1	74.5	46.1	59.4	56.6	48.5
Q2	74.4	46.6	57.5	53.6	47.8

NA = Not available.

^r Implementation of new March Current Population Survey (CPS) processing system.

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

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

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

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

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

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



Period	Married Couples		Other Families		Other
	With Children	Without Children	With Children	Without Children	
1983 ¹	75.0	80.8	38.3	67.5	44.5
1984 ^r	74.2	80.9	39.1	66.4	44.6
1985	74.0	81.1	38.6	65.4	45.0
1986	73.4	81.4	38.0	65.7	43.9
1987	73.8	81.6	37.6	66.3	43.9
1988 ^r	73.9	81.7	38.0	64.9	44.6
1989	74.3	82.0	35.8	64.4	45.6
1990	73.5	82.2	36.0	64.3	46.6
1991	73.0	83.0	35.6	65.6	46.8
1992	73.4	83.0	35.1	64.9	47.3
1993 ²	73.7	82.9	35.5	63.9	47.1
1994	74.3	83.2	36.1	65.3	47.0
1995	74.9	84.0	37.7	66.2	47.7
1996	75.8	84.4	38.6	67.4	48.6
1997	76.5	84.9	38.5	66.4	49.2
1998	77.3	85.4	40.4	66.0	49.7
1999	77.6	85.7	41.9	65.8	50.3
2000	78.3	86.1	43.2	65.8	50.9
2001	78.8	86.6	44.2	66.1	51.7
2002 ³	78.6	86.8	43.5	66.3	52.3
2003	79.1	87.0	43.8	66.5	52.7
2004	79.7	87.7	45.3	67.8	53.5
2005	80.3	87.5	45.2	67.4	53.3
2006	79.9	87.6	45.2	67.6	53.4
2007	79.4	87.5	44.2	65.7	52.7
2008	78.9	87.1	43.3	66.1	52.7
2009	78.0	86.7	42.4	65.4	52.6
2009					
Q2	78.0	86.9	42.2	66.4	52.1
Q3	77.9	86.9	42.7	64.6	53.4
Q4	78.2	86.3	42.0	65.1	52.7
2010					
Q1	77.3	86.6	42.4	66.4	52.3
Q2	76.2	86.8	42.1	66.2	52.7

^r Implementation of new March Current Population Survey (CPS) processing system.

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

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

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

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