



U.S. Housing Market Conditions

February 1997

SUMMARY

Despite downturns in the fourth quarter in housing production and marketing, 1996 was an excellent year for the housing industry. Building permits slipped 2 percent in the fourth quarter, but the 1,430,900 units permitted in 1996 made it the best year since 1988. Single-family permits at 1,073,100 were at the fourth-highest number since the series started in 1959, exceeded only in 1977, 1978, and 1986. Housing starts declined 5 percent in the fourth quarter, but at 1,473,700 units, 1996 also was the best year since 1988 for housing starts. Single-family housing starts had their second-best year since 1986, exceeded only in 1994.

In housing marketing, new home sales decreased approximately 6 percent in the fourth quarter of 1996, but the 756,000 sales made 1996 the third-best year since the series began in 1963; only the hyperactive years of 1977 and 1978 had higher new home sales. Existing home sales slipped 4 percent in the fourth quarter, but 1996 had the highest sales total ever with 4,086,000 units sold. This was 100,000 sales and 2½ percent above the previous high year, 1978. The total for new and existing sales, 4,842,000 units, also set a new record, surpassing the 4,803,000 units sold in 1978.

Because new homes are now larger and have more amenities than new homes in earlier years, the aggregate value of new homes sold in 1996 exceeded the value of homes in any prior year except 1994. The 1996 home typically was a trade-up home, while the typical 1978 home was a starter home. The average new home in 1978 had 1,755 square feet of floor area; the average new home in 1995 had about 2,100 square feet of floor area, which was a 20-percent increase. Based on constant 1996 dollars, the 1996 output totalled more than \$135 billion, compared with \$127 billion in 1995, \$140 billion in 1994, and \$134 billion in 1978.

Another record was set by manufactured (mobile) home shipments in 1996. Shipments from manufacturers to dealers were expected to total 365,000

units in 1996, exceeding the previous record of 340,000 units shipped in 1995. This data series goes back to 1974, when the third-highest number, 329,000 units, was shipped.

Another area that showed strength and vibrancy during 1996 was homeownership. The growing demand for owning a home, due to growing consumer confidence and made possible by affordable mortgage interest rates, accounted for the excellent year in new and existing home sales and manufactured (mobile) home shipments. The Nation's homeownership rate rose 0.7 percentage points in 1996, following an identical rise in 1995. The homeownership rate at the end of 1996 was 65.4 percent, almost back to where it was in 1980 (65.6 percent) before the decade-long decline in homeownership set in.

The fourth-quarter downturn may presage the return to more normal levels of activity than many housing analysts have been anticipating. Except for housing completions, which naturally experience a timelag and so should continue to rise in 1997, most production and marketing measures can be expected to show some small declines into 1997 and perhaps 1998 as well. Any slowdown should be modest in the important single-family sector because the inventory of unsold homes is low and, therefore, any decrease in demand should not be magnified by an inventory correction. While the annual rental

I n s i d e

Table of Contents	2
National Data	13
Regional Activity	31
Historical Data	51



TABLE OF CONTENTS

Summary	1	Great Plains	43	Table 15	FHA Unassisted Multifamily Mortgage Insurance Activity: 1980–Present	67	
Regional Perspective	3	<i>Spotlight on:</i> Des Moines, Iowa	44	Table 16	Mortgage Originations, 1–4 Family Units by Loan Type: 1970–Present	68	
The Providers of Affordable Housing	3	Rocky Mountain	45	Table 17	Residential Mortgage Originations by Building Type: 1970–Present	69	
Identifying Affordable Rental Units	3	<i>Spotlight on:</i> Colorado Springs, Colorado	46	Table 18	Mortgage Originations, 1–4 Family Units by Lender Type: 1970–Present	70	
Who Are the Owners?	5	Pacific	47	Table 19	Net Acquisitions, 1–4 Family Units by Lender Type: 1970–Present	71	
How Was the Property Acquired?	6	<i>Spotlight on:</i> Phoenix, Arizona	48	Table 20	Mortgage Delinquencies and Foreclosures Started: 1986–Present	72	
Attitudes Toward the Property	7	Northwest	49	Table 21	Expenditures for Existing Residential Properties: 1968–Present	73	
Dealing With Section 8	8	<i>Spotlight on:</i> Spokane, Washington ...	50	Table 22	Value of New Construction Put in Place, Private Residential Buildings: 1974–Present	74	
Maintenance and Upkeep	10	Historical Data	51	Table 23	Gross Domestic Product and Residential Fixed Investment: 1959–Present	75	
Concluding Comments	11	Table 1	New Privately Owned Housing Units Authorized: 1959–Present	51	Table 24	Net Change in Number of Households by Age of Householder: 1971–Present	76
National Data	13	Table 2	New Privately Owned Housing Units Started: 1959–Present	52	Table 25	Net Change in Number of Households by Type of Household: 1971–Present	77
Housing Production	13	Table 3	New Privately Owned Housing Units Under Construction: 1969–Present	53	Table 26	Net Change in Number of Households by Race and Ethnicity of Householder: 1971–Present	78
Permits	13	Table 4	New Privately Owned Housing Units Completed: 1968–Present	54	Table 27	Total U.S. Housing Stock: 1970–Present	79
Starts	14	Table 5	Manufactured (Mobile) Home Shipments, Residential Placements, Average Prices, and Units for Sale: 1974–Present	55	Table 28	Rental Vacancy Rates: 1979–Present	80
Under Construction	14	Table 6	New Single-Family Home Sales: 1964–Present	56	Table 29	Homeownership Rates by Age of Householder: 1982–Present	81
Completions	15	Table 7	Existing Single-Family Home Sales: 1968–Present	57	Table 30	Homeownership Rates by Region and Metropolitan Status: 1983–Present	82
Manufactured (Mobile) Home Shipments	15	Table 8A	New Single-Family Home Prices: 1963–Present	58	Table 31	Homeownership Rates by Race and Ethnicity: 1983–Present	83
Housing Marketing	16	Table 8B	Existing Single-Family Home Prices: 1968–Present	59	Table 32	Homeownership Rates by Household Type: 1983–Present	84
Home Sales	16	Table 8C	Repeat Sales House Price Index: 1980–Present	60			
Home Prices	17	Table 9	Housing Affordability Index: 1970–Present	61			
Housing Affordability	18	Table 10	Market Absorption of New Rental Units and Median Asking Rent: 1970–Present	62			
Apartment Absorptions	18	Table 11	Builders' Views of Housing Market Activity: 1978–Present	63			
Manufactured (Mobile) Home Placements	19	Table 12	Mortgage Interest Rates, Average Commitment Rates, and Points: 1972–Present	64			
Builders' Views of Housing Market Activity	20	Table 13	Mortgage Interest Rates, Points, Effective Rates, and Average Term to Maturity on Conventional Loans Closed: 1982–Present	65			
Housing Finance	21	Table 14	FHA, VA, and PMI 1–4 Family Mortgage Insurance Activity: 1968–Present	66			
Mortgage Interest Rates	21						
FHA 1–4 Family Mortgage Insurance	22						
PMI and VA Activity	22						
Mortgage Originations by Loan Type, 1–4 Family Units	23						
Residential Mortgage Originations by Building Type	24						
Mortgage Originations by Lender Type, 1–4 Family Units	25						
Delinquencies and Foreclosures	26						
Housing Investment	27						
Residential Fixed Investment and Gross Domestic Product	27						
Housing Inventory	28						
Housing Stock	28						
Vacancy Rates	29						
Homeownership Rates	29						
Regional Activity	31						
New England	32						
<i>Spotlight on:</i> Boston, Massachusetts	33						
New York/New Jersey	33						
<i>Spotlight on:</i> Albany-Schenectady-Troy, New York	34						
Mid-Atlantic	35						
<i>Spotlight on:</i> Washington, D.C.	36						
Southeast/Caribbean	37						
<i>Spotlight on:</i> Louisville, Kentucky ...	38						
Midwest	39						
<i>Spotlight on:</i> Ann Arbor, Michigan	41						
Southwest	42						
<i>Spotlight on:</i> Las Cruces, New Mexico	43						

vacancy rate is at an all-time high and the regional reports indicate some soft markets are developing, multifamily housing construction is at a modest level by historical standards. Continued good economic conditions and a healthy demand for homeownership should continue to buoy the Nation's housing production and marketing.

Regional Perspective

Confirming the national data, field economists at the U.S. Department of Housing and Urban Development reported that 1996 was one of the best years in the past 7 years for housing sales at the local level. Homebuilding continued at a brisk pace in most of the major markets, while sales of both new and existing homes sustained high levels and set records in some areas.

Sales of existing homes were especially strong in the Boston area. In the Mid-Atlantic region, the Washington, D.C., area ended the year with the fourth-largest volume of single-family permits nationally. Atlanta remained the hot market in the Southeast with more than 37,500 single-family houses authorized by building permits in 1996.

The Midwest region had its highest level of home construction since 1978. California's sales housing market continued to improve, racking up the best performance since 1989; single-family permits were up in 17 of 25 of the State's metropolitan markets. Sales markets in the Northwest, particularly in the Puget Sound area, also continued to show strength.

In much of the country, rental housing markets held firm. Tighter market conditions in Boston made rental housing construction feasible for the first time in many years. Midwest apartment building was at the highest level in the past 7 years. Texas also experienced high volumes of apartment construction.

But there are warning signs that previously hot rental housing markets are starting to cool off. Large multifamily housing production volumes are causing concern in some markets in the Southeast, Southwest, and Rocky Mountain regions. There have been significant reductions in construction activity in the Orlando, Miami-Fort Lauderdale, Atlanta, and Raleigh-Durham areas. The Austin and Albuquerque rental markets, in particular, have softened due to an oversupply of new high-rent apartments. New apartment projects in the Denver area are continuing to fill, but rent concessions are widespread.

THE PROVIDERS OF AFFORDABLE HOUSING

Nearly 35 million households rent their housing units. Because of the importance of housing, the Federal Government provides assistance to slightly more than 4 million low-income households. Even with this level of support, another 12 million families who are eligible for assistance receive none and must rely on private-sector property owners for affordable housing. Thus it is important to know how this segment of the market operates. Whether and how providers of unassisted, affordable rental units serving these low-income families differ from owners providing more expensive rental units to families with higher incomes and more extensive choices is an important policy issue. This paper looks at information collected in the Property Owners and Managers Survey (POMS) conducted for the U.S. Department of Housing and Urban Development (HUD) by the U.S. Bureau of the Census.¹

Identifying Affordable Rental Units

This work examines whether property owners and managers who provide affordable rental housing behave differently from property owners and managers of more expensive rental units. Affordable rental housing refers to units that do not cost so much as to be burdensome to lower income families. To identify affordable units, an approach is used based on HUD's income eligibility rules and affordability-burden guidelines. Affordable rental units are identified as those that a family with 50 percent of the

¹ The survey was conducted in the later part of 1995 and early 1996 from a nationally representative, scientifically selected sample of privately owned rental units. About 8,000 owners or property managers answered questions on property acquisition, financing, maintenance and capital spending, expenses, income, strategies, tenant selection, and tenant relationships. Additional information can be found in the November 1996 issue of *U.S. Housing Market Conditions Report* or on the World Wide Web at <http://www.census.gov/hhes/www/poms.html>.



Table 1. Who Are the Owners of Rental Properties?

Owner Characteristics	% Single-Family		% Multifamily	
	Affordable	More Expensive	Affordable	More Expensive
Type of Owner				
Individual Investor	89	90	59	44
Trustee for Estate	2	3	2	1
Limited Partnership	1	1	14	17
General Partnership	2	1	7	11
Joint Venture	1	1	2	2
Real Estate Investment Trust	0	0	1	4
Life Insurance Co.	0	0	0	1
Financial Institution	0	0	0	2
Real Estate Corporation	2	1	6	8
Corporation	2	1	3	5
Housing Co-op	1	0	0	0
Nonprofit	1	1	4	5
Fraternal	0	0	0	0
Other	0	0	0	0
Not Reported	4	5	11	17
Number of Owners				
1 Owner	52	45	31	23
2 Owners	44	50	33	29
3 or More Owners	4	5	36	48
Not Reported	11	13	11	17
Institutional Investor	6	5	16	22
Age of Owner				
Under 25	0	0	0	0
25-34	3	3	5	4
35-44	14	23	14	15
45-54	21	30	26	30
55-64	26	22	26	25
65-74	21	17	19	17
75 or Older	16	6	9	9
Not Reported	10	14	28	36
Institutional Investor	6	5	16	22
55 or Older	63	44	55	51
Sex of Owner				
Male	68	73	80	83
Female	32	27	20	17
Not Reported	7	9	22	29
Institutional Investor	6	5	16	22
Race of Owner				
White	85	87	89	90
African American	11	2	6	3
American Indian/ Alaska Native	1	0	0	0
Asia/Pacific Islander	1	8	4	4
Other	2	3	2	2
Not Reported	7	11	22	30
Institutional Investor	6	5	16	22
Hispanic Origin				
Yes	6	7	4	5
No	94	93	96	95
Not Reported	10	12	22	31
Institutional Investor	6	5	16	22
Number of Units Owned				
1	46	42	NA	13
2-4	24	31	29	4
5-9	12	12	15	8
10-49	14	11	25	18
50 or More	4	5	32	56
Not Reported	16	20	37	44
Institutional Investor	6	5	16	22

HUD-adjusted area median income² (an income-eligible family) could afford without spending more than 30 percent of their income on rent, which is the standard of reasonable rent burden implicit in most of HUD's assisted-housing programs.³ HUD-adjusted median family incomes are available for every county or county equivalent (nearly 3,200 areas). Ideally, these cutoffs would be adjusted for differences in the number of bedrooms; however, this added precision must await the merging of POMS, which does not contain number of bedrooms, with the 1995 American Housing Survey.⁴ Using this definition about one-half of private-sector rental units would be considered affordable. This is somewhat higher than other studies have found.⁵ For now this

² HUD-adjusted median incomes, along with a description of the methodology used to calculate them for metropolitan areas and nonmetropolitan counties, are published each year as a *HUD Notice*. For example, the 1997 estimates were published in *U.S. Department of Housing and Urban Development Notice: PDR-96-01—Estimated Median Family Income for Fiscal Year 1997*, issued December 27, 1996. This is also available on the World Wide Web at <http://www.huduser.org/fmrdata97/medians.html>.

³ About 5 percent of the responses did not have a reported rent and thus are excluded from the tables. Units with no flash rents have also been excluded from the tables.

⁴ As a result of not adjusting for bedroom size, some rental units will be misclassified. For example it is possible that affordable three-bedroom units will be classified as more expensive, while expensive efficiency units will be classified as affordable.

⁵ See *Rental Housing Assistance at a Crossroads: A Report to Congress on Worst Case Housing Need*, Office of

approach is sufficient to provide useful results on the providers of affordable housing, although the intention is to use the more refined definition in future work.

Who Are the Owners?

Single-family privately owned rental units are predominately owned by individual investors whether the unit is affordable to lower income families or only to higher income families as shown in table 1.⁶ The other forms of ownership infrequently occur for single-family properties and are distributed nearly the same for affordable units as for the more expensive units. Units in multifamily properties are also frequently owned by individual investors; however, individual investors more often own affordable units (59 percent) than more expensive units (44 percent).⁷ This shortfall for more expensive units is made up by the higher presence of limited partnerships (14 percent for affordable units compared with 17 percent for more expensive units) and general partnerships (7 percent for affordable units compared with 11 percent for more expensive units). These last two differences are not statistically significant.

Affordable rental units owned by noninstitutional owners, such as individual investors (including joint ownership by two or more individuals), estate trustees, and limited and general partnerships, are more likely to have a lower number of owners than the more expensive properties as shown in panel 2 of table 1. For example 52 percent of affordable single-family rental units have one owner, while only 45 percent of the more expensive single-family rental units have one owner. Affordable multifamily rental properties owned by

noninstitutional owners⁸ exhibit the same pattern, with 31 percent of affordable units owned by a single owner compared with 23 percent for more expensive units. The difference for single-family rental units just misses being statistically significant. Other characteristics of noninstitutional owners reveal that affordable single-family rental units are more likely to be owned by older individuals, with 63 percent of the units having owners over 55 years old compared with only 44 percent for more expensive single-family units. No such clear pattern holds for noninstitutional owners of multifamily rental properties as shown in panel 3 of table 1.

Owners of affordable rental properties are more often reported to be female, with 32 percent for single-family affordable units compared with 27 percent for more expensive units as shown in panel 4 of table 1. The difference for multifamily units is not as great, with 20 percent for affordable units compared with 17 percent for more expensive units. (Neither difference is statistically significant as shown in panel 5 of table 1.) Overall, most rental units are owned by owners who are white. However, there are some interesting differences between affordable and more expensive rental units. Respondents for noninstitutionally owned affordable rental properties are more likely to have reported that the owners are African American (11 percent for single-family and 6 percent for multifamily) than is the case for more expensive rental units (2 percent for single-family and 3 percent for multifamily). Only the difference for single-family rental units is statistically significant. Owners of single-family rental units who

are Asian or Pacific Islanders are more often owners of more expensive rental units, but again the difference is not large enough to be statistically meaningful. The differences in ownership by persons of Hispanic origin as indicated in the table are small and insignificant as shown in panel 6 of table 1.

In terms of the number of total rental units owned, there is a statistically slight tendency for single-family rental units to be owned by persons who have no other properties as shown in panel 7 of table 1. Owners of affordable multifamily rental units are more likely to own fewer total units than owners of more expensive rental units; 56 percent of the more expensive units have owners who own

Policy Development and Research, U.S. Department of Housing and Urban Development, March 1996. Table A-1 shows that 43 percent of rental units were affordable to families with up to 50 percent of area median family incomes.

⁶ Percentages in the table columns have two bases. The basis used for legitimate responses is the sum of all units with any legitimate response that could be classified according to rent. These percentages are used to describe the distribution of the owners. The second basis used for "not reported" and "institutional investor" (usually the last two entries in a table panel) is all units who responded to the survey that could be classified according to rent. The percentage for "not reported" provides an indication of the validity of the responses.

⁷ Differences noted in the text are statistically significant at the 90-percent confidence level unless otherwise noted.

⁸ Personal characteristics for noninstitutional owners refer to the single owner, the operating general or lead partner in general partnerships, or any one of the owners if the property is owned by two or more individuals.



50 or more units, while only 32 percent of affordable multifamily units have owners who own 50 units or more. This shift toward smaller scale for owners of affordable units in multifamily properties is also evident in the number of owners with two to four units (29 percent compared with 4 percent for owners of more expensive units).

Compared with more expensive rental units, affordable rental units seem to be owned by individuals who are older, more frequently women, more frequently African Americans, and who own fewer other units.

How Was the Property Acquired?

The predominant method of acquiring rental properties is reported to be purchasing for all types of property—affordable and more expensive, single-family and multifamily—as shown in table 2. However, affordable single-family rental properties were acquired more often by inheritance or gift (13 percent) than was the case for more expensive single-family rental units (5 percent). This tendency, though smaller, is also present for rental units in multifamily properties, but it is not statistically significant (4 percent for affordable units versus 1 percent for more expensive units).

Reasons for acquiring rental properties were somewhat different for single-family properties and less so for units in multifamily properties, though they are not statistically significant for either type of property, as shown in panel 2 of table 2. “Providing affordable housing” (4 percent for affordable units, 1 percent for more expensive

Table 2. How Was the Property Acquired?

Acquisitions	% Single-Family		% Multifamily	
	Affordable	More Expensive	Affordable	More Expensive
Method of Acquisition				
Purchase	80	86	84	84
Tax-Free Exchange	0	2	2	1
Foreclosure/Assignment	2	1	3	2
Other	5	6	7	11
Inheritance/Gift	13	5	4	1
Not Reported	7	9	19	25
Reason for Acquisition				
Residence for Self/Family	28	32	10	10
Provide Affordable Housing	4	1	11	11
Income	31	25	40	39
L-T Capital Gains	7	11	15	19
Convert to Nonresidential	0	1	0	0
Convert to Residential	0	0	0	0
Tax Shelter	2	5	4	3
Retirement Security	11	10	9	5
Family Security	5	5	4	2
Other	12	11	8	10
Not Reported	13	14	25	31
Not Applicable	12	4	4	1
Year Property Acquired				
1949 or Earlier	4	1	2	1
1950–59	4	2	3	2
1960–69	10	5	10	7
1970–79	21	16	24	21
1980–84	15	19	13	14
1985–89	22	30	21	24
1990–93	19	23	17	19
1994 or 1995	6	5	11	12
Not Reported	10	11	19	23
Before 1980	39	24	38	31
Method of Financing Purchase				
Placed One New Mortgage	52	65	65	67
Placed Two or More				
New Mortgages	1	2	5	8
Assumed a Mortgage	5	12	7	5
Assumed and Placed a Mortgage	2	3	3	2
Borrowed Using Other Assets				
as Security	4	3	3	3
Paid All Cash	29	12	9	7
Other	6	3	8	8
Not Reported	12	17	32	42
Not Applicable	12	4	4	1

units) and “income” (31 percent for affordable units, 25 percent for more expensive units) were more prevalent reasons for acquiring affordable single-family rental properties, while “as a residence for self or family” was the more prevalent reason for acquiring more expensive single-family rental units (32 percent versus 28 percent). For owners of units in

multifamily rental properties, “retirement security” (9 percent for affordable units, 5 percent for more expensive units) and “family security” (4 percent versus 2 percent) played more important roles for affordable units than for more expensive units. “Long-term capital gains” was given as a reason more often by owners of more expensive multifamily rental units

Table 3. Attitudes Toward the Property

Owner Attitudes	% Single-Family		% Multifamily	
	Affordable	More Expensive	Affordable	More Expensive
Length of Time Plan to Own				
Less than 1 Year	8	8	6	5
1 up to 3 Years	10	14	8	6
3 up to 5 Years	11	16	10	9
More than 5 Years	71	62	76	81
Do Not Know	38	33	30	26
Not Reported	8	10	21	27
Would Owner Buy this Property Again?				
Yes	58	49	65	75
No	42	51	35	25
Do Not Know	21	25	21	22
Not Reported	8	10	21	28
Profit Last Year?				
Yes	49	52	58	67
Broke Even	20	15	15	11
Had a Loss	31	32	27	22
Do Not Know/Not Sure	15	16	25	25
Not Reported	3	3	7	8
Profitability Compared With Similar Properties				
Less Profitable	36	25	20	12
More Profitable	4	7	13	22
About the Same	60	68	67	66
Do Not Know/Not Sure	23	24	24	25
Not Reported	4	2	6	7
Change in Area Property Values				
Increased	31	34	29	37
Decreased	13	23	18	14
Remained the Same	55	44	53	49
Do Not Know/Not Sure	14	12	17	17
Not Reported	3	2	5	5
Competitors for New Tenants				
Private, Unassisted Units	78	87	76	78
Private Accepting Section 8	45	35	51	37
Private, Assisted— Not Section 8	38	27	42	29
Public Housing	28	16	28	17

(19 percent) than by owners of affordable multifamily rental units (15 percent).

Owners of affordable rental units, both single-family and multifamily, acquired their properties earlier than owners of more expensive rental units as shown in panel 3 of table 2. Affordable rental units were more likely to be acquired before 1980 (39 percent for single-family and 38 percent for multifamily) than were more expensive rental units

(24 percent for single-family and 31 percent for multifamily).

Methods of financing acquisitions of properties showed a very sharp distinction for affordable single-family rental units, with 29 percent of owners reporting that they paid all cash while about 12 percent of the owners of more expensive single-family rental units reported paying all cash as shown in panel 4 of table 2. Owners of multifamily rental units paid all cash less fre-

quently, and the distinction between affordable and more expensive rental units is not statistically significant (9 percent for affordable units and 7 percent for more expensive units).

In summary affordable single-family rental units were more often acquired as inheritances or gifts, purchased for all cash, and acquired earlier than more expensive units. Multifamily rental unit acquisition methods, reasons, and financing differ less between owners of affordable and more expensive units, with the exception of when they acquired the units.

Attitudes Toward the Property

Regardless of unit type or affordability, the majority of owners plan to hold their properties for more than 5 years. Owners of affordable single-family rental units are more attached to their units than owners of more expensive single-family rental units, in contrast to multifamily rental properties where the opposite is true. As indicated in the first panel of table 3, owners of affordable single-family rental properties more often responded that they would hold their properties for more than 5 years (71 percent compared with 62 percent for owners of more expensive units). For multifamily rental properties the pattern is reversed, although it is less pronounced and not quite statistically significant (81 percent for more expensive units versus 76 percent for affordable units).

When asked whether they would buy their properties again, owners of affordable



single-family rental units were more likely to answer in the affirmative (58 percent) than owners of more expensive single-family rental units (49 percent) as shown in panel 2 of table 3. Owners of multifamily rental properties were even more positive about doing it over again, but in this case the owners of more expensive units were more positive than owners of affordable units (75 percent versus 65 percent).

More than 60 percent of all owners reported earning a profit or breaking even as shown in panel 3 of table 3. For single-family rental units, owners of more expensive units more often reported earning a profit (52 percent compared with 49 percent for owners of affordable units) or having a loss (32 percent versus 31 percent for owners of affordable units). Owners of affordable rental units were more likely to report breaking even (20 percent compared with 15 percent for owners of more expensive rental units). These distinctions, however, do not have statistical significance. Owners of the more expensive units in multifamily rental properties were more positive, with more reporting profits (67 percent versus 58 percent for owners of affordable units) and fewer reporting losses (22 percent versus 27 percent for owners of affordable units). This is a statistically insignificant difference.

When asked about the profitability of their properties compared with similar properties, most owners (60 to 68 percent) reported that their units were about the same as other similar units as shown in panel 4 of table 3. Owners of affordable units were more likely to respond that their properties were less profitable than owners of

more expensive units (36 percent versus 25 percent for single-family units and 20 percent versus 12 percent for multifamily units).

In addition to profitability, owners were queried about changes in the value of their properties compared with other similar properties as shown in panel 5 of table 3. The most common response (44 to 55 percent) was that the value remained the same. Owners of the more expensive single-family rental units were ambivalent: more indicated an increase in value (34 percent compared with 31 percent, although the difference is not statistically significant) and more indicated a decrease in value (23 percent compared with 13 percent of owners of affordable units). Owners of the more expensive units in multifamily rental properties were more positive about value, with 37 percent indicating an increase in value compared with 29 percent for owners of affordable units in multifamily rental properties.

Owners of affordable rental units feel that they are competing with rental properties that are either assisted or that accept tenant-based assistance as shown in panel 6 of table 3. Owners of affordable rental units, when asked if they compete with private properties that accept Section 8 tenants, more often respond affirmatively (45 percent versus 35 percent for single-family units and 51 percent versus 37 percent for multifamily properties). These owners of affordable rental units also see themselves competing more often with rental properties receiving non-Section 8 assistance and with public housing, as shown by the data in the final two rows of table 3.

Owners are generally positive about their properties—they plan to hold on to them for long periods of time; they would most often purchase the properties again; they most likely made a profit or broke even; and they rated their units “better” or “about the same” compared with similar properties in terms of profits and value appreciation. Nevertheless important differences among these characteristics exist between affordable and more expensive single-family rental units. Owners of affordable single-family rental units gave more positive answers for length of future ownership, buying property again, and property value appreciation, and gave less positive answers for current profits and profitability compared with similar properties, than the owners of more expensive single-family rental units. Owners of units in more expensive multifamily rental properties were more unequivocal: They gave more positive responses to all these questions. Finally, owners of affordable rental units more often saw themselves competing with assisted housing for new tenants than owners of more expensive rental units.

Dealing With Section 8

Knowledge of HUD’s Section 8 program is not as widespread as one might expect. Only about one in six owners of single-family rental units is very familiar with the program; this is true for owners of both affordable and more expensive rental units, as shown in table 4. Furthermore, the percent of single-family homeowners not familiar with the program is

higher among the owners of affordable units than among owners of more expensive units (59 versus 54 percent, a difference that is not statistically significant). Owners of multifamily rental properties are much more aware of the program, with one out of three owners very familiar and more than one out of three owners somewhat familiar. Multifamily owners' awareness of the program is about the same for those with affordable units as for those with more expensive units.

About six out of seven owners of single-family rental units reported that they had not received any inquiries from prospective Section 8 tenants as shown in panel 2 of table 4. There were no statistically significant differences in the number of inquiries received by owners of affordable units and owners of more expensive units.⁹ Owners of multifamily rental units more often received some inquiries, with only 4 out of 10 reporting that they received no inquiries in the past 6 months. There is very little difference in the number of inquiries received by owners of affordable units and by owners of more expensive units in multifamily rental properties.¹⁰

Similarly, owners of affordable rental units were more likely to have reported that they would accept Section 8 tenants (57 percent versus 47 percent for single-family units and 57 percent versus 44 percent for multifamily properties) as shown in panel 3 of table 4. Owners of both affordable and more expensive rental units who reported that they would not accept Section 8 tenants most often cited three reasons: potential problems with tenants, too many regulations, and too much

paperwork. Owners of more expensive units cited these problems more often than owners of affordable units as shown in panel 4 of table 4. Owners of more expensive units often said that their rents were too high compared with the Fair Market Rents used by the Section 8 program (31 percent versus 5 percent for single-family units and 45 percent versus 13 percent for multifamily properties).

Owners of affordable single-family rental units had a slight tendency to be not as familiar with Section 8 and to receive fewer inquiries than owners of

more expensive units, but they were more likely to accept Section 8 tenants than owners of more expensive single-family rental units. Owners of affordable units in multifamily rental

⁹ The upper response category for single-family units is "5 or more," and it is "100 or more" for units in multifamily properties.

¹⁰ The apparent anomaly of more expensive units receiving more inquiries may be an artifact. More expensive units may be located in larger properties (where owners indicated that they owned more total units) and thus would be expected to have more inquiries because of their size.

Table 4. Section 8

Knowledge of Section 8	% Single-Family		% Multifamily	
	Affordable	More Expensive	Affordable	More Expensive
Familiarity With Section 8				
Very Familiar	17	16	32	30
Somewhat Familiar	24	30	37	37
Not Familiar	59	54	31	33
Not Reported	5	5	6	8
Number of Section 8 Inquiries in Last 6 Months				
None	85	87	44	38
1-4	8	7	21	24
5+ Single-Family/5-9 Multifamily	8	6	12	12
10-19	—	—	8	9
20-49	—	—	7	9
50-99	—	—	4	4
100 or More	—	—	5	4
Do Not Know	3	5	8	8
Not Reported	4	3	6	9
Some Inquiries	15	13	32	36
Accept Section 8 Tenants?				
Yes	57	47	57	44
No	43	53	43	56
Not Reported	7	7	8	12
Reasons for Not Accepting Section 8 Tenants Total—Not Accepting				
Ability To Collect on Vouchers/Certificates	9	19	10	13
Potential Problems with Tenants	24	45	23	34
Too Many Regulations	28	44	26	40
Too Much Paperwork	26	43	26	41
Rents Are Too High	5	31	13	44
Object to Government Subsidies	15	22	9	14
Other	27	29	23	31



Table 5. Record of Maintenance

Maintenance	% Single-Family		% Multifamily	
	Affordable	More Expensive	Affordable	More Expensive
Year Structure Built				
Before 1920	11	5	12	6
1920-29	7	5	7	5
1930-39	9	4	6	4
1940-49	15	8	6	5
1950-59	17	13	7	5
1960-69	13	14	17	13
1970-79	16	24	27	23
1980-84	6	12	9	12
1985-89	4	11	8	20
1990 or Later	1	4	2	7
Not Reported	9	5	5	3
Built Before 1970	72	49	55	37
Unit Inspected in Last 2 Years				
Yes	23	21	41	36
No	77	79	59	64
Do Not Know	16	18	18	20
Not Reported	1	1	1	1
Results of Unit Inspection				
Passed	80	85	89	92
Passed Subject to Repairs	13	13	9	6
Passed Reinspection	6	2	2	1
Did Not Pass	0	0	1	0
Do Not Know	1	3	2	2
Not Reported	1	1	1	1
Not Inspected	80	82	66	71
Percent of Rental Income Spent on Maintenance				
None	9	4	2	1
Less than 5 Percent	19	23	9	12
5-9 Percent	19	26	18	21
10-19 Percent	24	27	30	29
20-29 Percent	13	8	16	13
30-39 Percent	5	4	9	8
40-49 Percent	3	2	5	5
50-74 Percent	4	3	7	5
75 Percent or More	5	2	4	4
Not Reported	11	10	25	28
Current Maintenance Program				
Most Problems Postponed, Major Problems ASAP	10	5	4	2
Minor Problems Postponed, Major Immediately	16	8	10	7
All Immediate and Preventive Maintenance	75	87	86	91
Not Reported	4	2	3	3
Future Maintenance Program				
Most Problems Postponed, Major Problems ASAP	9	7	4	2
Minor Problems Postponed, Major Immediately	14	13	8	5
All Immediate and Preventive Maintenance	77	80	88	93
Not Reported	5	3	4	4

properties were at least as familiar with the Section 8 program and were more willing to accept Section 8 tenants than owners of the more expensive multifamily rental properties.

Maintenance and Upkeep

Affordable rental units are generally older than more expensive rental units as shown in table 5. Seventy-two percent of affordable single-family rental units were built before 1970, while only 49 percent of more expensive rental units are as old. Multifamily rental units are newer than single-family rental units (55 percent built before 1970 compared with 37 percent built before 1970), but once again the affordable stock is older than the more expensive stock.

A higher percentage of the owners of affordable single-family rental units (9 percent) reported spending no money on maintenance compared with owners of more expensive single-family rental units (4 percent), though the difference is not large enough to be statistically significant as shown in panel 4 of table 5. In spite of the fact that many owners spent no money on maintenance, the median percentage of rental income spent on maintenance by owners of affordable single-family rental units is slightly above 10 percent, whereas owners of more expensive rental units spent slightly less than 10 percent. Owners of units in multifamily rental properties rarely spent nothing on maintenance, with their median amount spent on maintenance being about 16 percent of rental income for

affordable units and a slightly higher median for more expensive units.

This maintenance spending may reflect the maintenance policies that owners currently pursue as shown in panel 5 of table 5. Only 75 percent of the owners of affordable single-family rental units reported handling all problems immediately and practicing preventive maintenance, while 87 percent of the owners of more expensive rental units followed such a policy. The percentage reporting that they postponed handling most problems and handled only major problems as soon as possible was nearly twice as high for affordable single-family rental units than for more expensive rental units (10 percent versus 5 percent). Though owners of units in multifamily rental properties more often followed better maintenance policies, the level of preventive maintenance was lower for affordable units than for more expensive units (86 percent versus 91 percent), and the frequency of postponing most problems was lower for more expensive units (2 percent versus 4 percent) than for affordable units, though not statistically so. When asked about their plans for future maintenance, owners gave almost identical

responses as they gave for their current maintenance plans.

Another indicator of maintenance and unit quality can be gleaned from owners' answers to questions about unit inspections in the past 2 years as shown in panel 2 of table 5. Between 21 and 23 percent of single-family rental units and between 36 and 41 percent of units in multifamily rental properties were reported to have been inspected in the past 2 years. The most frequent outcome was that the units passed inspection (80 to 93 percent) as shown in panel 3 of table 5. Though the differences are not statistically significant, affordable units fared slightly worse than the more expensive units, with only 80 percent of single-family units and 89 percent of multifamily properties passing initial inspections, while the rates for the more expensive units were 85 percent and 92 percent, respectively.

Overall, owners of affordable rental units faced more maintenance challenges from their older stock, but at the same time many of them spent no money on maintenance and, compared with more expensive rental units, did not follow as frequently a preventive

approach with immediate attention to problems.

Concluding Comments

This paper has delved in a cursory way into the issue of whether owners of affordable rental housing units are different from owners of more expensive rental housing units. The analysis is based on tables with a simple and inexact two-way characterization of affordability. Further analysis is warranted, yet this preliminary treatment clearly reveals important differences that should be recognized in developing national housing policies.

Affordable rental properties are older and are less aggressively maintained. They tend to be less profitable, and the providers of affordable multifamily rental properties are less optimistic about the future. Affordable rental housing providers more often perceive themselves to be in competition with federally assisted housing. Still the majority of providers of affordable rental housing expect to retain ownership for 5 or more years and would acquire the property again.



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Andrew M. Cuomo Secretary
 Michael A. Stegman Assistant Secretary, Office of Policy Development and Research
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 Paul A. Leonard Deputy Assistant Secretary, Policy Development
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 Katherine L. O’Leary Director, Research Utilization Division
 Ronald J. Sepanik Deputy Director, Housing and Demographic Analysis Division
 Bruce D. Atkinson Economist
 Sue George Neal Economist
 Randall M. Scheessele Economist
 Edward J. Szymanoski Economist
 Vanessa Void-Taylor Research Utilization Specialist
 Robert R. Callis Bureau of the Census

HUD Field Office Economists who contributed to this issue are:

New England: John R. Riley Boston
 Boston, MA: John R. Riley Boston
 New York/New Jersey: David S. Burns New York
 Albany-Schenectady-Troy, NY: William Coyner Buffalo
 Mid-Atlantic: Frances A. Kenney Richmond
 Washington, DC-MD-VA-WV: Rafiq A. Munir Washington, DC
 Southeast: Bette L. Almand Atlanta
 Louisville, KY-IN: Charles P. Huggins Atlanta
 Midwest: Joseph P. McDonnell Chicago
 Ann Arbor, MI: Thomas W. Miesse Detroit
 Southwest: Linda L. Hanratty Ft. Worth
 Las Cruces, NM: Linda L. Hanratty Ft. Worth
 Great Plains: Donald J. Gebauer Kansas City
 Des Moines, IA: James P. Laakso Omaha
 Rocky Mountain: James A. Coil Denver
 Colorado Springs, CO: George H. Antoine Denver
 Pacific: Robert E. Jolda San Francisco
 Phoenix, AZ: Robert E. Jolda San Francisco
 Northwest: Pamela R. Sharpe Seattle
 Spokane, WA: Sarah E. Bland Seattle




National Data

HOUSING PRODUCTION



Permits^{*}

Permits for construction of new housing units decreased 2 percent in the fourth quarter of 1996 to a seasonally adjusted annual rate of 1,397,000 units and were 3 percent below the fourth quarter of 1995. One-unit permits, at 1,017,000 units, were 4 percent below the level of the previous quarter and down 6 percent from a year earlier. Multifamily permits (5 or more units in structure), at 313,000 units, were 6 percent above the third quarter and 6 percent above the fourth quarter of 1995.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
TOTAL	1,397	1,426	1,443	- 2	- 3
ONE UNIT	1,017	1,064	1,082	- 4	- 6
TWO TO FOUR	67	67	66	—	+ 1 ^{**}
FIVE PLUS	313	296	295	+ 6	+ 6

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


^{**}This change is not statistically significant.

Source: Bureau of the Census, Department of Commerce



Starts*

Construction starts of new housing units in the fourth quarter of 1996 totalled 1,409,000 units at a seasonally adjusted annual rate, 5 percent below the third quarter of 1996, but even with the fourth quarter of 1995. Single-family starts, at 1,091,000 units, were 7 percent lower than the previous quarter and 3 percent below the 1995 rate. Multifamily starts totalled 266,000 units, a statistically insignificant 2 percent below the previous quarter and a statistically insignificant 6 percent above the same quarter in 1995.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
TOTAL	1,409	1,488	1,411	- 5	—
ONE UNIT	1,091	1,176	1,129	- 7	- 3
TWO TO FOUR	52	42	31	+ 25	+ 70
FIVE PLUS	266	271	251	- 2**	+ 6**

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


**This change is not statistically significant.

Source: Bureau of the Census, Department of Commerce



Under Construction*

Housing units under construction at the end of the fourth quarter of 1996 were at a seasonally adjusted annual rate of 820,000 units, 1 percent lower than the previous quarter but 3 percent above the fourth quarter of 1995. Single-family units under construction at the end of the fourth quarter of 1996 stood at 577,000 units, a statistically insignificant 3 percent below the previous quarter but a statistically insignificant 1 percent above the fourth quarter of 1995. Multifamily units were at 215,000 units, up a statistically insignificant 3 percent from both the previous quarter and the fourth quarter of 1995.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
TOTAL	820	826	800	- 1**	+ 3
ONE UNIT	577	592	569	- 3**	+ 1**
TWO TO FOUR	28	25	22	+ 12	+ 27
FIVE PLUS	215	209	209	+ 3**	+ 3**

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


**This change is not statistically significant.

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



Completions*

Housing units completed in the fourth quarter of 1996 at a seasonally adjusted annual rate of 1,416,000 units were down a statistically insignificant 1 percent but up 9 percent above the same quarter of 1995. Single-family completions at 1,135,000 units were unchanged from the previous quarter and 9 percent above the rate of a year earlier. Multifamily completions at 241,000 units were a statistically insignificant 3 percent below the previous quarter but a statistically insignificant 5 percent above the same quarter of 1995.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
TOTAL	1,416	1,423	1,302	- 1**	+ 9
ONE UNIT	1,135	1,138	1,041	—	+ 9
TWO TO FOUR	40	38	31	+ 5**	+ 27
FIVE PLUS	241	247	229	- 3**	+ 5**

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


**This change is not statistically significant.

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



Manufactured (Mobile) Home Shipments*

Shipments of new manufactured (mobile) homes to dealers were at a seasonally adjusted annual rate of 371,000 units in the third quarter of 1996, which is the same as the previous quarter and 8 percent above the rate of a year earlier.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
MANUFACTURERS' SHIPMENTS	371	373	344	—	+ 8

*Components may not add to totals because of rounding. Units in thousands. These are HUD-code homes only and do not include manufactured housing units built to meet local building codes, which are included in housing starts figures.

Source: National Conference of States on Building Codes and Standards




HOUSING MARKETING

Home Sales*

Sales of new single-family homes totalled 749,000 units at a seasonally adjusted annual rate (SAAR) in the fourth quarter of 1996, a statistically insignificant 6 percent below the previous quarter but a statistically insignificant 10 percent above the fourth quarter of 1995. The number of new homes for sale at the end of December 1996 numbered 327,000 units, down a statistically insignificant 5 percent from the last quarter and down 12 percent from the fourth quarter of 1995. At the end of December, inventories represented a 5.2-months supply at the current sales rates, down a statistically insignificant 2 percent from the previous quarter and down 21 percent from the fourth quarter of 1995.

Sales of existing single-family homes reported by the NATIONAL ASSOCIATION OF REALTORS®, for the fourth quarter of 1996 totalled 3,950,000 (SAAR), down 4 percent from the third quarter's level and down 1 percent from the fourth quarter of 1995. The number of units for sale at the end of the fourth quarter was 1,650,000, which is 23 percent below the previous quarter but 12 percent above the fourth quarter of 1995. At the end of the fourth quarter, there was a 5.1-months supply of units, 20 percent below the previous quarter but 11 percent above the fourth quarter of 1995.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
New Homes					
NEW HOMES SOLD	749	793	678	- 6**	+ 10**
FOR SALE	327	343	372	- 5**	- 12
MONTHS' SUPPLY	5.2	5.3	6.6	- 2**	- 21
Existing Homes					
EXISTING HOMES SOLD	3,950	4,107	3,980	- 4	- 1
FOR SALE	1,650	2,150	1,470	- 23	+ 12
MONTHS' SUPPLY	5.1	6.4	4.6	- 20	+ 11

*Units in thousands.

**This change is not statistically significant.

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


Existing: NATIONAL ASSOCIATION OF REALTORS®



Home Prices

The median price of new homes during the fourth quarter of 1996 was \$144,700, up a statistically insignificant 3 percent from the previous quarter's level and up a statistically insignificant 5 percent from the fourth quarter of 1995. The average price of new homes sold during the fourth quarter of 1996 was \$171,100, up 4 percent from the third quarter of 1996 and up 6 percent from the same quarter a year ago. The price adjusted to represent a constant-quality house was \$164,900, a statistically insignificant 1 percent below the third quarter of 1996 but up a statistically insignificant 1 percent from the fourth quarter of 1995. The values for the set of physical characteristics used for the constant-quality house are based on 1992 sales.

The median price of existing single-family homes in the fourth quarter of 1996 was \$117,600, which is 2 percent below last quarter but 3 percent above the fourth quarter of 1995, according to the NATIONAL ASSOCIATION OF REALTORS®. The average price of \$145,000 was 2 percent below the previous quarter but 4 percent above the fourth quarter of 1995.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
New Homes					
MEDIAN	\$144,700	\$140,000	\$138,000	+ 3*	+ 5*
AVERAGE	\$171,100	\$164,900	\$160,900	+ 4	+ 6
CONSTANT-QUALITY HOUSE¹	\$164,900	\$165,800	\$162,800	- 1*	+ 1*
Existing Homes					
MEDIAN	\$117,600	\$120,500	\$113,800	- 2	+ 3
AVERAGE	\$145,000	\$148,100	\$139,000	- 2	+ 4

*This change is not statistically significant.

¹A constant-quality house has the same physical characteristics from year to year and its price is estimated using statistical models.


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

Existing: NATIONAL ASSOCIATION OF REALTORS®



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 value for the fourth quarter of 1996 shows that families earning the median income have 126.7 percent of the income needed to purchase the median-priced existing home. This figure is 6 percent above the third quarter of 1996 but 2 percent below the fourth quarter of 1995. This increase is the result of a 2-percent fall in the median home price and a 25-basis-point decrease in the interest rate that failed to be offset by a 5-percent drop in median family income during the last quarter. The fixed-rate index increased by 6 percent from the third quarter of 1996 but fell by 3 percent from the fourth quarter of 1995. The adjustable-rate index increased by 6 percent from the previous quarter but decreased by 1 percent from the same quarter a year earlier.


	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
COMPOSITE INDEX	126.7	119.6	128.8	+ 6	- 2
FIXED-RATE INDEX	122.5	115.1	126.1	+ 6	- 3
ADJUSTABLE-RATE INDEX	137.6	129.3	138.8	+ 6	- 1

Source: NATIONAL ASSOCIATION OF REALTORS®



Apartment Absorptions

There were 53,300 new, unsubsidized, unfurnished, multifamily (5 or more units in structure) rental apartments completed in the third quarter of 1996, up a statistically insignificant 5 percent from the previous quarter and up a statistically insignificant 11 percent from the third quarter of 1995. Of the apartments completed in the third quarter of 1996, 72 percent were rented within 3 months. This absorption rate is up a statistically insignificant 1 percent from the previous quarter and equal to the same quarter the previous year. The median asking rent for apartments completed in the third quarter was \$682, which is a statistically insignificant 1 percent below the previous quarter but a statistically insignificant 3 percent higher than a year earlier.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
APARTMENTS COMPLETED*	53.3	50.9	48.0	+ 5**	+ 11**
PERCENT ABSORBED NEXT QUARTER	72	71	72	+ 1**	—
MEDIAN RENT	\$682	\$687	\$662	- 1**	+ 3**

*Units in thousands.


**This change is not statistically significant.

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



Manufactured (Mobile) Home Placements

Manufactured homes placed on site ready for occupancy in the third quarter of 1996 totalled 300,000 at a seasonally adjusted annual rate, nearly equal to the level of the previous quarter and a statistically insignificant 3 percent below the third quarter of 1995. The number of homes for sale on dealers' lots at the end of the third quarter totalled 117,000 units, 14 percent above the previous quarter and 39 percent above the same quarter of 1995. The average sales price of the units sold in the third quarter was \$39,000, up a statistically insignificant 1 percent from the previous quarter and 6 percent higher than the 1995 price.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
PLACEMENTS*	300	299	310	—	- 3**
ON DEALER LOTS*	117	103	84	+ 14	+ 39
AVERAGE SALES PRICE	\$39,000	\$38,500	\$36,800	+ 1**	+ 6

*Units in thousands. These are 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.

Sources: Bureau of the Census, Department of Commerce; and 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) 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.) The fourth-quarter value for the index of current market activity for single-family detached houses stood at 57, down 5 points from the third-quarter level of 62 but up 1 point from 1995's fourth quarter. The index for future sales expectations, 61, was down 3 points from the third-quarter value and down 1 point from 1995's level. Prospective buyer traffic had an index value of 41, which is 5 points below the third-quarter value and 1 point below 1995's fourth quarter level. NAHB combines these separate indices into a single housing market index that mirrors the three components quite closely. In the fourth quarter, this index stood at 53, which is 5 points below the third-quarter level and equal to the value from 1995.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
HOUSING MARKET INDEX	53	58	53	- 9	- 1
CURRENT SALES ACTIVITY—SINGLE-FAMILY DETACHED	57	62	56	- 8	+ 1
FUTURE SALES EXPECTATIONS—SINGLE-FAMILY DETACHED	61	64	62	- 4	- 2
PROSPECTIVE BUYER TRAFFIC	41	46	42	- 11	- 2


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

HOUSING FINANCE



Mortgage Interest Rates

Mortgage interest rates for all categories of loans declined from the previous quarter. The contract mortgage interest rate for 30-year, fixed-rate, conventional mortgages reported by Freddie Mac was 7.69 percent in the fourth quarter, 47 basis points lower than the previous quarter but 35 basis points higher than the same quarter of 1995. Adjustable-rate mortgages in the fourth quarter were going for 5.56 percent, 33 basis points below the previous quarter and 9 basis points below the same quarter of 1995. Fixed-rate, 15-year mortgages, at 7.20 percent, were down 48 basis points from last quarter but up 33 basis points from the same quarter of the previous year. The FHA rate fell 33 basis points during the quarter and was 50 basis points above the same quarter in 1995.


	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
CONVENTIONAL FIXED-RATE 30-YEAR	7.69	8.16	7.34	- 6	+ 5
CONVENTIONAL ARMs	5.56	5.89	5.65	- 6	- 2
CONVENTIONAL FIXED-RATE 15-YEAR	7.20	7.68	6.87	- 6	+ 5
FHA FIXED-RATE 30-YEAR	8.17	8.50	7.67	- 4	+ 7

Sources: Federal Home Loan Mortgage Corporation; and Office of Housing, Department of Housing and Urban Development



FHA 1-4 Family Mortgage Insurance*

Applications for FHA mortgage insurance on 1-4 family homes were received for 238,700 (not seasonally adjusted) properties in the fourth quarter of 1996, down 4 percent from the previous quarter but up 11 percent from the fourth quarter of 1995. Endorsements or insurance policies issued totalled 209,500, down 5 percent from the third quarter of 1996 but up 39 percent from the fourth quarter of 1995. Endorsements for refinancing were 18,100, down 24 percent from the third quarter of 1996 and 3 percent from a year earlier.

 Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year	
APPLICATIONS RECEIVED	238.7	249.6	215.0	- 4	+ 11
TOTAL ENDORSEMENTS	209.5	220.9	150.5	- 5	+ 39
PURCHASE ENDORSEMENTS	191.4	197.1	131.9	- 3	+ 45
REFINANCING	18.1	23.8	18.6	- 24	- 3


*Thousands of properties.

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



PMI and VA Activity*

Private mortgage insurers issued 240,500 policies or certificates of insurance on conventional mortgage loans during the fourth quarter of 1996, down 16 percent from the third quarter and down 10 percent from the fourth quarter of 1995; these numbers are not seasonally adjusted. The U.S. Department of Veterans Affairs reported the issuance of mortgage loan guaranties for 68,700 single-family properties in the fourth quarter of 1996, down 13 percent from the previous quarter but up 9 percent from the fourth quarter of 1995.

 Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year	
TOTAL PMI CERTIFICATES	240.5	286.3	268.8	- 16	- 10
TOTAL VA GUARANTIES	68.7	78.6	63.0	- 13	+ 9


*Thousands of loans.

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



Mortgage Originations by Loan Type, 1-4 Family Units

The total value of mortgage originations for 1-4 family homes was \$218 billion in the third quarter of 1996, unchanged from the second quarter of 1996. Uninsured mortgage volume grew 1 percent; FHA-insured mortgages increased 1 percent; privately insured mortgages decreased 3 percent; and VA-guaranteed mortgages decreased by 19 percent. The overall increase from the third quarter of 1995 was 15 percent. FHA mortgage volume increased 34 percent, VA-guaranteed mortgages increased 12 percent, and privately insured mortgages rose 3 percent while the volume for uninsured mortgages increased 16 percent. Market shares changed very little during the third quarter of 1996 or from the third quarter of 1995.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Dollar Volume (\$Billions)					
FHA INSURED	18.5	18.4	13.8	+ 1	+ 34
VA GUARANTIED	8.3	10.3	7.4	- 19	+ 12
PRIVATE INSURANCE	34.0	35.1	33.1	- 3	+ 3
NOT INSURED*	157.0	156.0	135.6	+ 1	+ 16
TOTAL	218.0	219.9	189.8	- 1	+ 15
Percentage of Market Shares**					
FHA INSURED	8.5	8.4	7.3	+ 1	+ 17
VA GUARANTIED	3.8	4.7	3.9	- 19	- 2
PRIVATE INSURANCE	15.6	16.0	17.4	- 2	- 11
NOT INSURED	72.0	70.9	71.4	+ 2	+ 1

*Includes Rural Housing Service (formerly Farmers Home Administration) loans.


**Market shares and percentages are computed from unrounded data.

Source: Mortgage Insurance Companies of America and HUD Survey of Mortgage Lending Activity



Residential Mortgage Originations by Building Type*

Residential mortgage originations totalled \$230.7 billion in the third quarter of 1996, down 1 percent from the second quarter of 1996 but up 16 percent from the third quarter of 1995, and nearly identical to the single-family mortgage pattern. The financing volume for multifamily (5+) units totalled \$12.7 billion in the third quarter, down 1 percent from the previous quarter but up 28 percent from the third quarter of 1995.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
ONE TO FOUR UNITS	218.0	219.9	189.8	- 1	+ 15
FIVE PLUS	12.7	12.8	9.9	- 1	+ 28
TOTAL	230.7	232.7	199.6	- 1	+ 16


*Billions of dollars.

Source: HUD Survey of Mortgage Lending Activity



Mortgage Originations by Lender Type, 1-4 Family Units

During the third quarter of 1996, commercial banks with a volume of \$60.2 billion and a market share of 27.6 percent and mutual savings banks with a volume of \$9.6 billion and a market share of 4.4 percent show increases from the second quarter of 1996 and the third quarter of 1995. However, the second and third quarter data are based on a newly introduced sample design that calls into question any comparisons of current data with earlier data. More data from the newly introduced sample design needs to be collected before the series can be used with confidence for time-to-time comparisons. Volume data for other lender types are unaffected; however, comparisons of their market share data across time are affected by this question of comparability. Mortgage companies decreased their volumes during the third quarter of 1996 to \$116.7 billion, a 9-percent decrease from the second quarter of 1996 but an 11-percent gain over the third quarter of 1995. Their market share is now estimated to be 53.5 percent, and they continue to dominate the market. Savings and loans originated \$30.4 billion in mortgages, a 13-percent decrease from the second quarter of 1996 but an 11-percent increase from the third quarter of 1995. Their market share in the third quarter is now estimated to be 13.9 percent. Volumes and market shares for "other lenders" continue to be quite small.


	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Dollar Volume (\$Billions)					
COMMERCIAL BANKS	60.2	45.9	47.8	+ 31	+ 26
MUTUAL SAVINGS BANKS	9.6	9.1	7.5	+ 5	+ 28
SAVINGS AND LOANS	30.4	35.1	27.5	- 13	+ 11
MORTGAGE COMPANIES	116.7	128.4	105.3	- 9	+ 11
OTHER LENDERS	1.1	1.4	1.6	- 21	- 31
TOTAL	218.0	219.9	189.8	- 1	+ 15
Percentage of Market Shares					
COMMERCIAL BANKS	27.6	20.9	25.2	+ 32	+ 10
MUTUAL SAVINGS BANKS	4.4	4.1	4.0	+ 6	+ 11
SAVINGS AND LOANS	13.9	16.0	14.5	- 13	- 4
MORTGAGE COMPANIES	53.5	58.4	55.5	- 8	- 4
OTHER LENDERS	0.5	0.6	0.8	- 21	- 40

Source: HUD Survey of Mortgage Lending Activity



Delinquencies and Foreclosures

Total delinquencies were at 4.16 percent at the end of the third quarter of 1996, 4 percent below the second quarter and 6 percent below the third quarter of 1995. Ninety-day delinquencies were at 0.59 percent, down 6 percent from the second quarter of 1996 and down 23 percent from the third quarter of 1995. During the third quarter of 1996, 0.33 percent of loans entered foreclosure, down 3 percent from both the previous quarter and the third quarter of 1995.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
TOTAL PAST DUE (%)	4.16	4.35	4.41	- 4	- 6
90 DAYS PAST DUE (%)	0.59	0.63	0.77	- 6	- 23
FORECLOSURES STARTED (%)	0.33	0.34	0.32	- 3	- 3


Source: National Delinquency Survey, Mortgage Bankers Association

HOUSING INVESTMENT



Residential Fixed Investment and Gross Domestic Product*

Residential Fixed Investment (RFI) for the fourth quarter of 1996 was \$312.2 billion, equal to the value from the third quarter of 1996 but up 5 percent from the fourth quarter of 1995. As a percentage of the Gross Domestic Product, RFI was 4 percent, down 0.1 percentage point from the previous quarter but equal to the value from a year ago.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
GDP	7,731.7	7,616.3	7,350.6	+ 2	+ 5
RFI	312.2	312.6	296.5	—	+ 5
RFI/GDP (%)	4.0	4.1	4.0	- 2	—

*Billions of dollars.

Source: Bureau of Economic Analysis, Department of Commerce




HOUSING INVENTORY



Housing Stock*

As of the fourth quarter of 1996, the estimate of the total housing stock, 114,555,000 units, was equal to the level of the third quarter of 1996 and 1.4 percent above 1995's level. The number of occupied units was up a statistically insignificant 0.1 percent from last quarter but was 0.9 percent above the same quarter in 1995. Owner-occupied homes were equal to the level of the third quarter of 1996 and 1.4 percent above the fourth quarter of 1995. Rentals declined a statistically insignificant 0.4 percent from last quarter and declined a statistically insignificant 0.1 percent from 1995. Vacant units fell a statistically insignificant 0.9 percent from last quarter but rose 5.3 percent from 1995.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
ALL HOUSING UNITS	114,555	114,534	112,987	—	+ 1.4
OCCUPIED UNITS	101,264	101,120	100,363	+ 0.1**	+ 0.9
OWNERS	66,277	66,288	65,355	—	+ 1.4
RENTERS	34,987	34,832	35,008	+ 0.4**	- 0.1**
VACANT UNITS	13,291	13,414	12,624	- 0.9**	+ 5.3

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


**This change is not statistically significant.

Source: Bureau of the Census, Department of Commerce



Vacancy Rates

The 1996 fourth-quarter national rental vacancy rate, at 7.7 percent, was down a statistically insignificant 0.3 percentage point from last quarter and equal to the level of 1995. The homeowner vacancy rate, at 1.7 percent, was unchanged from last quarter but up a statistically insignificant 0.1 percentage point from 1995.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
HOMEOWNER RATE¹	1.7	1.7	1.6	—	+ 6**
RENTAL RATE¹	7.7	8.0	7.7	- 4**	—

*This change is not statistically significant.


¹Major changes related to the survey effective with 1994 first quarter data.

Source: Bureau of the Census, Department of Commerce



Homeownership Rates

The national homeownership rate was 65.4 percent in the fourth quarter of 1996, down a statistically insignificant 0.2 percentage point from the third quarter but up 0.3 percentage point from the fourth quarter of 1995. The homeownership rate for minority households decreased a statistically insignificant 0.5 percentage point from the third quarter but increased 0.7 percentage point from 1995. The rate for young households of 58-percent homeownership was up a statistically insignificant 0.2 percentage point from last quarter's rate and a statistically insignificant 0.1 percentage point from 1995's fourth quarter.

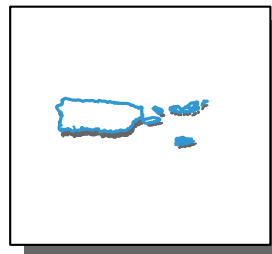
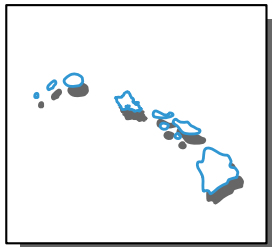
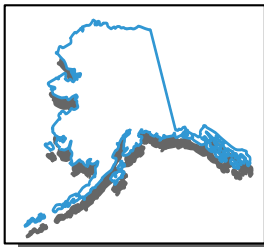
	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
ALL HOUSEHOLDS	65.4	65.6	65.1	- 0.3*	+ 0.5
MINORITIES	45.0	45.5	44.3	+ 1.1*	+ 1.6*
YOUNG MARRIED-COUPLE HOUSEHOLDS	58.0	57.8	57.9	+ 0.3*	+ 0.2*

*This change is not statistically significant.

Source: Bureau of the Census, Department of Commerce



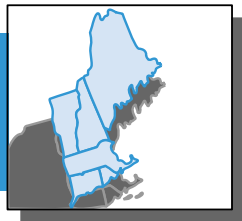
Regional Activity



The following summaries of housing market conditions and activities have been prepared by economists in the U.S. Department of Housing and Urban Development's (HUD's) field offices. The reports provide overviews of economic and housing market trends. Each regional report also includes a profile of a selected housing market that provides a perspective of current economic conditions and their impact on the local housing market. The reports are based on information obtained by HUD economists from State and local governments, housing industry sources, and from their ongoing investigations of housing market conditions carried out in connection with the review of HUD program applications.



NEW ENGLAND



New England added 73,000 jobs in the 12 months ending November 1996, a 2.1-percent increase over the same period a year ago. Service-producing industries led the way, creating 80,900 jobs, but this gain was partially offset by the decline of 7,900 jobs in goods-producing industries. Massachusetts had the largest share of the increase, 39,000 new jobs. Connecticut ranked second with more than 20,000 new jobs, despite cutbacks in the defense and insurance industries. Maine, New Hampshire, Rhode Island, and Vermont also reported net increases in employment over the past 12 months.

Since the employment downturn bottomed out in late 1992, Connecticut has regained 65,000 of the 160,000 jobs previously lost. Hartford saw its unemployment rate decline from 5.4 percent to 4.8 percent. In the New London area, job losses in manufacturing have been offset by gains in the casino business. The Mohegan Sun Casino, which recently opened in Montville near New London, has 5,000 employees.

The unemployment rates for all of the New England States are below the national average. Massachusetts and New Hampshire had the lowest rates, both 3.9 percent, in November 1996. Maine's rate of 4.2 percent was not far behind. Connecticut's rate was 5.1 percent, down from 5.6 percent in November 1995.

Photonics, the practical use of light, such as with laser surgery and laser machinery, is the emerging industry in New England. Massachusetts, New Hampshire, and Connecticut are the top three States in the Nation in this area. Connecticut has 11,000 persons employed in photonics firms, most of which have fewer than 50 employees.

Home construction in the region, as measured by single-family building permits, showed continued

strength through the fourth quarter of 1996. For the year, permits were issued for 35,575 units, a 3.7-percent increase over the same period in 1995. Maine had the greatest gain, 8.4 percent. Portland, the largest metropolitan area in Maine, registered a 12-percent increase in single-family permits. Connecticut, Massachusetts, and Vermont also reported modest increases in single-family permits from 1 year ago. New Hampshire showed a small decline.

Existing home sales held steady in the region. Connecticut sales declined slightly during 1996 compared with 1995. The sales housing market in Massachusetts is doing significantly better, with the annual sales volume at 83,100 as of the third quarter compared with 68,100 in the third quarter of the previous year.

New England rental housing markets are tightening as the economy expands. The hottest markets are in eastern Massachusetts, southern New Hampshire, and southeastern Maine. Absorption of new rental housing in the Greater Boston area has continued at a strong pace. Apartment vacancy rates in communities along Route 128 are still 2 percent or less. Steady economic growth coupled with modest apartment construction have kept pressure on the existing rental stock.

The number of multifamily housing units permitted in New England in 1996 increased 25 percent. In Massachusetts multifamily permit activity was up almost 19 percent from 1,911 to 2,269 units; New Hampshire experienced a jump from 376 to 1,023 units. Only Connecticut and Maine recorded declines. Boston, Hartford, Manchester, and Providence all reported increases in multifamily permit activity compared with 1995 levels.

Leggat McCall Retirement Properties announced plans to develop about 1,700 units of housing for seniors in New England during the next 2 years. The majority of the units will be in Massachusetts. The target market will be seniors with incomes between \$15,000 and \$30,000.

Spotlight on

Boston, Massachusetts

The economy of the Boston metropolitan area continues its slow improvement. Employment during the 12 months ending in October 1996 increased almost 1 percent, reaching a level of 1,852,800 jobs. Local economic forecasts expect this modest rate of growth to continue in 1997. The latest unemployment figures support the positive change in the Boston area's economic climate. The area's unemployment rate declined substantially to 3.2 percent as of October 1996.

The largest job gains have been in the services and financial sectors. The financial sector has benefitted from a State law that provided a \$40 million tax break for mutual fund companies. Local financial corporations have made major commitments on commercial properties in downtown Boston and plan to expand. Employment gains are also expected in the biomedical research and computer software industries. However, downsizing continues by a number of major defense-related employers such as Raytheon. Manufacturing comprises only about 12 percent of employment, down from 20 percent in the early 1980s.

The Boston metropolitan area housing market has steadily improved since 1992. Existing home sales have been extremely strong throughout the metropolitan area, with many people trading up to take advantage of low interest rates. Buoyed by an improving economy, the median sales price of an existing home increased from \$171,100 in 1992 to \$179,000 in 1995.

Home construction continued to improve in 1996. Single-family building permits in the Boston area increased by 7.4 percent to 5,943 units. The number of speculatively built homes has increased for the first time since the late 1980s. However, custom construction for predetermined buyers remains the norm, with most new homes priced from \$275,000 to \$325,000. As a result of increased demand inside Route 128, prices of improved lots have increased 50 percent during the past 2 years. A standard improved lot in this submarket now sells for \$100,000 to \$250,000.

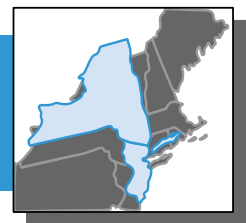
Outside Route 128, lot prices are \$75,000 to \$100,000.

Construction has begun on a new commuter line from the South Station section of Boston to communities in southeastern Massachusetts. The line, which is expected to begin operation in 1998, has stimulated considerable interest in commercial and residential development near the planned stations.

The Boston rental housing market has tightened due to increased demand over the past 2 years and little significant development over the past 7 years. Low apartment vacancy rates (typically less than 3 percent) throughout the area have begun to spur the planning and development of new units. Permits were issued for 1,342 multifamily units in 1996, a 42.3-percent increase over 1995.

With the end of rent control in Boston, Cambridge, and Brookline, rents have increased significantly. Many apartment complexes in Cambridge are reporting almost 100-percent occupancy, with rents ranging from \$1,000 to \$2,000 for two-bedroom units. The rise in rents in the metropolitan area has made development of new rental housing financially attractive. Downtown rental housing is becoming increasingly attractive to developers. Students at Boston's colleges and universities have doubled up to pay higher rents, putting pressure on the downtown rental market. Developers are expressing interest in meeting this demand by converting older manufacturing buildings to rentals.

NEW YORK/ NEW JERSEY



Nonagricultural employment in New York State increased by 58,200 jobs, or 0.7 percent, between November 1995 and November 1996, led by the construction and services sectors. New Jersey employment increased by 34,500 jobs, or 1.0 percent, during the same period. New York State's



unemployment rate was 6.0 percent in November 1996, down from 6.3 percent a year earlier. New Jersey's unemployment rate was 6.2 percent in November 1996, also down by 0.3 percentage points from November 1995.

Employment increased by 29,500 jobs in New York City, or 0.9 percent, between November 1995 and November 1996. The unemployment rate for the city was 8.8 percent in November 1996, up from 8.2 percent in November 1995.

New York City's estimated 1995 population was 7,312,000, a slight increase of about 15,000 persons since 1990. The population would have declined were it not for a substantial increase in immigration. A recent report by New York City's Department of Planning indicated that 563,000 immigrants arrived between 1990 and 1994. Almost two-thirds of these new residents have located in Brooklyn and Queens, making an already tight market tighter.

The rental housing market is strong throughout the New York City metropolitan area. Hoboken and Jersey City, particularly the waterfront areas, have recently experienced substantial increases in rental housing construction. The demand for housing in these communities has been stimulated by ongoing neighborhood revitalization, much lower rents, and easy accessibility to Manhattan.

According to a recent report of the Real Estate Board of New York, residential condominium sales in Manhattan were 32 percent higher during the third quarter of 1996 than the third quarter of 1995. Several brokerage firms reported that third-quarter 1996 cooperative housing sales were the highest ever in Manhattan. The market for lower priced cooperatives (\$25,000 for a studio apartment to \$75,000 for a three-bedroom unit) is beginning to experience increased activity in such areas as Flatbush and Sheepshead Bay in Brooklyn.

The recovery continues in New York City's commercial real estate market. The sales price of Class A office buildings in Manhattan is averaging about \$200 per square foot. Rents have increased modestly to an average of \$40 per square foot, and landlords are offering fewer concessions

than previously. The vacancy rate fell to 8.9 percent in November 1996 from 10.4 percent in November 1995. Office space in Brooklyn and Queens is in short supply, and, in many instances, is commanding higher rents than in Lower Manhattan.

The hotel industry in Manhattan is particularly robust, with occupancy in 1996 at 82 percent, up from 79 percent in 1995. Room rates increased to an average of \$170.50 a night, up from \$155.50 in 1995. At least three new hotels are scheduled to begin construction in Manhattan in 1997.

In New York State, single-family building permits totalled 20,225 units in 1996, a slight 1-percent decline from 1995 levels. However, home sales on Long Island increased 11.6 percent during the first 9 months of 1996, and single-family building permits for 1996 were also up 11.6 percent over 1995. The improvement is attributable to a stronger than anticipated local economy.

New York State multifamily housing construction activity in 1996 doubled from the previous year. Permits were issued for 15,763 units, the highest level in the past 7 years. The New York City metropolitan area accounted for 55 percent of multifamily units due in large part to the strong rental market in Manhattan. In New Jersey single-family permit activity (21,107 units) was up 14.9 percent in 1996, and multifamily housing (3,457 units) was up close to 9 percent.

Spotlight on

Albany-Schenectady-Troy, New York

The six-county Albany-Schenectady-Troy metropolitan area experienced a slight 1.4-percent growth in population between 1990 and 1995, compared with a 0.8-percent increase for New York State. During this period total population in the metropolitan area increased from 861,400 to 873,400 persons, primarily due to growth in Saratoga County.

In the 12 months ending November 1996, nonagricultural employment in the metropolitan area declined by approximately 3,000 jobs, largely the result of reductions in State government, although employment losses also occurred in manufacturing. There were modest increases in construction employment, transportation and public utilities, and wholesale and retail trade.

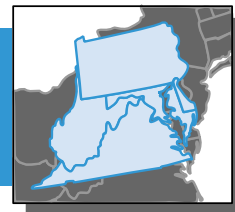
The Albany area has a well-educated and highly skilled workforce, due to the presence of the State government. Approximately one in four jobs in the metropolitan area is in government. Manufacturing currently comprises less than 10 percent of the employment base within the metropolitan area. As of November 1996, the unemployment rate for the area had declined to 3.7 percent, primarily reflecting losses in the workforce.

Between 1990 and 1994, single-family building permits in the Albany area held fairly steady at about 2,350 homes a year. The majority of new housing is custom-built homes priced above \$175,000. In response to declining demand for new units, due to regional economic conditions and recent job losses in the public sector, single-family permits have dropped more than 30 percent to 1,600 homes annually in the past 24 months. Housing development is most prevalent in suburban townships of Albany, Rensselaer, and Saratoga counties.

Existing home sales in the Albany area have declined since 1993, according to New York State Association of Realtors® data. From the third quarter of 1995 to the third quarter of 1996, the median sales price of an existing single-family home fell by 2.2 percent to \$106,100.

Multifamily building activity in the Albany area has held fairly steady since 1990, averaging 600 units annually. Recent construction has been largely in Albany, Rensselaer, and Saratoga counties. The rental market is balanced. Recent rent increases for newer rental properties in suburban submarkets have been in the 2- to 3-percent range; these projects generally have high occupancy levels. Some of the older rental properties have vacancy rates in excess of 10 percent.

MID-ATLANTIC



Mid-Atlantic employment in the first 11 months of 1996 increased by less than 1 percent. In Virginia the 48,000 jobs added in the first 11 months, a 1.6-percent gain, were due to rapid expansion of high-technology business services in Northern Virginia. The four major metropolitan areas of Philadelphia, Pittsburgh, Baltimore, and Washington, D.C., had employment gains of less than 1 percent through the first 11 months. Delaware employment grew by 2.5 percent, helped by the retention of automobile-production jobs at both Chrysler and General Motors.

November 1996 unemployment rates hit a 6-year low in both Maryland (4.4 percent) and Virginia (3.8 percent). Pennsylvania's unemployment rate of 4.5 percent represents a significant decline from the November 1995 rate of 5.8 percent. West Virginia's rate of 6.8 percent also represents a continuing steady decline.

In Center City, Philadelphia, two leading companies, SmithKline Beecham and Independence Blue Cross, announced downtown expansions that will add 700 jobs. Planning is under way in Baltimore for development of an 800-room luxury hotel and retail complex in the Inner Harbor. This will be the city's biggest and first major hotel development since 1988.

New home production in the Mid-Atlantic has held steady. Single-family building permits totalled 96,432 units in 1996. None of the States or major markets showed much change from 1995 permit levels. Existing home sales increased 11 percent in the Baltimore area through November, led by Carroll County (16 percent), Baltimore City (13 percent), and Baltimore County (11 percent). Sales in Virginia for 1996 are expected to be about the same as 1995. In the Pittsburgh area, the 6-percent increase in sales in 1996 included a gain in Allegheny County.



Rental housing markets continue to tighten and production has increased from the low levels in the early part of the decade. Apartment production, as measured by building permits, increased 14.5 percent to 20,234 units from 1995 to 1996. Pennsylvania's multifamily permit activity was up 42 percent from very low 1995 levels, including a 63-percent increase to 2,162 units in the Philadelphia area. Demand for downtown residential rentals in Philadelphia is strong. The Philadelphia HUD Office is processing 3 multifamily housing applications, with a total of 451 units, for FHA mortgage insurance, and 3 other projects are in the planning stages. The Pittsburgh rental market continues to improve, with suburban projects averaging vacancy rates of less than 3 percent. In Virginia the number of multifamily permits increased 19 percent to 10,746 in 1996. The Baltimore area rental market has been relatively soft since 1990, and the recovery has been stymied by a sluggish economy. Reduced vacancies and fewer rent concessions have been noted.

Spotlight on

Washington, D.C.

Cutbacks in Federal spending reduced employment growth from more than 5 percent a year in the late 1980s to less than 1 percent in 1990 and 1991. Employment gains from 1992 to 1995 ranged from 1.4 to 1.9 percent annually. Based on data for the first 11 months of 1996, employment growth slowed again to less than 1 percent as government employment declined by 15,600 jobs. The District of Columbia has been particularly hard hit by both government and private-sector job losses in recent years, while suburban job gains have accrued primarily in the Virginia suburbs.

Northern Virginia's healthy job growth of 2.3 percent (22,000 jobs) in 1996 contrasts with the static picture in suburban Maryland. Northern Virginia's aggressive economic development strategy and a competitive edge in lower taxes have paid off with significant job gains in high-technology business services.

Participation in telecommunications by companies like MCI and LCI has spurred expansion in the utility sector. Job gains in Manassas (Prince William County) have been spurred by the new computer chip plant, Dominion Semiconductor. The plant, scheduled to open in late 1997, is already generating secondary development by equipment and service providers. Reston (Fairfax County) is projected to add 3,000 jobs in 8 years to Oracle's new headquarters; BDM International will move 1,000 employees to new offices in Reston. The two headquarters will generate more than 1 million square feet in office space expansion in 1997.

By early December 1996, office vacancy rates in the Washington metropolitan area had dropped to less than 8 percent. There was a 9-percent vacancy rate in the District, an 11-percent rate in Maryland, and a less than 5-percent rate in Northern Virginia. The current construction level of 3.4 million square feet represents less than 1 year's absorption and is nearly evenly divided between the District (1.8 million) and Northern Virginia (1.3 million). Average rates in the District for new space, at nearly \$36 per square foot, were one-third higher than suburban rents.

Job gains in outlying suburban areas have stimulated development and growth of edge cities beyond the beltway, pushing residential development into third-ring suburban counties. Both the Frederick and Hagerstown, Maryland, areas are benefitting from the movement of jobs to peripheral locations, while Northern Virginia's growth follows both major highway and airport corridors.

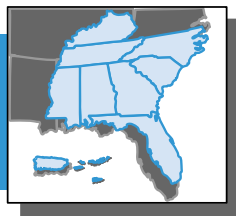
The sales housing market continued to show gradual improvement in 1996. New and existing home sales were up 3 and 4 percent, respectively, over 1995 totals. However, existing home sales slowed in the second half of 1996, and 1997 forecasts are cautious regarding continued market improvement. On the Maryland side, new home sales were up 3 percent and existing home sales increased 5 percent. Montgomery and Prince George's counties, which account for more than half of all activity, showed only slight gains. Outlying Frederick County reported a slight drop in existing home sales, but a 12-percent gain in new activity. On the Virginia side, new home sales remained steady, while existing home sales

increased 3 percent. The high-volume Arlington-Alexandria-Fairfax submarket remained steady, while Loudoun County reported a 14-percent increase in sales. Prince William County held steady in new home sales, while existing home sales were up 6 percent.

The Washington area's new home production, as measured by building permits, is the fourth-largest market nationally, with 23,184 units permitted in 1996. While single-family permit activity in 1996 was about equal to 1995 levels, production was up 7 percent in Northern Virginia due largely to increased volume in the outlying counties. New homebuyers have a wide inventory from which to choose and are still able to obtain builder concessions in the form of more amenities or lower closing costs. The southern Maryland area (Charles and Calvert counties) is experiencing greater growth due to the transfer of 6,800 military and civilian personnel to the Patuxent River Naval Air Station. Both Charles and Prince George's counties are evaluating measures to halt or slow townhouse development.

The Washington area rental market is generally balanced. New apartments in Tysons Corner, Reston, Alexandria, Gaithersburg, and Rockville are being quickly absorbed at a typical pace of 30 units per project a month. The number of multi-family units permitted in 1996 (7,892 units) was up almost 28 percent. Suburban rental vacancy rates range from 5 percent in Northern Virginia to 6.5 percent in Prince George's County.

SOUTHEAST/ CARIBBEAN



Nonagricultural employment growth in the Southeast kept pace with the national growth rate of 2.1 percent between November 1995 and November 1996. Georgia, Florida, and South Carolina exceeded this figure, but in Alabama and Mississippi, the rate of growth was less than 1 percent. Florida's tourism industry had an

excellent year; a record 42 million persons visited the State in 1996, 2 percent more than the previous year. The decline of the textile and apparel industries continues to be a drag on the economy of North Carolina.

The Southeast's November unemployment rate of 4.9 percent declined from the November 1995 level in every State except South Carolina. The labor supply is tight in many areas of the Southeast. Disney is holding job fairs in Orlando and reports difficulty filling positions. Jacksonville's building contractors face a shortage of skilled workers, resulting in delays, and some companies find it necessary to turn down work because of the labor shortage. The unemployment rate for Puerto Rico has declined, but still remains high, at 12.2 percent.

Single-family construction in the Southeast, as measured by building permits, was up 8.2 percent (295,896 units) in 1996 compared with 1995's volume. The biggest percentage increase was in South Carolina, where the number of permits increased by almost 17 percent to 22,133 units, led by the Greenville-Spartanburg and Columbia areas. Alabama also had a big percentage increase (13.3), with 14,466 units permitted in 1996. The smallest increase in single-family permit activity was in Tennessee (2.7 percent), where a 13-percent decline in Memphis was offset by a substantial 17-percent gain to 10,039 units in the Nashville area. The Atlanta area remains the national leader among metropolitan areas, with 37,523 single-family units permitted in 1996, up 7.4 percent from a year ago.

Birmingham home sales for 1996 reached a record level of 9,238, surpassing the previous high of 8,527 homes sold in 1993 when mortgage rates hit a 25-year low. The rise in home sales in 1996 occurred despite a steady rise in 30-year fixed-rate conventional mortgages from 7 percent in February to 7.8 percent in December. In the Caribbean, sales volume, as measured by the number of FHA loan applications in the first 11 months of 1996, increased 11.3 percent to 22,501 units.

Multifamily permit activity in the Southeast in 1996 was slightly below the 1995 level, but the total volume of 96,383 units led all the other



regions of the Nation. South Carolina and Tennessee experienced the biggest percentage increases, 40 and 60 percent, respectively. The increase in South Carolina was largely the result of activity in Greenville and Myrtle Beach. In Tennessee in 1996 the number of units permitted in Memphis (3,563 units) was up 86 percent, and in Nashville activity more than doubled to 5,557 units.

Florida had close to a 14-percent decline in multifamily activity in 1996, but still recorded the highest volume (33,551 units) in the Southeast. No rental markets in Florida are considered soft at this time. However, recent production levels are a cause for concern in the Jacksonville area, where more than 3,000 rental units will have been completed from mid-1996 to mid-1997. In the Fort Lauderdale area, rents were flat between February and August 1996, which, combined with the increases in multifamily production over the past several years, may be an indication of a weakening rental market.

In Georgia multifamily housing activity in 1996 declined 11 percent to 15,447 units. In Atlanta multifamily activity in 1996 fell by 18 percent to 10,739 units from the year-earlier total due to an excessive pace of construction in 1995 in many of the area's submarkets. Apartment occupancy remained below 90 percent in the Augusta area, which is still suffering from cutbacks at the Savannah River Plant. An additional 875 jobs are to be eliminated in January at this facility. Occupancy has also declined in the Macon area.

A recent survey of apartment units along the Mississippi Gulf Coast indicates an increase in the vacancy rate to about 10 percent.

The rental housing market in North Carolina continues to show strength. Multifamily permit activity in 1996 totalled 14,527 units, the best year over the past 7 years. In August 1996 there were 7,500 units under construction or proposed for the Research Triangle area. However, in response to the large pipeline, building permits declined by 20 percent in 1996. Apartment construction in Raleigh and Durham exceeds current requirements, but because of the rapid growth in the area, the surplus is not expected to last long. In the Charlotte-Gastonia area, multifamily

activity in 1996 (5,943 units) was up almost 60 percent over 1995. As a result the apartment vacancy rate in this area is expected to exceed 8 percent in the near future.

Spotlight on

Louisville, Kentucky

Since 1990 the Louisville area's nonagricultural wage and salary employment has increased by an average of 2.1 percent annually. For the 12 months ending in November 1996, nonagricultural employment averaged 536,850 jobs, or 1.9 percent above the preceding 12-month period. Of the gain of 11,400 jobs, 7,000 were in the services sector and 3,200 were in trade. Manufacturing jobs declined by 400 over the period.

The largest private employers in the Louisville area are United Parcel Service (UPS) (14,400 jobs), General Electric Appliances (9,750 jobs), and Ford Motor Company (8,600 jobs). Capitalizing on the fast delivery service provided by the UPS national air service hub, the area has become a popular location for computer repair facilities. Local estimates anticipate there will be 2,000 to 2,500 computer repair jobs in the area by the end of 1997.

A locally prepared index of payroll growth in metropolitan areas ranked Louisville 37th among the largest 75 metropolitan areas in 1996. Since 1993 the area has slipped from 15th place on this index, as other areas that were harder hit by the recession have rebounded more vigorously. In contrast, the Louisville economy has had a more moderate rate of growth.

The population of the Louisville metropolitan area is approaching 1 million; the last estimate by the U.S. Bureau of the Census placed the area's population at 987,102 as of July 1, 1995. Jefferson County, with 672,918 residents, has just over two-thirds of the area's population. Most of the growth, however, has occurred in the other six counties of the metropolitan area. The largest increase, more than 8,000 persons, has been in Bullitt County.

Multifamily housing authorized by building permits in the Louisville metropolitan area averaged 1,853 units a year from 1983 through 1989 and 1,018 units annually from 1990 through 1996. The 1996 total of 1,426 units was the highest since 1987.

A recent survey of Jefferson County's large apartment projects by the appraisal firm of Chapman and Bell found occupancy above 95 percent. Building permit data indicate that growth in the county's multifamily housing stock has been at a modest rate during the 1990s, averaging 663 units per year.

The number of single-family homes authorized by building permits for the metropolitan area averaged 2,375 units during the 1980s and 4,542 units during the 1990s. In 1996 permits were issued for 5,024 single-family units, a near record level. Realty Research Corporation, which monitors homebuilding, reports that demand is keeping up with production, thereby creating a balanced market. Increasing land costs are prompting the development of patio homes and zero-lot-line developments.

Statistics provided by the Louisville Board of Realtors® show that the average sales price of the 7,684 houses sold during the first 11 months of 1996 was \$121,000. This figure was slightly more than 4 percent above the average for 1995.

MIDWEST



The Midwest economy continued to perform well in 1996. All States in the region reported employment gains through November and unemployment rates below the national average. Durable-goods manufacturing remains strong, but construction, retail trade, and business and health services have provided the largest number of new jobs. Home construction was up in all States. Based on the House Price Index from the

Office of Federal Housing Enterprise Oversight, housing prices for the 12 months ending September 1996 appreciated the fastest in the Nation.

Private surveys of business conditions showed local economies expanding throughout the year in the Chicago, Detroit, Cleveland, Cincinnati, Milwaukee, Grand Rapids, and Rockford metropolitan areas. Hiring plans for the first quarter of 1997 are stronger in the Midwest than a year earlier, particularly in finance, trade, and services.

Illinois and Michigan led the region in employment growth, each adding about 90,000 jobs in the 12 months ending November 1996. A \$722 million expansion of Chicago's Midway Airport is expected to double employment near the airport and increase personal income by \$1.6 billion over the next 10 years. Detroit's economy will receive a boost from construction of three casinos approved by Michigan voters in November, which are expected to add about 9,000 jobs. In northwest Indiana three casino openings since June contributed to a strong 10-percent gain in services employment and helped reduce the unemployment rate in the Gary area to 3.8 percent in November. All major industry sectors gained employment in Minnesota and Wisconsin, where the unemployment rate has stayed below 4 percent in both States for the past 2 years.

Existing home sales in the region continued strong in 1996. Third-quarter sales were at an 871,000-unit annual rate, 3 percent above the third quarter of 1995 and close to the Midwest sales record of 884,000 homes annually as of second quarter 1994. Michigan's booming economy helped boost home prices 9.4 percent in the 12-month period ending September 1996, the second-highest price appreciation in the country. Indiana and Wisconsin had the next largest price appreciation in the region, each up 5.7 percent.

Healthy local economies and favorable mortgage rates boosted single-family home construction in the region to its highest level since 1978. In 1996 single-family permits were issued for 187,992 units, an increase of 9.6 percent compared with a year earlier. Activity was up in all States of the region, led by Indiana's 11-percent increase to 30,662 units. Michigan and Ohio reported the



largest number of single-family permits, 41,937 and 36,031 units, respectively. Southeast Michigan (Detroit, Flint, and Ann Arbor metropolitan areas) saw a record year for homebuilding, according to the local builders' association; in 1996 permits were issued for 21,671 single-family units, 11 percent above 1995.

Chicago's sales housing market is strong. Almost 25,000 single-family units were permitted in the metropolitan area in 1996. Existing home sales in the city were up 12 percent to 49,460 units through November 1996, while home sales in suburban Cook County increased by 7 percent over last year. Chicago's robust market is spurring construction of new homes in the downtown area. In the South Loop, Draper and Kramer Incorporated are developing a 330-unit townhome development adjacent to 2,000 rental units, which they rehabilitated with a \$41 million FHA-insured loan. The townhomes are planned to sell for \$178,000 compared with an average price of around \$200,000 for similar housing in other parts of downtown. Chicago's HUD Office led the Nation for the second consecutive fiscal year, approving 36,984 FHA-insured homes in 1996.

Continuing to benefit from a strong economy, Minneapolis-St. Paul area builders reported that home construction in 1996 was up 8 percent over last year. One builder reported steady growth in sales of new homes in 1996, and expects sales to double in 1997. Existing home sales in the metropolitan area in 1996 were up 11 percent over 1995, and the median sales price increased 7 percent to \$109,500.

Based on data from the Ohio Association of Realtors®, 173,800 existing homes were sold in the State during the 10 months ending in October 1996, 10 percent above the 1995 volume for the comparable period, and the highest level in the past 6 years. In Columbus Affordable Housing Associates reported that 375 new homes priced between \$85,000 and \$126,000 sold well. Another 400 homes are under construction in the city, and the developer plans to build 600 more during the next 3 years. The Cincinnati Homebuilders Association reported that new home sales exceeded expectations at the first annual CITIRAMA home show in October. All but 1 of the 13 detached,

single-family homes were sold at prices ranging between \$120,000 and \$169,000. The city donated the land and will abate homeowner property taxes for the next 15 years. The strong market response to downtown sales housing has encouraged Cincinnati to offer more city-owned lots for single-family development at next summer's home showcase.

New home sales in the Madison, Wisconsin, area were down from last year, but activity varied widely by price range. One builder reported that sales of new homes priced between \$125,000 and \$180,000 sold particularly well in 1996, while sales of higher priced homes (\$230,000 to \$270,000) were way down. To stimulate sales a builder of luxury homes reduced prices by 5 percent, and another builder of condominiums will shift to less expensive \$130,000 to \$150,000 units.

Midwest rental markets remain generally sound, with apartment occupancy in the 93- to 97-percent range in the fourth quarter of 1996. Multifamily housing production, which slowed in the first half of 1996, strengthened in the fall to finish the year well ahead of last year's strong performance. Permits were issued for 62,105 units in the Midwest region in 1996, almost 10 percent above last year's total. Ohio (13,192 units), Michigan (9,586 units), and Illinois (13,702 units) all recorded substantial increases in the number of multifamily units permitted in 1996.

Indianapolis' rental market is holding up well in the face of increased construction activity. Fourth-quarter occupancy was 94 percent, unchanged from the previous quarter. About 1,900 apartment units entered the market in 1996 and another 2,900 units will be completed in 1997, well above the 540-unit annual average between 1992 and 1994. Builders have begun to cut back, and the number of multifamily housing units permitted in 1996 is down 17 percent from 1995.

In Madison, Wisconsin, absorption of several thousand new units remains strong, but rent increases in existing projects have slowed and concessions are now more common. The local

apartment association reported that more existing projects are offering 1 month's free rent or a reduced security deposit. Apartment occupancy in the metropolitan area is 93 percent currently, slightly below 94 percent in 1995.

Cleveland's downtown apartment market has continued to improve. The city's recent survey of 1,500 market-rate rental units showed a 7.7-percent vacancy rate. There is increased developer interest in converting older office buildings to apartments in the Playhouse Square District. Columbus' third-quarter apartment vacancy rate was 3.8 percent, according to a survey of 105,164 rental units by the Danter Company. This vacancy rate was down from 4.7 percent in 1995.

Minneapolis-St. Paul's healthy economy and low level of apartment construction have kept the rental vacancy rate in the metropolitan area close to 3 percent for the past several years. Multifamily housing production in the Twin Cities area in 1996 was down 22 percent compared with 1995's volume.

Chicago's rental market is strong overall. In 1996 the number of multifamily units permitted in the metropolitan area increased 21 percent to 9,332. Apartment occupancy is currently between 95 and 97 percent. However, in west Du Page County rent concessions in luxury apartments are becoming more widespread. About 1,000 units are in initial rentup in the Aurora area, with another 2,500 units expected on the market in 1997.

Spotlight on

Ann Arbor, Michigan

Ann Arbor's strong economy is due in great part to the University of Michigan and the automobile supply companies servicing nearby Detroit. With more than 31,000 employees, the university and its hospitals comprise 11 percent of nonagricultural employment in the metropolitan area. Research activities have resulted in the startup of about 160 companies during the past 10 years, adding approximately 7,000 employees. The university spent \$400 million on research in the 1994-95 academic year, up from \$160 million

in 1985. This amount was the second-largest research expenditure among U.S. universities. More than \$1.5 billion in capital improvements also was completed by the university during the past 10 years. General Motors and Ford Motor Company, with combined workforces of nearly 15,000, are the next largest employers in the Ann Arbor area.

Ann Arbor's unemployment rate has historically been lower than any other metropolitan area in Michigan. As of November 1996, the unemployment rate was 2.6 percent compared with 2.9 percent a year earlier. Ann Arbor added 4,900 jobs over the past 12 months, boosting total nonagricultural employment in the metropolitan area to 261,500 jobs in November. State and local government, transportation equipment, trade, and business and health services provided most of the new jobs. The population in the metropolitan area, estimated to be around 500,000 in 1995, has increased more than 7 percent since the 1990 census.

Ann Arbor's strong economy has boosted the sales housing market. From 1990 through 1992, an average of 900 single-family building permits were authorized annually in the metropolitan area. However, with the recovery of the automobile industry and other sectors of the area's economy in 1993, activity increased dramatically to an average of 3,373 units annually from 1993 to 1995. In 1996 single-family activity continued to surge, with 4,310 units. Especially active areas include Ann Arbor, Ypsilanti, and Pittsfield Township in Washtenaw County, and Brighton and Green Oaks Townships in Livingston County. The most popular price range for new homes is from \$150,000 to \$180,000.

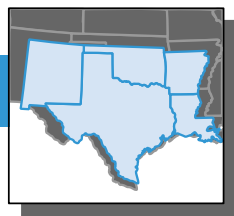
In Washtenaw County the median price of existing homes sold in the first 11 months of 1996 was \$140,000, an 11-percent increase over the same period in 1995. Sales activity for the period was down slightly from last year. According to Ann Arbor's Board of Realtors®, the average sale price of existing homes has been increasing by about 10 percent during the past 3 years. FHA mortgage insurance activity in the metropolitan area jumped 34 percent to 778 endorsed loans in the 12 months ending September 1996.



The Ann Arbor area's rental market is currently balanced, but is getting tighter as a result of limited apartment construction. The rental housing vacancy rate is 5 to 6 percent in the metropolitan area, down from 8 percent in the late 1980s. Multifamily housing permits averaged only 365 units annually from 1991 to 1993, as the excess supply from the late 1980s was absorbed. In 1996 permits were issued for 614 multifamily units. The tight rental market within the city is dominated by the University of Michigan's more than 36,000 students. Several developers are planning apartment projects near the city.

There are few affordable rental or homeownership opportunities for lower income households in Ann Arbor. To expand its stock of affordable housing, the city allocated HUD funds in 1996 for the development of 50 rental units. Rehabilitation of the Ann Arbor Inn with tax credits will add another 114 units of affordable housing for the elderly.

SOUTHWEST



For the 12-month period ending in November 1996, regionwide job growth averaged 2.8 percent. Job growth in Texas remained strong, with a 3.1-percent increase of 244,100 new jobs.

Single-family construction and sales in 1996 were up throughout the Southwest, with an overall increase in single-family permits of 14.4 percent to 119,721 units. Texas, with 81,452 single-family units, had the largest increase, 17.4 percent. All major markets in Texas reported substantial increases in activity over strong 1995 levels. In the Austin-San Marcos metropolitan area, single-family permits were issued for 8,083 homes, a 43-percent increase over 1995. Activity was up by 15 percent in the Dallas-Fort Worth area to 25,508 units, by 22 percent in the Houston-Galveston area to 19,366 units, and by 11 percent in the San Antonio area to 6,484 units.

Oklahoma City and Tulsa continue to show improvement, with single-family permits up 12 percent in each area.

Multifamily building-permit activity in 1996 rose slightly less than 2 percent regionwide to 45,581 units. Only Texas and Louisiana reported increases. In Texas 35,089 units were permitted in 1996, 8 percent greater than 1995 and the highest volume in the past 7 years. Activity in the Houston area fell 16 percent in 1996. In the Dallas-Fort Worth area, the number of multifamily units was up only 1 percent to 13,512 units. Austin-San Marcos recorded a modest 5.6-percent gain to 6,325 units in 1996.

Apartment construction is beginning to be cut back in the region's major markets in response to increasingly competitive market conditions, the large number of units still in the pipeline, and the large supply of affordable sales housing. Apartment occupancy is currently in the 90- to 94-percent range in most of the major markets. The Austin and Albuquerque rental markets have softened due to an oversupply of new luxury units and moderating employment growth. In Austin rental occupancy is likely to drop to 90 percent or less in 1997 as some 7,800 apartment units enter the market. Occupancy rates in Albuquerque should stabilize in the low 90s.

In northwest Houston some new projects have been forced to lower rents to reach 90-percent occupancy. The San Antonio rental market continues to be in a slump, with overall apartment occupancy at 91 percent, unchanged from 12 months ago. Rent concessions have become widespread in both new and existing projects. In the New Orleans area, apartment occupancy has dropped about 1 percentage point to 92 percent during the past 12 months, and occupancy in the city of New Orleans has dropped below 90 percent.

In Dallas, despite an estimated 11,000 new apartment units, apartment occupancy remained in the 94-percent range as people continued arriving in response to the new jobs. In El Paso the apartment occupancy rate has declined to around 90 percent as a result of reductions in military personnel at Fort Bliss and the slowdown in the local economy.

Spotlight on

Las Cruces, New Mexico

The Las Cruces metropolitan area is located in south-central New Mexico bordering Texas and Mexico. The population of the metropolitan area has increased 3 percent annually since 1990 to more than 160,000 persons. During the same period, the city of Las Cruces has grown by 8,900 persons to become the largest city in southern New Mexico, with an estimated population of 71,000.

For the 12 months ending in November 1996, employment in the Las Cruces area increased by 5.1 percent to 51,300 jobs over the previous 12-month period. This followed 1995, when employment increased by a healthy 4.3 percent. Nearly all job categories have contributed to the growth. Between 1990 and 1994, nonagricultural wage and salary job growth in the Las Cruces area averaged only 600 jobs per year, restrained by job losses at the White Sands Missile Range. Employment at the missile range peaked in 1990 at 9,033 jobs, but totalled only 6,981 by September 30, 1996. No additional layoffs are planned in 1997, but attrition should continue to reduce employment at this facility.

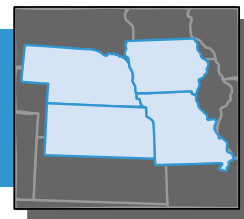
Las Cruces is home to New Mexico State University, which had a full-time enrollment of 11,671 students in the Fall of 1996. The university has a major economic impact on the area. In addition the area has been attracting retirees due to its desert climate and scenery and relatively low cost of living. El Paso, Texas' airport and military installations are 40 miles to the south. Other major growth areas in the metropolitan area are Santa Teresa and Sunland Park. Santa Teresa is a 25-year-old planned development west of El Paso, which has a new border crossing with Mexico as well as golf courses and an airport industrial park. Sunland Park is a fast-growing community of more than 9,000 persons that is bounded by El Paso, Mexico, and Santa Teresa.

There were 1,185 homes sold through the Las Cruces Multiple Listing Service in 1995 and another 1,173 in 1996. The average cost of existing homes in 1995 was \$94,368. Because of its

affordability, manufactured housing comprises a significant part of the housing stock in the area (25 percent in 1990). More than 1,000 new manufactured home permits have been approved each year since 1990. This compares with an average of 725 single-family homes and 150 multifamily housing units permitted annually during the same period.

A large number of rental housing units in Las Cruces are in two- to four-unit buildings that are occupied by college students. Rental occupancy typically drops 10 to 15 percent in the summer months. There are a few existing luxury-type apartment complexes that cater to single professionals and retirees. The recent strong job growth should increase rental housing demand slightly during the next 2 years.

GREAT PLAINS



Nonagricultural wage and salary employment in the Great Plains increased by 127,500 jobs, or 2.1 percent, from November 1995 to November 1996 compared with 1.7 percent for the same 1994 to 1995 period. The region's labor market remains tight. As of November 1996, the unemployment rates in the region ranged from 2.4 percent in Nebraska to 4.0 percent in Missouri. Kansas City's unemployment rate was 3.5 percent, while in suburban Johnson County, it was 2.6 percent.

Kansas reported the largest annual rate of employment growth in the region, 3.2 percent. A total of 38,800 jobs were added, nearly three-fourths of which were in construction, manufacturing, retail trade, and government. Wichita's booming aviation business provided all of the manufacturing employment growth in Kansas.

Nebraska's 2.5-percent employment growth in the 12 months ending November 1996 added 20,400 new jobs. Job growth in manufacturing



and services provided more than 60 percent of the increase. More than two-thirds of the State's job gains have been outside the Lincoln and Omaha metropolitan areas.

Iowa's 1.8-percent employment growth continued to lag that of the national economy. A total of 24,700 jobs were created from November 1995 to November 1996, the major share in construction, retail trade, and services. Shortages of workers in the State are constraining job growth, particularly in the meatpacking industry. There are also shortages of skilled construction and metals workers.

Missouri added the most jobs (43,600) from November 1995 to November 1996, but had the lowest growth rate (1.7 percent) of the four States. Manufacturing employment dropped by 7,200 jobs. Declines were widespread in both durable- and nondurable-goods manufacturing. The large decline of 2,200 jobs (8.6 percent) in aircraft and parts manufacturing reflects the winding down of several defense contracts in the St. Louis area. Kansas City is still facing shortages of tele-marketing and customer service employees and skilled computer personnel.

Homebuilding activity in the region continues at a strong pace, with single-family building permits for 1996 (43,350 homes) up 11 percent over 1995. All four States reported increases. Kansas (9,800 units) and Missouri (19,405 units) had the second best year in the past 7 years. Third-quarter sales of existing homes in the region remain strong, up 1.2 percent from the year-earlier period. Iowa and Nebraska registered gains of 6.6 and 4.6 percent, respectively.

The Kansas City sales market has been strong, with single-family building permits (9,728 homes) exceeding 1995 totals by 17 percent. Sales of new homes in 1996 were up 14 percent over 1995, while sales of existing homes were up 8 percent during the year. The median price of existing home sales increased 8.7 percent from the second quarter of 1995 to the second quarter of 1996.

Multifamily activity in 1996 reached the highest level (18,929 units) of the past 9 years. Strong gains were recorded in Kansas (51.7 percent),

Missouri (27.1 percent), and Nebraska (47 percent). Nebraska, with 4,496 units, had its best year since 1972, and the Omaha metropolitan area saw its largest volume of multifamily construction since 1986. During the past year, the vacancy rate in larger garden apartments in this tight market has increased slightly from 2.7 to 3.5 percent.

In the St. Louis area, an era is ending with the relocation of the last tenants from LaCledde Town, a 1,240-unit HUD housing project. Once a model housing development, the complex has deteriorated over time, resulting in HUD's decision to raze all of the units. The city of St. Louis, which will obtain the cleared 53-acre site, plans to sell parcels of the land to Harris-Stowe State College, St. Louis University, Sigma-Aldrich Corporation, and A.G. Edwards and Sons. Proceeds from the sale will go to the Gateway Village project, a proposed residential community planned for an area of north St. Louis. Harris-Stowe State College is to obtain 17.5 acres, which will enable it to expand its campus by constructing 6 new buildings. St. Louis University will receive 14 acres for new student recreational facilities and a parking garage. Sigma-Aldrich Corporation will build a new headquarters on the 14 acres it will purchase, while A.G. Edwards and Sons investment firm plans to acquire 7 acres to expand its company's headquarters.

Spotlight on

Des Moines, Iowa

Des Moines continues to expand as an insurance industry center. More than 60 home offices of insurance companies and 100 State, district, and regional offices for other insurance companies are located in the area. The Principal Financial Group has completed construction of an eight-story office building on its downtown corporate campus. The new 525,000-square-foot building, which will house an additional 2,500 employees, brings Principal's home-office space to more than 1.7 million square feet.

In the Spring EMC Insurance Companies will complete their new 20-story office tower in

downtown Des Moines. Known as "700 Walnut," the \$50 million, 425,000-square-foot building is a major addition to its corporate headquarters. This building will house 1,250 employees. Equitable of Iowa recently announced that it will construct a six-story building in downtown Des Moines.

Des Moines has started a major revitalization program known as the Gateway Project. The Gateway Commons Project, located six blocks west of downtown, involves a joint city/private-sector effort to revitalize the area known as Auto Row. Efforts will include preserving nine buildings that were of significance to the Des Moines automotive production and merchandising industry in the early years of the 20th century. Two new office buildings will also be part of this project. East of downtown, the Capitol Gateway East Project will revitalize the area bordering the Des Moines River and State capitol. Part of the plan is to improve the seven blocks of Locust Street leading from the river to the State capitol to make it an attractive boulevard and encourage pedestrian use.

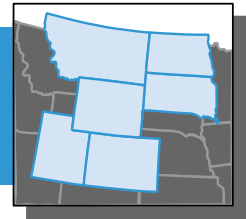
Since 1990 nonagricultural wage and salary employment in the Des Moines metropolitan area has increased a healthy 2.4 percent each year. The unemployment rate through November 1996 was a very low 3.3 percent.

Multifamily housing building permits have averaged more than 1,050 units a year during the past 5 years. This level of production, however, has exceeded demand, resulting in an increase in rental vacancies. At the end of 1996, the apartment vacancy rate was estimated to be about 8 percent and is expected to continue increasing in 1997. Competition from the increased supply of condominium units has been a factor in the rise in rental vacancies.

For the past 5 years, single-family building permits have averaged more than 2,250 units a year. According to the Des Moines Area Association of Realtors®, 7,882 homes were sold during 1996, a 3-percent increase from the previous year. Sales prices also were up about 3 percent from 1995, averaging \$104,700. Two large housing developments were recently announced in West Des Moines. When completed in approximately 5 years, one will have 600 houses and

900 apartments and townhomes, and the other will include 500 houses and 500 apartments and townhomes.

ROCKY MOUNTAIN



Fourth-quarter employment levels were up in most States. Annual growth rates continue in the 2- to 3-percent range in the Dakotas and Montana. Utah leads the region with a 5.1-percent rate, while Wyoming's annual growth rate remains less than 1 percent. Colorado's growth rate dropped below 2 percent in this quarter; some economists are now wondering if the anticipated slowdown in the State's economy will be more abrupt than expected.

While residential construction in the region began to slow in the second half of 1996, non-residential construction continues to expand. Hiring at South Dakota's food-processing industries helped spur manufacturing growth in the second half of the year. Financial-service firms continue to expand. Utah's manufacturing sector is also strong, as evidenced by widespread gains in most durable-goods sectors. Montana's construction industry has lagged many of the other States, but this sector should get a boost from the start of construction on an 800-mile pipeline from Canada and a major plant in Butte. Colorado's advanced-technology sector will add a major employer when Sun Microsystems locates one of its three largest campuses in an industrial park between Denver and Boulder. The Colorado campus will eventually employ up to 3,500 workers.

North Dakota's 2.7-percent unemployment rate in November tied Nebraska's figure for the lowest rate in the United States. South Dakota (2.9 percent) and Utah (3.0 percent) were not far behind. Business concerns about labor shortages continue to make news. A recent issue of a local business journal included an article entitled



“Finding Employees in a Tight Labor Market.”

A local chamber of commerce is sponsoring a seminar with the same title. A recent survey done for the University of Colorado Economic Outlook Forum revealed that, for the second consecutive year, manufacturers indicated that the limited availability of trained labor was their primary concern for the coming year.

In contrast to the manufacturing and services sectors, labor and material shortages in the residential construction industry that were reported a few years ago are no longer a major factor. While labor and material costs continue to increase, the rate of increase is manageable. Real estate brokers have noted that the quality of construction has improved because quality labor and building materials are more readily available.

Regionwide building permit activity in 1996 was up a modest 6 percent for both single-family homes (54,310 units) and multifamily housing (22,708 units). The Denver, Colorado Springs, and Salt Lake City areas all recorded strong increases in single-family permits over 1995 levels.

Rental vacancy rates remain at moderate levels in major rental markets in the Rocky Mountain region. Major softening is not likely in 1997, but most markets have become more competitive. There are a large number of apartment units under construction, and absorption of these will slow as the result of reduced employment growth and in-migration in 1997. Salt Lake City's and Colorado Springs' rental vacancy rates have increased to more than 4 percent for the first time since the early 1990s. Denver's rate hovered around 5 percent for most of 1996. Rent increases have fallen from double-digit levels recorded a few years ago to the 3- to 5-percent range. New apartment projects are renting up, but incentives are widespread. The large number of luxury units have made this segment of the market very competitive. In response, multifamily permit activity in the Denver area in 1996 declined 11 percent. The underlying strength of major metropolitan economies throughout the Rocky Mountain region will continue to support apartment construction, but markets must first absorb the large supply of units started in 1996.

Rental markets in the smaller areas have also eased. Fargo, Sioux Falls, and Billings are absorbing new units coming on line, but vacancies have increased and rent increases are limited. Military cutbacks have adversely affected the Cheyenne and Great Falls rental markets.

The strong rates of home sales and construction diminished during the second half of 1996. By the end of the year, the number of new and active listings had increased and sellers had begun to lower their asking prices. This trend should continue into 1997 as the market absorbs the increased supply of new and existing houses for sale. Home prices are expected to continue increasing, although the days of double-digit annual gains are over. Still, homebuilding activity in 1996 surpassed 1995's performance based on the strength of the first half of the year.

Spotlight on

Colorado Springs, Colorado

Colorado Springs' economy continues to grow at robust levels despite military reductions at Fort Carson and some corporate layoffs. Wage and salary employment has grown by 6 to 8 percent per year during the past 3 years. The unemployment rate had declined to 3.8 percent by November 1996, one of the lowest rates in decades. The area's population has increased by 3 percent a year since 1990 to an estimated 480,000 persons.

Construction, trade, and services-sector employment have accounted for about 75 percent of the new jobs during the past year. Also helping the local economy expand has been the growth in telecommunications, credit card and insurance processing, and semiconductor manufacturing. The \$140 million expansion of the Colorado Springs Municipal Airport in 1994 and the entry of Western Pacific, a discount air carrier, added hundreds of employees in the transportation sector. Low fares and shorter commuting distances attracted many travellers who would otherwise have used the Denver International Airport. These activities more than offset the loss of 2,500 military personnel at Fort Carson, and

downsizing at Digital Equipment, Apple Computer, and Quantum.

The outlook during the next few years is for continued, if slower, economic growth. The expected slowdown in the semiconductor industry has delayed the opening of Rockwell Semiconductor Systems' \$500 million plant. This slowdown will affect other area semiconductor manufacturers, including Atmel, Symbios Logic, and Vitesse Semiconductor. The rapid growth in trade employment recorded during the past few years also will subside because of an expected slowdown in retail expansions.

Construction, however, will remain strong, including semiconductor-related and hotel expansions. While the bargains for commercial buildings and residential housing have passed, the area still competes well with many other areas of the country. Its amenities will continue to appeal to workers, retirees, and businesses relocating to the area.

The sales market had eased by the end of 1996, but the year as a whole was a good one. Total sales increased slightly, and the average sales price was up 8 percent to nearly \$140,000. Most new homes are priced between \$150,000 and \$200,000. Demand is strong for homes priced less than \$120,000, but the supply is limited. In 1996 permits were issued for more than 4,000 single-family units, an 18-percent increase over strong 1995 activity.

The rental housing market has moved from tight to balanced, but the slowing of apartment construction in the second half of 1996 should keep it from softening. The vacancy rate has increased slightly to about 4 percent, and the average annual rent increase has slowed to about 3 percent. Since the beginning of 1995, 12 large multifamily projects totalling nearly 2,500 units have broken ground. The phased completion of these projects has allowed them to reach sustaining occupancy.

The largest U.S. Department of Defense housing project under the Military Family Housing Privatization Initiative is underway at Fort Carson. The Army has issued an invitation to build and manage 840 new units and renovate

the post's existing family housing stock of 1,824 units. Construction could begin by the end of 1997 and will take 4 to 5 years to complete. Completion of this project will free up moderately priced housing units in strong demand by the civilian population.

PACIFIC



The Pacific economy has improved significantly in the past year, adding 459,500 new jobs in the 12 months ending November 1996. With its best economy since the late 1980s, California's 326,400-job increase (2.6 percent) was fueled by services, electronics manufacturing, and exports. The State is expected to have a 2.5- to 3-percent employment growth rate in 1997. California's unemployment rate fell sharply in 1996 to 6.9 percent as of November. San Jose's high-technology products recently made it the State's leading export zone and fastest-growing area. Six Southern California counties produced half of the State's new jobs.

Arizona's economy finished the year robustly, with 85,800 new jobs added during the 12 months ending in November, a record 4.7-percent increase. Construction has been a major factor in the fast-growing economy, with current employment more than 10,000 jobs above the 1986 peak. However, the completion of Intel's Chandler semiconductor plant and a slowdown of both residential and commercial construction should slow employment growth in 1997.

The continued growth of Nevada's hotel/casino business in 1996 supported a 7.4-percent increase in employment of about 58,000 new jobs. Construction and expansion of hotels and casinos in 1997 are expected to fuel employment gains that may be even larger.



Hawaii's economic performance was mixed in 1996. After several years of job losses, modest growth of tourism and the tapering of government downsizing should lead to stabilization or slight increases in employment in 1997.

The U.S. Bureau of the Census recently predicted that Nevada and Arizona will be the first- and third-ranked States, respectively, for percentage population growth from 1995 to 2000, 22.2 and 13.1 percent, respectively. California is expected to add 932,000 persons, the third-largest absolute gain.

Single-family production in 1996, as measured by building permits, increased 7 percent in California to 73,610 homes. While an improvement over 1995, levels remain well below those of the late 1980s. Permit activity was up in 17 of 25 metropolitan areas, with activity in San Diego up more than 20 percent. In San Jose single-family activity in 1996 (4,035 homes) was almost double that of 1995. In Arizona single-family permits were up 5 percent to 41,666 units, the second best year of the past 7 years. Nevada also experienced its best year of the past 7 years, with permits up 6 percent to 23,875 units. New home construction in Hawaii retreated during the year, reflecting the sluggish economy.

Existing home sales were very strong in 1996, increasing 20 percent in California through November for the best performance since 1989. The Phoenix and Las Vegas areas each gained 14 percent.

Multifamily building permit activity for the Pacific region was up 7.9 percent in 1996 compared with 1995 levels. Nevada led the region with a 30-percent increase (13,412 units), reflecting the strong Las Vegas rental market. In Arizona multifamily activity was down a slight 3 percent but remains very strong at 12,311 units. Apartment production was up nearly 14 percent in California to 18,299 units, though still far below the levels of the 1980s.

With the improved economy and relatively low levels of production, tighter conditions are evident in a number of rental markets. The

San Jose and San Francisco rental markets are extremely tight, with vacancy rates of less than 3 percent in professionally managed properties. The number of multifamily units permitted in San Jose in 1996 (3,538) was almost triple 1995 levels, and activity in the entire Bay Area was up 71 percent over 1995 to 7,158 units. The Sacramento area rental market is balanced, with the vacancy rate in the 4- to 5-percent range.

Southern California rental markets improved gradually in 1996. Southern Orange County is reported to be tight, with an overall vacancy rate estimated to be in the 3- to 4-percent range, while northern Orange County submarkets are showing 5- to 6-percent vacancy rates. Multifamily permit activity in Orange County was up 41 percent in 1996 to 3,174 units.

Property managers report double-digit vacancy rates in most Riverside-San Bernardino submarkets. There was minor improvement in the predominantly soft Los Angeles market, but the apartment vacancy rate remains around 9 percent. San Diego County is balanced overall, with a 5- to 6-percent rental vacancy rate, and northern-tier communities are reporting tighter conditions.

Spotlight on

Phoenix, Arizona

Since 1990 the Phoenix metropolitan area has been the most rapidly growing of the 39 major job markets in the Nation. The area added 63,000 jobs, a 5.2-percent increase, in the 12 months ending November 1996, but is expected to grow more moderately in 1997. Reflecting the tight labor market, the unemployment rate as of November was a low 3.4 percent. Services and trade have each contributed about one-third of 1996's employment growth. One of the largest employers in the area is Arizona State University (ASU), with 47,000 students and 7,700 faculty and staff. High-technology manufacturing has been a major source of the growth. Motorola is the largest private-sector employer (19,350 jobs), followed by AlliedSignal, Intel, Honeywell, and

McDonnell-Douglas. Intel is completing a semiconductor chip plant in Chandler, while Sumitomo Sitix is building one in north Phoenix.

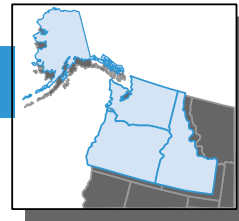
In-migrants attracted by employment opportunities or retirement amenities have accounted for more than two-thirds of the population growth since 1990. The ASU Center for Business Research estimated the population of Maricopa County at 2,634,000 as of the third quarter of 1996, reflecting a 3.1-percent annual increase since 1990. The population growth for the remainder of the decade is forecast to slow to around 2.6 percent annually.

The area's substantial growth has supported an extremely strong housing market. Single-family permit activity in 1996 set a record with 29,505 units. With new home prices now more than \$140,000, up more than \$10,000 during the year, affordability is a growing concern. The higher prices reflect increased costs of finished lots, labor shortages, and development fees. Local observers expect home production to drop 10 to 15 percent in 1997, still a very healthy level by past standards.

Existing sales also hit a record in 1996, with sales up nearly 14 percent during the year. The median sales price for a three-bedroom home started the year at about \$94,000 and increased to \$100,000 in December.

Phoenix permitted 9,849 multifamily units in 1996, a 12.1-percent increase over 1995. Despite the high levels of production, the overall rental market remains balanced. The Arizona Real Estate Center estimated an apartment vacancy rate of 4.5 percent in the third quarter, up from 4.2 percent a year earlier. Concessions have been necessary, however, in submarkets where too many similar projects came on line simultaneously.

NORTHWEST



Northwest employment as of the fourth quarter of 1996 was up 3.2 percent, or 143,800 jobs, over the fourth quarter of 1995. This figure compares with a 1.6-percent growth rate from 1994 to 1995. All States reported job gains, the smallest being in Alaska. Employment was up 4.9 percent in Idaho, 4.2 percent in Oregon, 2.4 percent in Washington, and 1 percent in Alaska. The region's unemployment rate as of the fourth quarter was 5.8 percent compared with 5.9 percent during the same period in 1995. The metropolitan areas with the lowest unemployment rates were Boise (3.4 percent) and Portland (4.2 percent).

The outlook for the Northwest economy is optimistic. The boom in the aerospace industry will coincide with the continued expansion in the high-technology, banking, construction, utilities, and services sectors, especially in Washington and Oregon. Mining industry prospects also appear favorable in Alaska and Idaho.

Net migration will continue strong through the end of the decade, particularly into metropolitan areas where unemployment rates are low and the pressure on wages is significant. Washington's population is expected to increase by 400,000 during the next 4 years. According to the State's projection, the population in the 1990s will grow at the fastest rate since the World War II boom. Winter storms came early to the region with devastating effect. Engineers and contractors are busy in the aftermath of the storms. In Washington insured losses are estimated to be in the \$125 million to \$150 million range. The State is also requesting \$42 million in Federal disaster assistance.

The growing strength of the economy kept residential construction rising in 1996. Single-family building permit activity jumped in every State. Activity was up 10.6 percent in Washington to



30,013 homes and 9.2 percent in Oregon to 16,913 homes.

Sales of existing homes in most metropolitan areas in Oregon exceeded levels attained in 1995. Price appreciation continued to motivate most trade-up activity. The Salem and Portland-Vancouver areas remained very strong in 1996, with single-family permits up 21 and 12 percent, respectively, over strong 1995 volumes.

Nearly 50 percent of Idaho's single-family permit activity occurred in Boise, where sales of newly constructed homes have been strong, especially in the \$100,000 to \$150,000 range. The Idaho Association of Realtors® reported that total 1996 sales equalled 12,443, just 1.3 percent below the strong level of 1995. House price appreciation advanced 1 percent in 1996 compared with 5 percent in 1995.

The number of homes sold in the Puget Sound area (Seattle, Tacoma, and Bremerton metropolitan areas) was up by 10 percent in 1996. The median price of a home sold in the Seattle metropolitan area as of the third quarter of 1996 was \$168,800. Single-family permits in the Puget Sound area for 1996 were up a modest 3.5 percent to 16,026 units.

Alaska and Washington reported impressive increases in multifamily housing production, while activity in Idaho decreased. In Washington multifamily units were up 9.4 percent to 12,370 units due to the 29-percent jump in activity in the Puget Sound area (8,296 units). Idaho production declined as builders responded to the soft rental market conditions in the Boise area. Apartment permits issued in Boise in 1996 totalled 297 units, less than one-third of the 1995 level, and far below the 2,300 units permitted in 1994.

The rental vacancy rate in Oregon's metropolitan areas increased from 3.5 percent in the fourth quarter of 1995 to 4.8 percent in the fourth quarter of 1996. Multifamily housing activity in the Portland metropolitan area in 1996 remained fairly strong with 7,170 units permitted. Activity in Salem increased more than 27 percent in 1996 to 1,419 units in response to continued tight market conditions. The apartment vacancy rate in the Seattle area is 3.5 percent, a 6-year low.

Spotlight on

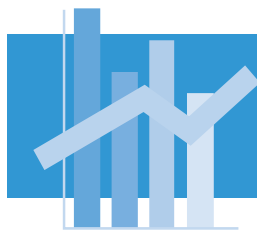
Spokane, Washington

From 1991 through 1994, employment in the Spokane area grew at an average annual rate of 2.3 percent, hitting a peak of 3.5 percent in 1994. Layoffs by existing employers and a reduction in the number of new enterprises caused non-agricultural wage and salary employment growth to decline by 1.4 percent in 1995. The economy showed modest improvement in 1996, with employment up 1.9 percent to 182,440 jobs. The unemployment rate as of the fourth quarter of 1996 was 4.8 percent, down from 5.4 percent during the fourth quarter of 1995.

The Spokane area's population growth also has slowed during the past 2 years. The population increased by a modest 1.3 percent in 1996 to just more than 406,000 persons. This figure compares with an annual average increase of around 3 percent from 1991 to 1994. The unincorporated area east of the city of Spokane known as the Valley has been the center of much of the area's recent commercial and residential development.

The sales market has cooled. Home sales for the first 11 months of 1996 were down by 5 percent to 4,294 homes. The average sales price rose by 2.5 percent to \$113,250. New home construction has averaged about 1,475 units annually during the past 2 years, which is 25 percent below 1991 through 1994 activity.

The Spokane rental market has begun to show signs of softness. Concessions are becoming more evident. For the third consecutive quarter, the area has an estimated rental vacancy rate of 7 percent, up from 5.5 percent in 1995. Multifamily housing construction, however, has showed no signs of slowing down. There were more multifamily units permitted during 1996 (1,816 units) than in any year since 1979. The outlook is that the supply of new rental units will continue to outpace the demand for the near future.



Historical Data

Table 1. New Privately Owned Housing Units Authorized:* 1959–Present **



Period	Total	In Structures With				MSAs		Regions			
		1 Unit	2 Units	3 and 4 Units	5 Units or More	Inside	Outside	North-east	Mid-west	South	West
Annual Data											
1959	1,208.3	938.3	77.1	NA	192.9	NA	NA	222.4	285.8	355.8	344.3
1960	998.0	746.1	64.6	NA	187.4	NA	NA	199.0	228.3	283.0	287.7
1961	1,064.2	722.8	67.6	NA	273.8	NA	NA	229.4	226.1	299.4	309.4
1962	1,186.6	716.2	87.1	NA	383.3	NA	NA	242.5	238.3	342.8	363.0
1963	1,334.7	750.2	51.0	67.9	465.6	1,080.8	253.8	239.4	268.8	403.2	423.3
1964	1,285.8	720.1	49.1	51.7	464.9	1,034.4	251.4	243.4	286.9	401.4	354.2
1965	1,239.8	709.9	47.3	37.5	445.1	992.3	247.5	252.7	310.5	407.5	269.1
1966	971.9	563.2	36.3	24.7	347.7	775.2	196.8	209.8	250.9	331.1	180.2
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	1,430.9	1,073.1	33.0	32.9	291.8	1,196.8	234.1	137.0	318.4	626.0	349.5
Monthly Data (Seasonally Adjusted Annual Rates)											
1995											
October	1,393	1,050	68		275	NA		125	323	629	316
November	1,450	1,073	71		306	NA		124	324	634	368
December	1,487	1,123	60		304	NA		128	317	644	398
1996											
January	1,378	1,056	65		257	NA		102	312	594	370
February	1,417	1,087	60		270	NA		122	323	600	372
March	1,423	1,097	61		265	NA		137	329	591	366
April	1,459	1,115	75		269	NA		135	342	634	348
May	1,452	1,098	62		292	NA		137	304	668	343
June	1,415	1,085	63		268	NA		134	302	634	345
July	1,457	1,073	68		316	NA		136	338	625	358
August	1,423	1,078	60		285	NA		147	317	629	330
September	1,399	1,040	73		286	NA		138	306	604	351
October	1,362	1,011	69		282	NA		138	298	587	339
November	1,418	1,025	67		326	NA		135	313	641	329
December	1,410	1,016	64		330	NA		143	314	633	320

*Authorized in Permit-Issuing Places.

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

Source: Bureau of the Census, Department of Commerce



Table 2. New Privately Owned Housing Units Started: 1959–Present*

Period	Total	In Structures With				MSAs		Regions			
		1 Unit	2 Units	3 and 4 Units	5 Units or More	Inside	Outside	North-east	Mid-west	South	West
Annual Data											
1959	1,517.0	1,234.0	55.9	227.0	NA	1,054.9	462.1	268.7	367.4	511.4	369.5
1960	1,252.2	994.7	44.0	213.5	NA	864.5	387.7	221.4	292.0	429.4	309.4
1961	1,313.0	974.3	43.9	294.8	NA	913.6	399.4	246.3	277.7	472.7	316.3
1962	1,462.9	991.4	49.2	422.3	NA	1,034.1	428.8	263.8	289.6	531.2	378.3
1963	1,603.2	1,012.4	52.9	537.8	NA	1,125.4	477.8	261.0	329.2	586.2	426.8
1964	1,528.8	970.5	53.9	54.5	450.0	1,079.8	449.0	254.5	339.7	577.8	356.9
1965	1,472.8	963.7	50.8	35.8	422.5	1,011.9	460.9	270.2	361.5	574.7	266.3
1966	1,164.9	778.6	34.6	26.5	325.1	787.7	377.1	206.5	288.3	472.5	197.6
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	1,473.7	1,160.2	15.9	28.8	268.8	NA	NA	130.9	320.8	661.2	360.6
Monthly Data (Seasonally Adjusted Annual Rates)											
1995											
October	1,351	1,109	31	211	NA	NA	120	278	606	347	
November	1,458	1,129	32	297	NA	NA	103	318	708	329	
December	1,425	1,150	29	246	NA	NA	93	305	679	348	
1996											
January	1,453	1,146	20	287	NA	NA	99	333	625	396	
February	1,514	1,183	33	298	NA	NA	130	317	648	419	
March	1,439	1,163	25	251	NA	NA	139	325	634	341	
April	1,511	1,209	53	249	NA	NA	136	322	660	393	
May	1,478	1,144	49	285	NA	NA	129	324	678	347	
June	1,490	1,209	46	235	NA	NA	128	301	684	377	
July	1,470	1,150	43	277	NA	NA	128	352	656	334	
August	1,533	1,239	38	256	NA	NA	133	341	676	383	
September	1,461	1,138	44	279	NA	NA	140	307	676	338	
October	1,385	1,088	55	242	NA	NA	135	282	608	360	
November	1,514	1,161	61	292	NA	NA	128	328	695	363	
December	1,329	1,024	40	265	NA	NA	123	302	645	257	

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

Source: Bureau of the Census, Department of Commerce



Table 3. New Privately Owned Housing Units Under Construction: 1969–Present*

Period	Total	In Structures With				MSAs		Regions			
		1 Unit	2 Units	3 and 4 Units	5 Units or More	Inside	Outside	North-east	Mid-west	South	West
Annual Data											
1969	884.8	349.6	23.0	26.2	486.0	NA	NA	158.7	210.5	335.2	180.3
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	NA	NA	86.3	172.0	331.4	186.3
1996	797.3	556.8	9.4	18.3	212.8	NA	NA	84.8	180.2	338.8	193.6
Monthly Data (Seasonally Adjusted Annual Rates)											
1995											
October	781	560	21	200	NA	90	165	333	193		
November	790	562	20	208	NA	89	170	339	192		
December	800	569	22	209	NA	87	175	345	193		
1996											
January	803	569	20	214	NA	86	177	346	194		
February	800	565	21	214	NA	83	181	339	197		
March	816	581	20	215	NA	88	180	348	200		
April	826	591	22	213	NA	90	180	352	204		
May	826	590	24	212	NA	89	180	353	204		
June	829	596	26	207	NA	89	181	354	205		
July	823	592	27	204	NA	91	179	351	202		
August	820	593	24	203	NA	90	180	348	202		
September	826	592	25	209	NA	90	183	355	198		
October	823	586	27	210	NA	88	182	352	201		
November	828	585	27	216	NA	85	182	355	206		
December	820	577	28	215	NA	86	181	352	201		

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

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



Table 4. New Privately Owned Housing Units Completed: 1968–Present*

Period	Total	In Structures With				MSAs		Regions			
		1 Unit	2 Units	3 and 4 Units	5 Units or More	Inside	Outside	North-east	Mid-west	South	West
Annual Data											
1968	1,319.8	858.6	44.2	33.4	383.6	920.4	399.5	198.8	347.5	527.4	246.1
1969	1,399.0	807.5	44.0	35.4	512.1	1,009.4	389.6	219.8	344.7	553.1	281.4
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	NA	NA	126.9	287.9	581.1	316.7
1996	1,409.8	1,125.0	13.6	19.7	251.5	NA	NA	125.7	308.1	635.9	345.0
Monthly Data (Seasonally Adjusted Annual Rates)											
1995											
October	1,320	1,039	25		256	NA		127	255	604	334
November	1,360	1,081	39		240	NA		104	270	630	356
December	1,225	1,003	30		192	NA		136	225	561	303
1996											
January	1,403	1,113	28		262	NA		112	323	612	356
February	1,328	1,052	32		244	NA		142	244	596	346
March	1,391	1,112	30		249	NA		97	305	633	356
April	1,350	1,073	26		251	NA		117	304	607	322
May	1,408	1,120	25		263	NA		118	285	645	360
June	1,418	1,128	24		266	NA		127	304	634	353
July	1,447	1,145	31		271	NA		102	352	643	350
August	1,445	1,151	42		252	NA		127	308	660	350
September	1,377	1,118	40		219	NA		134	287	601	355
October	1,368	1,120	27		221	NA		131	268	639	330
November	1,417	1,136	45		236	NA		146	321	637	313
December	1,462	1,149	47		266	NA		140	316	670	336

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

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

Table 5. Manufactured (Mobile) Home Shipments, Residential Placements, Average Prices, and Units for Sale: 1974–Present



Period	Shipments*	Placed for Residential Use*					Average Price	For Sale*
	U.S.	U.S.	Northeast	Midwest	South	West		
Annual Data								
1974	329	332	23	68	171	70	\$9,300	92
1975	213	229	15	49	111	55	\$10,600	64
1976	246	250	17	52	115	67	\$12,300	67
1977	277	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	286	16	53	174	43	\$33,500	72
1995	340	311	15	56	198	42	\$36,300	91
Monthly Data (Seasonally Adjusted Annual Rates)								
1995								
July	337	298	15	52	191	40	\$36,200	82
August	344	305	17	54	190	44	\$38,300	85
September	352	328	18	66	200	44	\$35,800	84
October	354	316	12	52	208	43	\$37,700	88
November	355	289	14	55	180	39	\$37,700	89
December	352	307	9	58	199	40	\$40,000	92
1996								
January	352	311	17	49	205	40	\$37,600	91
February	341	360	20	71	222	47	\$36,600	84
March	364	328	13	55	218	43	\$35,900	90
April	378	252	9	44	161	38	\$38,300	95
May	369	315	17	57	201	39	\$38,200	98
June	372	331	15	58	207	50	\$38,900	103
July	372	295	16	53	184	42	\$39,600	110
August	369	314	17	59	196	43	\$38,000	112
September	373	292	16	59	169	47	\$39,900	117
October	369	377	14	64	257	43	\$39,400	118
November	354	NA	NA	NA	NA	NA	NA	NA

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

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



Table 6. New Single-Family Home Sales: 1964–Present*

Period	Sold During Period					For Sale at End of Period						Month's Supply at Current U.S. Sales Rate
	U.S.	North-east	Mid-west	South	West	U.S.	North-east	Mid-west	South	West	U.S.	
Annual Data												
1964	565	90	146	200	129	250	41	49	87	71	NA	NA
1965	575	94	142	210	129	228	47	50	75	55	NA	NA
1966	461	84	113	166	99	196	40	45	61	49	NA	NA
1967	487	77	112	179	119	190	36	48	65	40	NA	NA
1968	490	73	119	177	121	218	38	53	82	45	NA	NA
1969	448	62	97	175	114	228	39	52	85	53	NA	NA
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	413	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	756	75	137	336	208	330	40	68	147	75	NA	NA
Monthly Data (Seasonally Adjusted Annual Rates)												
						(Not Seasonally Adjusted)					(Seasonally Adjusted)	
1995												
October	673	50	123	305	195	361	62	66	153	79	360	6.6
November	679	43	128	310	198	371	64	69	156	82	368	6.7
December	683	72	124	301	187	374	62	69	158	86	372	6.6
1996												
January	743	52	159	322	210	370	61	66	158	85	370	6.2
February	784	67	131	354	232	362	58	66	157	81	355	5.1
March	713	51	132	321	209	362	59	66	159	79	368	6.3
April	740	62	124	325	229	366	59	66	162	77	369	6.1
May	734	56	139	342	197	360	61	67	158	74	362	5.9
June	733	73	134	324	201	355	59	66	156	74	356	6.0
July	780	81	139	345	215	351	56	65	155	75	356	5.6
August	820	86	163	364	207	342	51	64	153	74	353	5.2
September	779	96	130	343	210	332	45	65	148	73	343	5.3
October	672	66	100	312	194	335	45	68	147	75	333	6.0
November	791	90	120	359	222	333	43	70	147	73	330	5.1
December	783	87	176	335	185	330	40	68	147	75	327	5.2

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

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



Table 7. Existing Single-Family Home Sales: 1968–Present*

Period	U.S.	Northeast	Midwest	South	West	For Sale	Months' Supply
Annual Data							
1968	1,569	243	490	529	308	NA	NA
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	3,346	531	855	1,185	775	1,870	NA
1990	3,211	469	831	1,202	709	2,100	NA
1991	3,220	479	840	1,199	702	2,130	NA
1992	3,520	534	939	1,292	755	1,760	NA
1993	3,802	571	1,007	1,416	808	1,520	NA
1994	3,946	592	1,027	1,464	863	1,380	NA
1995	3,802	575	992	1,429	806	1,470	NA
1996	4,086	610	1,047	1,516	912	1,850	NA
Monthly Data (Seasonally Adjusted Annual Rates)							
1995							
October	4,070	610	1,060	1,520	880	1,890	5.6
November	4,000	630	1,050	1,470	850	1,810	5.4
December	3,870	590	990	1,430	850	1,470	4.6
1996							
January	3,720	560	950	1,380	820	1,780	5.8
February	3,940	570	960	1,490	910	2,010	6.1
March	4,200	600	1,080	1,560	970	2,270	6.5
April	4,200	650	1,050	1,530	970	2,170	6.2
May	4,280	640	1,120	1,580	930	2,170	6.1
June	4,160	640	1,010	1,580	920	2,210	6.4
July	4,150	630	1,060	1,560	900	2,100	6.1
August	4,140	570	1,070	1,530	970	2,200	6.4
September	4,030	600	1,030	1,540	850	2,150	6.4
October	3,970	620	1,020	1,450	880	2,310	7.0
November	4,010	590	1,050	1,460	910	2,240	6.7
December	3,870	620	1,010	1,400	840	1,650	5.1

*Components may not add to totals because of rounding. Units in thousands.
Source: NATIONAL ASSOCIATION OF REALTORS®



Table 8A. New Single-Family Home Prices: 1963–Present

Period	Median					U.S. Average	
	U.S.	Northeast	Midwest	South	West	Houses Actually Sold	Constant Quality House ¹
Annual Data							
1963	18,000	20,300	17,900	16,100	18,800	19,300	NA
1964	18,900	20,300	19,400	16,700	20,400	20,500	NA
1965	20,000	21,500	21,600	17,500	21,600	21,500	NA
1966	21,400	23,500	23,200	18,200	23,200	23,300	NA
1967	22,700	25,400	25,100	19,400	24,100	24,600	NA
1968	24,700	27,700	27,400	21,500	25,100	26,600	NA
1969	25,600	31,600	27,600	22,800	25,300	27,900	NA
1970	23,400	30,300	24,400	20,300	24,000	26,600	NA
1971	25,200	30,600	27,200	22,500	25,500	28,300	NA
1972	27,600	31,400	29,300	25,800	27,500	30,500	NA
1973	32,500	37,100	32,900	30,900	32,400	35,500	NA
1974	35,900	40,100	36,100	34,500	35,800	38,900	NA
1975	39,300	44,000	39,600	37,300	40,600	42,600	NA
1976	44,200	47,300	44,800	40,500	47,200	48,000	NA
1977	48,800	51,600	51,500	44,100	53,500	54,200	67,400
1978	55,700	58,100	59,200	50,300	61,300	62,500	77,400
1979	62,900	65,500	63,900	57,300	69,600	71,800	89,100
1980	64,600	69,500	63,400	59,600	72,300	76,400	98,100
1981	68,900	76,000	65,900	64,400	77,800	83,000	105,900
1982	69,300	78,200	68,900	66,100	75,000	83,900	108,400
1983	75,300	82,200	79,500	70,900	80,100	89,800	110,700
1984	79,900	88,600	85,400	72,000	87,300	97,600	115,100
1985	84,300	103,300	80,300	75,000	92,600	100,800	116,600
1986	92,000	125,000	88,300	80,200	95,700	111,900	121,200
1987	104,500	140,000	95,000	88,000	111,000	127,200	127,700
1988	112,500	149,000	101,600	92,000	126,500	138,300	132,400
1989	120,000	159,600	108,800	96,400	139,000	148,800	137,800
1990	122,900	159,000	107,900	99,000	147,500	149,800	140,400
1991	120,000	155,900	110,000	100,000	141,100	147,200	142,200
1992	121,500	169,000	115,600	105,500	130,400	144,100	144,100
1993	126,500	162,600	125,000	115,000	135,000	147,700	150,300
1994	130,000	169,000	132,900	116,900	140,400	154,500	157,500
1995	133,900	180,000	134,000	124,500	141,000	158,700	161,900
1996	140,000	186,900	137,500	125,000	153,900	165,800	165,500
Quarterly Data							
1995							
4th Quarter	138,000	183,500	135,000	127,000	143,000	160,900	162,800
1996							
1st Quarter	137,000	179,000	135,200	125,500	148,200	161,100	165,200
2nd Quarter	139,900	199,700	138,200	125,000	159,000	166,000	164,000
3rd Quarter	140,000	181,000	134,900	123,900	154,800	164,000	165,800
4th Quarter	144,700	215,000	144,900	126,800	159,000	171,100	164,900

¹The average price for a constant-quality unit is derived from a set of statistical models relating sales price to selected standard physical characteristics of housing units.

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



Table 8B. Existing Single-Family Home Prices: 1968–Present

Period	Median					Average
	U.S.	Northeast	Midwest	South	West	U.S.
Annual Data						
1968	20,100	21,400	18,200	19,000	22,900	22,300
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	22,300	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	93,100	145,200	71,300	84,500	139,900	118,100
1990	95,500	141,200	74,000	85,900	139,600	118,600
1991	100,300	141,900	77,800	88,900	147,200	128,400
1992	103,700	140,000	81,700	92,100	143,800	130,900
1993	106,800	139,500	85,200	95,000	142,600	133,500
1994	109,800	139,100	87,900	96,000	146,700	136,700
1995	112,900	136,900	93,600	97,700	147,200	139,000
1996	118,100	140,800	99,800	102,800	152,400	145,300
Monthly Data						
1995						
October	113,200	134,000	95,200	98,100	147,700	138,700
November	114,300	135,200	95,800	99,400	148,700	139,500
December	113,900	133,300	95,700	99,400	147,100	138,700
1996						
January	114,800	136,200	96,900	99,100	150,600	141,200
February	114,000	138,900	96,100	98,300	146,500	138,700
March	115,700	141,100	97,200	99,700	150,300	140,100
April	116,500	140,600	98,600	100,600	149,900	141,900
May	117,600	142,500	99,200	102,300	151,700	144,400
June	122,900	146,100	105,000	106,800	157,200	150,200
July	121,300	145,300	102,400	106,600	156,400	149,600
August	122,300	144,500	104,900	105,700	154,700	149,900
September	117,800	137,700	100,300	102,700	153,600	144,700
October	116,600	137,800	98,000	102,400	150,300	143,600
November	117,400	136,000	99,400	102,400	152,000	144,200
December	118,800	139,600	102,000	103,300	153,200	147,100

Source: NATIONAL ASSOCIATION OF REALTORS®



Table 8C. Repeat Sales House Price Index: 1980–Present

Period	U.S.	New England	Middle Atlantic	South Atlantic	East South Central	West South Central	West North Central	East North Central	Mountain	Pacific
Annual Average										
1980	102.1	104.8	102.8	101.5	98.9	102.2	102.0	101.1	102.1	104.2
1981	107.0	113.6	105.5	107.2	100.6	110.9	102.1	102.7	109.5	113.3
1982	110.6	119.6	110.3	112.9	101.8	122.5	102.0	100.0	116.5	115.5
1983	114.3	133.4	116.8	116.7	107.1	124.0	106.5	101.6	118.6	117.0
1984	118.1	157.5	131.1	118.5	100.8	122.2	110.3	103.7	117.7	121.1
1985	124.6	190.7	147.0	123.4	112.8	120.2	112.9	107.1	119.5	125.1
1986	135.6	232.9	171.5	133.6	121.6	121.6	119.2	114.6	124.2	133.3
1987	147.4	273.5	204.7	144.0	130.5	114.2	125.8	124.5	124.9	146.2
1988	157.6	292.7	226.4	155.5	135.9	108.8	129.3	134.2	123.4	166.9
1989	166.9	295.5	233.2	164.1	139.4	109.8	132.7	142.4	124.7	199.4
1990	171.5	284.4	233.2	167.8	141.9	111.5	135.2	149.4	127.5	217.2
1991	173.8	271.0	232.0	170.6	145.7	114.3	138.6	155.2	132.4	220.2
1992	177.8	267.9	236.7	175.1	151.1	118.5	143.1	161.4	139.3	220.4
1993	181.2	268.2	239.8	178.7	156.8	122.8	148.0	167.2	149.3	216.4
1994	185.6	265.8	239.1	181.9	165.3	127.1	157.4	177.1	165.3	212.4
1995	192.1	271.3	241.0	187.9	174.5	131.0	165.7	187.6	179.7	214.7
Quarterly Data										
1995										
3rd Quarter	194.0	274.2	243.6	189.6	176.4	132.2	167.2	189.2	181.9	217.1
4th Quarter	196.0	276.6	244.5	191.9	178.8	133.7	169.2	192.0	185.3	217.8
1996										
1st Quarter	198.3	279.9	247.8	194.3	181.3	135.4	171.0	194.0	188.2	219.9
2nd Quarter	199.8	279.4	246.5	195.4	184.2	136.3	174.2	198.4	190.1	219.9
3rd Quarter	200.2	277.6	245.6	195.5	184.8	135.6	175.9	201.4	191.4	218.8

Base: First Quarter 1980 equals 100.0
 Source: Office of Federal Housing Enterprise Oversight

Table 9. Housing Affordability Index: 1970–Present



Period	U.S.				Affordability Indexes*		
	Median Existing Price	Mortgage Rate ¹	Median Family Income	Income To Qualify	Composite	Fixed	ARM
Annual Data							
1970	\$23,000	8.35	\$9,867	\$6,697	147.3	147.3	147.3
1971	\$24,800	7.67	\$10,285	\$6,770	151.9	151.9	151.9
1972	\$26,700	7.52	\$11,116	\$7,183	154.8	154.8	154.8
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	\$93,100	10.11	\$34,213	\$31,662	108.1	103.6	114.3
1990	\$95,500	10.04	\$35,353	\$32,286	109.5	106.5	118.3
1991	\$100,300	9.30	\$35,939	\$31,825	112.9	109.9	124.2
1992	\$103,700	8.11	\$36,812	\$29,523	124.7	120.1	145.0
1993	\$106,800	7.16	\$36,959	\$27,727	133.3	128.4	154.9
1994	\$109,800	7.47	\$38,782	\$29,392	131.9	122.3	149.6
1995	\$112,900	7.85	\$39,558	\$31,359	126.1	120.7	136.6
1996	\$118,100	7.71	\$40,922	\$32,375	126.4	123.0	135.5
Monthly Data							
1995							
October	\$113,200	7.68	\$39,432	\$30,932	127.5	125.2	136.5
November	\$114,300	7.61	\$39,497	\$31,021	127.3	125.5	136.6
December	\$113,900	7.33	\$39,558	\$30,074	131.5	127.6	143.2
1996							
January	\$114,800	7.31	\$39,672	\$30,252	131.1	130.4	135.5
February	\$114,000	7.27	\$39,786	\$29,922	133.0	132.0	138.6
March	\$115,700	7.45	\$39,900	\$30,913	129.1	127.6	136.4
April	\$116,500	7.71	\$40,014	\$31,926	125.3	122.7	134.7
May	\$117,600	7.88	\$40,128	\$32,759	122.5	118.7	131.0
June	\$122,900	7.93	\$40,242	\$34,399	117.0	113.0	127.7
July	\$121,500	8.03	\$40,356	\$34,332	117.5	113.0	126.0
August	\$122,300	7.92	\$40,470	\$34,198	118.3	114.0	128.6
September	\$117,800	7.94	\$40,584	\$33,003	123.0	118.4	133.2
October	\$116,600	7.83	\$40,698	\$32,325	125.9	121.0	137.2
November	\$117,400	7.70	\$40,812	\$32,141	127.0	122.8	138.2
December	\$118,800	7.59	\$40,922	\$32,179	127.2	123.8	137.3

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

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

Source: NATIONAL ASSOCIATION OF REALTORS®



Table 10. Market Absorption of New Rental Units and Median Asking Rent: 1970–Present



Period	Unfurnished Rental Apartment Completions	Percent Rented in 3 Months	Median Asking Rent
Annual Data			
1970	328,400	73	\$188
1971	334,400	68	\$187
1972	497,900	68	\$191
1973	531,700	70	\$191
1974	405,500	68	\$197
1975	223,100	70	\$211
1976	157,000	80	\$219
1977	195,600	80	\$232
1978	228,700	82	\$251
1979	241,200	82	\$272
1980	196,100	75	\$308
1981	135,400	80	\$347
1982	117,000	72	\$385
1983	191,500	69	\$386
1984	313,200	67	\$393
1985	364,500	65	\$432
1986	407,600	66	\$457
1987	345,600	63	\$517
1988	284,500	66	\$550
1989	246,200	70	\$590
1990	214,300	67	\$600
1991	165,300	70	\$614
1992	110,200	74	\$586
1993	77,200	75	\$573
1994	104,000	81	\$576
1995	155,000	72	\$655
Quarterly Data			
1995			
3rd Quarter	48,000	72	\$662
4th Quarter	45,600	76	\$676
1996			
1st Quarter	43,700	75	\$615
2nd Quarter	50,900	71	\$687
3rd Quarter	53,300	72	\$682

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



Table 11. Builders' Views of Housing Market Activity: 1978–Present

Period	Housing Market Index	Sales of Single-Family Detached Homes		Prospective Buyer Traffic
		Current Activity	Future Expectations	
Annual Data				
1978	NA	75	66	57
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	56	60	64	45
Monthly Data—Seasonally Adjusted				
1995				
October	57	61	64	44
November	50	52	62	41
December	52	55	60	41
1996				
January	51	55	61	37
February	50	52	60	39
March	60	63	65	51
April	60	63	69	51
May	63	66	66	54
June	61	65	69	50
July	60	64	64	49
August	57	61	65	46
September	56	60	62	43
October	55	59	62	44
November	51	54	58	40
December	53	57	63	39
1997				
January	52	55	63	40

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



Table 12. Mortgage Interest Rates, Average Commitment Rates, and Points: 1972–Present



Period	FHA		Conventional					
	30-Year Fixed Rate		30-Year Fixed Rate		15-Year Fixed Rate		One-Year ARMs	
	Rate	Points ¹	Rate	Points	Rate	Points	Rate	Points
Annual Data								
1972	7.00	4.3	7.38	0.9	NA	NA	NA	NA
1973	7.41	5.4	8.04	1.0	NA	NA	NA	NA
1974	8.85	4.6	9.19	1.2	NA	NA	NA	NA
1975	8.64	4.4	9.04	1.1	NA	NA	NA	NA
1976	8.50	3.2	8.88	1.2	NA	NA	NA	NA
1977	8.27	2.7	8.84	1.1	NA	NA	NA	NA
1978	9.10	3.6	9.63	1.3	NA	NA	NA	NA
1979	10.00	4.5	11.19	1.6	NA	NA	NA	NA
1980	12.36	5.7	13.77	1.8	NA	NA	NA	NA
1981	15.17	5.1	16.63	2.1	NA	NA	NA	NA
1982	14.83	4.1	16.09	2.2	NA	NA	NA	NA
1983	12.24	4.4	13.23	2.1	NA	NA	NA	NA
1984	13.21	3.8	13.87	2.5	NA	NA	11.49	2.5
1985	11.96	2.8	12.42	2.5	NA	NA	10.04	2.5
1986	9.75	2.2	10.18	2.2	NA	NA	8.42	2.3
1987	9.67	2.8	10.20	2.2	NA	NA	7.82	2.2
1988	10.25	1.5	10.33	2.1	NA	NA	7.90	2.3
1989	10.08	1.6	10.32	2.1	NA	NA	8.80	2.3
1990	9.92	1.8	10.13	2.1	NA	NA	8.36	2.1
1991	9.25	0.9	9.25	2.0	NA	NA	7.10	1.9
1992	8.29	1.2	8.40	1.7	7.96	1.7	5.63	1.7
1993	7.46	0.4	7.33	1.6	6.83	1.6	4.59	1.5
1994	8.42	0.6	8.35	1.8	7.86	1.8	5.33	1.5
1995	8.29	0.4	7.95	1.8	7.49	1.8	6.07	1.5
1996	8.08	0.4	7.81	1.7	7.32	1.7	5.67	1.4
Monthly Data								
1995								
October	8.00	0.2	7.48	1.9	7.01	1.8	5.74	1.4
November	7.50	0.8	7.37	1.8	6.88	1.8	5.63	1.4
December	7.50	0.1	7.17	1.8	6.71	1.7	5.57	1.5
1996								
January	7.50	0.1	7.03	1.8	6.55	1.7	5.44	1.4
February	7.00	0.9	7.14	1.7	6.62	1.7	5.32	1.4
March	7.50	0.5	7.68	1.8	7.18	1.8	5.54	1.4
April	8.00	0.6	7.93	1.8	7.44	1.7	5.73	1.4
May	8.50	0.1	8.07	1.7	7.58	1.7	5.77	1.5
June	8.50	0.5	8.32	1.7	7.83	1.7	5.92	1.4
July	8.50	0.4	8.25	1.8	7.77	1.7	5.98	1.5
August	8.50	0.4	8.00	1.7	7.52	1.7	5.84	1.4
September	8.50	0.5	8.23	1.7	7.75	1.7	5.85	1.4
October	8.50	0.5	7.89	1.7	7.40	1.7	5.63	1.4
November	8.00	0.0	7.58	1.8	7.10	1.7	5.52	1.4
December	8.00	0.3	7.60	1.7	7.10	1.7	5.52	1.4

¹Excludes origination fee.

Sources: Office of Housing, Department of Housing and Urban Development (FHA), and Federal Home Loan Mortgage Corporation (Conventional)

Table 13. Mortgage Interest Rates, Points, Effective Rates, and Average Term to Maturity on Conventional Loans Closed: 1982–Present



Period	Fixed Rate				Adjustable Rate			
	Rate	Points	Effective Rate	Term to Maturity	Rate	Points	Effective Rate	Term to Maturity
Annual Data								
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
Monthly Data								
1995								
October	7.70	0.98	7.86	26.5	6.87	0.80	6.99	28.8
November	7.60	0.88	7.74	26.5	6.80	0.75	6.91	29.4
December	7.48	0.83	7.62	26.3	6.45	0.58	6.54	28.7
1996								
January	7.23	0.89	7.38	26.4	6.86	0.77	6.98	27.5
February	7.19	0.92	7.33	26.1	6.72	0.83	6.85	27.7
March	7.40	1.07	7.58	26.0	6.75	0.83	6.88	29.2
April	7.76	1.06	7.93	25.9	6.85	0.76	6.97	28.5
May	7.99	1.07	8.18	26.4	7.07	0.75	7.19	29.2
June	8.10	1.09	8.30	25.4	6.96	0.72	7.07	29.6
July	8.24	1.13	8.43	26.1	7.20	0.79	7.32	28.5
August	8.13	1.09	8.32	26.4	6.99	0.80	7.11	29.5
September	8.15	1.06	8.33	25.7	7.02	0.84	7.15	29.5
October	8.09	0.99	8.25	26.2	6.89	0.87	7.02	29.2
November	7.88	0.99	8.05	26.6	6.77	0.88	6.90	29.3
December	7.75	0.87	7.89	26.7	6.76	0.93	6.90	28.9

Source: Federal Housing Finance Board



Table 14. FHA, VA, and PMI 1–4 Family Mortgage Insurance Activity: 1968–Present



Period	FHA*			VA Guaranties	PMI Certificates
	Applications	Total Endorsements	Purchase Endorsements		
Annual Data					
1968	751,982	425,339	NA	211,025	NA
1969	788,874	450,079	NA	213,940	NA
1970	941,566	475,176	NA	167,734	NA
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	536,931	1,148,696
1995	857,364	568,399	516,380	243,719	960,756
1996	1,081,789	849,861	719,517	326,421	1,068,707
Monthly Data					
1995					
October	81,133	61,246	54,325	25,309	97,479
November	77,793	54,202	47,565	21,014	88,218
December	56,072	35,070	29,988	16,708	83,132
1996					
January	96,178	72,289	61,431	30,013	85,179
February	109,347	68,840	55,537	26,831	73,008
March	107,504	64,730	48,441	30,372	85,384
April	101,442	70,266	51,518	31,019	99,727
May	95,755	72,876	56,171	30,951	100,681
June	83,258	70,475	57,866	29,974	97,932
July	86,616	78,743	68,370	28,870	103,495
August	87,344	76,364	68,860	26,216	94,418
September	75,609	65,753	59,917	23,490	88,391
October	85,774	79,768	73,194	25,851	89,836
November	79,768	64,041	58,713	22,639	71,913
December	73,194	65,716	59,499	20,195	78,743

*These operational numbers differ slightly from adjusted accounting numbers.

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

Table 15. FHA Unassisted Multifamily Mortgage Insurance Activity: 1980–Present*



Period	Construction of New Rental Units ¹			Purchase or Refinance of Existing Rental Units ²			Congregate Housing, Nursing Homes, and Assisted Living, Board and Care Facilities ³		
	Projects	Units	Mortgage Amount	Projects	Units	Mortgage Amount	Projects	Units	Mortgage Amount
Annual Data									
1980	79	14,671	560.8	32	6,459	89.1	25	3,187	78.1
1981	94	14,232	415.1	12	2,974	43.0	35	4,590	130.0
1982	98	14,303	460.4	28	7,431	95.2	50	7,096	200.0
1983	74	14,353	543.9	94	22,118	363.0	65	9,231	295.8
1984	96	14,158	566.2	88	21,655	428.2	45	5,697	175.2
1985	144	23,253	954.1	135	34,730	764.3	41	5,201	179.1
1986	154	22,006	1,117.5	245	32,554	1,550.1	22	3,123	111.2
1987	171	28,300	1,379.4	306	68,000	1,618.0	45	6,243	225.7
1988	140	21,180	922.2	234	49,443	1,402.3	47	5,537	197.1
1989	101	15,240	750.9	144	32,995	864.6	41	5,183	207.9
1990	61	9,910	411.4	69	13,848	295.3	53	6,166	263.2
1991	72	13,098	590.2	185	40,640	1,015.1	81	10,150	437.2
1992	54	7,823	358.5	119	24,960	547.1	66	8,229	367.4
1993	56	9,321	428.6	262	50,140	1,209.4	77	9,036	428.6
1994	84	12,988	658.5	321	61,416	1,587.0	94	13,688	701.7
1995	89	17,113	785.0	192	32,383	822.3	103	12,888	707.2
1996 (12 mos.)	128	23,554	1,178.8	268	51,760	1,391.1	152	20,069	927.5

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

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

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

³Includes 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 Housing—FHA Comptroller, Department of Housing and Urban Development



**Table 16. Mortgage Originations, 1–4 Family Units
by Loan Type: 1970–Present**

Period	FHA Insured	VA Guarantied	Private Insurance	Not Insured*	Totals
Annual Data (Current Dollars in Billions)					
1970	8.769	3.846	0.116	22.856	35.587
1971	10.994	6.830	3.526	36.438	57.788
1972	8.456	7.749	9.158	50.501	75.864
1973	5.185	7.577	12.627	53.737	79.126
1974	4.532	7.889	9.220	45.867	67.508
1975	6.265	8.836	10.024	52.788	77.913
1976	6.998	10.426	14.600	80.761	112.785
1977	10.469	14.882	21.595	115.027	161.973
1978	14.581	16.026	27.327	127.102	185.036
1979	20.710	18.876	25.327	122.178	187.091
1980	14.955	12.102	19.035	87.670	133.762
1981	10.538	7.534	18.079	62.061	98.212
1982	11.482	7.687	18.953	58.829	96.951
1983	28.753	18.880	42.363	111.867	201.863
1984	16.600	12.024	63.403	111.678	203.705
1985	28.767	15.246	50.475	195.296	289.784
1986	64.770	23.149	46.138	365.355	499.412
1987	77.822	30.176	44.475	354.758	507.231
1988	46.655	15.875	39.664	344.069	446.263
1989	45.108	13.681	37.117	357.001	452.907
1990	59.803	21.901	38.956	337.744	458.404
1991	46.914	15.285	53.997	445.878	562.074
1992	50.275	24.543	101.047	717.817	893.681
1993	83.457	41.023	136.767	758.615	1,019.861
1994	94.913	48.190	131.402	494.243	768.748
1995	48.424	26.262	109.625	455.125	639.436
Quarterly Data					
1995					
3rd Quarter	13.761	7.382	33.054	135.570	189.767
4th Quarter	13.538	7.039	31.229	138.027	189.832
1996					
1st Quarter	17.844	9.224	28.957	142.175	198.200
2nd Quarter	18.439	10.346	35.095	156.045	219.924
3rd Quarter	18.548	8.325	34.044	157.042	217.959

*Includes Rural Housing Service (formerly Farmers Home Administration) backed loans.

Sources: Mortgage Insurance Companies of America and HUD Survey of Mortgage Lending Activity



**Table 17. Residential Mortgage Originations
by Building Type: 1970–Present**

Period	One-to Four-Unit Buildings	Five-Unit Buildings and Greater	Totals
Annual Data (Current Dollars in Billions)			
1970	35.6	8.8	44.4
1971	57.8	12.5	70.2
1972	75.9	15.4	91.3
1973	79.1	14.0	93.1
1974	67.5	12.3	79.8
1975	77.9	10.6	88.6
1976	112.8	12.3	125.1
1977	162.0	15.8	177.8
1978	185.0	16.4	201.4
1979	187.1	15.2	202.3
1980	133.8	12.5	146.2
1981	98.2	12.0	110.2
1982	97.0	11.6	108.6
1983	201.9	21.4	223.3
1984	203.7	27.6	231.3
1985	289.8	31.9	321.7
1986	499.4	49.9	549.3
1987	507.2	45.1	552.3
1988	446.3	38.2	484.4
1989	452.9	31.1	484.1
1990	458.4	32.6	491.0
1991	562.1	25.5	587.6
1992	893.7	25.7	919.4
1993	1,019.9	31.7	1,051.6
1994	768.7	32.7	801.4
1995	639.4	39.2	678.6
Quarterly Data			
1995			
3rd Quarter	189.8	9.9	199.6
4th Quarter	189.8	11.5	201.3
1996			
1st Quarter	198.2	11.2	209.4
2nd Quarter	219.9	12.8	232.7
3rd Quarter	218.0	12.7	230.7

Source: HUD Survey of Mortgage Lending Activity



Table 18. Mortgage Originations, 1–4 Family Units by Lender Type: 1970–Present

Period	Commercial Banks	Mutual Savings Banks	Savings and Loans	Mortgage Companies	Other Lenders	Totals
Annual Data (Current Dollars in Billions)						
1970	7.8	2.1	14.8	8.9	1.9	35.6
1971	12.6	3.5	26.6	12.5	2.6	57.8
1972	17.7	5.1	36.7	13.3	3.0	75.9
1973	18.8	5.9	38.4	12.7	3.3	79.1
1974	16.1	3.9	30.9	13.0	3.5	67.5
1975	14.5	4.3	41.2	14.0	3.9	77.9
1976	24.5	6.4	61.9	15.7	4.2	112.8
1977	36.7	8.7	86.3	25.7	4.7	162.0
1978	43.9	9.4	90.0	34.4	7.3	185.0
1979	41.4	9.0	82.8	45.3	8.6	187.1
1980	28.8	5.4	61.1	29.4	9.0	133.8
1981	21.7	4.0	42.0	24.0	6.5	98.2
1982	25.2	4.0	34.8	28.0	5.0	97.0
1983	44.8	10.8	81.5	59.8	5.0	201.9
1984	41.9	12.7	96.2	47.6	5.3	203.7
1985	57.0	7.5	109.3	110.0	6.0	289.8
1986	108.6	31.1	176.1	176.0	7.6	499.4
1987	124.6	34.2	174.5	167.1	6.8	507.2
1988	101.9	28.4	160.4	148.0	7.5	446.3
1989	121.2	23.2	134.5	166.5	7.5	452.9
1990	153.3	18.0	121.0	161.2	5.0	458.4
1991	153.3	18.5	121.9	263.9	4.4	562.1
1992	232.1	34.2	184.5	437.6	5.2	893.7
1993	269.0	39.4	179.3	526.5	5.6	1,019.9
1994	200.0	29.3	123.1	408.1	8.2	768.7
1995	155.4	23.3	95.6	358.7	6.5	639.4
Quarterly Data						
1995						
3rd Quarter	47.8	7.5	27.5	105.3	1.6	189.8
4th Quarter	46.0	7.4	27.0	108.0	1.4	189.8
1996						
1st Quarter	43.2	6.8	28.4	118.6	1.3	198.2
2nd Quarter	45.9	9.1	35.1	128.4	1.4	219.9
3rd Quarter	60.2	9.6	30.4	116.7	1.1	218.0

Source: HUD Survey of Mortgage Lending Activity

**Table 19. Net Acquisitions, 1–4 Family Units
by Lender Type: 1970–Present**



Period	Commercial Banks	Mutual Savings Banks	Savings and Loans	Mortgage Companies	Private Mortgage-Backed Conduits	Federal Credit Agencies	Mortgage Pools	Other Lenders	Totals
Annual Data (Current Dollars in Billions)									
1970	6.6	3.3	17.4	-0.6	0.1	5.1	1.7	1.1	34.8
1971	11.8	5.2	31.6	0.5	0.1	3.7	3.8	0.9	57.5
1972	16.5	7.6	43.4	0.4	0.2	3.2	4.6	0.9	76.8
1973	17.7	7.7	41.5	-0.9	0.0	5.4	3.7	1.7	76.8
1974	14.9	4.7	32.7	-1.0	0.0	8.7	5.6	1.8	67.4
1975	11.8	5.2	43.7	0.3	0.0	6.9	10.7	1.6	80.1
1976	21.3	8.1	65.3	0.6	0.1	1.4	15.8	2.0	114.7
1977	32.6	11.4	86.5	2.4	0.1	4.8	22.1	2.4	162.3
1978	38.8	11.9	85.2	3.2	0.1	14.5	21.8	4.7	180.2
1979	37.0	11.1	76.3	6.5	0.0	14.4	27.2	7.8	180.3
1980	25.6	5.7	58.0	1.3	0.0	11.5	23.5	12.2	137.9
1981	20.3	3.8	39.6	1.7	0.0	9.8	18.3	7.4	101.0
1982	19.2	3.2	4.2	3.3	3.0	13.9	54.2	4.6	105.7
1983	33.5	10.6	64.3	2.8	5.5	18.9	81.4	6.8	223.6
1984	34.4	13.1	86.7	3.2	7.7	19.2	59.9	7.1	231.3
1985	41.6	0.3	64.4	2.8	7.9	25.6	107.4	7.8	257.8
1986	80.4	21.8	81.2	11.0	16.2	24.8	252.5	10.0	497.9
1987	95.5	25.0	115.2	-11.8	21.2	20.4	225.0	9.2	499.7
1988	86.7	22.1	112.1	5.0	23.4	25.7	142.5	9.8	427.2
1989	103.6	12.2	72.0	20.2	16.4	25.8	192.1	11.1	453.3
1990	117.8	9.4	49.9	-0.9	20.1	39.0	229.7	7.5	472.5
1991	112.6	12.0	51.6	11.3	38.8	45.0	271.7	6.4	549.3
1992	172.4	21.9	71.9	-0.4	78.2	76.2	463.2	6.2	889.5
1993	192.1	23.7	90.1	-0.5	90.6	107.4	561.8	4.4	1,069.6
1994	164.0	19.0	79.1	-24.0	61.9	84.1	353.3	8.1	745.4
1995	164.1	21.2	64.4	-4.5	37.4	90.5	263.4	10.0	646.5
Quarterly Data									
1995									
3rd Quarter	51.8	9.6	18.2	1.5	11.6	26.2	79.8	2.5	201.3
4th Quarter	42.5	4.5	14.5	-9.8	12.2	31.2	93.4	2.6	191.0
1996									
1st Quarter	27.2	4.6	20.4	12.2	11.1	28.1	93.2	2.3	199.1
2nd Quarter	42.8	5.9	22.4	-4.5	9.9	24.4	103.2	2.3	206.3
3rd Quarter	58.4	8.1	21.2	4.5	9.7	22.5	83.2	1.8	209.4

Source: HUD Survey of Mortgage Lending Activity



Table 20. Mortgage Delinquencies and Foreclosures Started: 1986–Present*



Period	Delinquency Rates								Foreclosures Started			
	Total Past Due				90 Days Past Due				All	Conv.	FHA	VA
	All	Conv.	FHA	VA	All	Conv.	FHA	VA				
Quarterly Data												
1986												
1st Quarter	5.74	4.05	7.44	6.68	0.98	0.67	1.26	1.18	0.24	0.18	0.30	0.27
2nd Quarter	5.69	3.92	7.29	6.63	1.04	0.71	1.32	1.25	0.25	0.18	0.31	0.29
3rd Quarter	5.51	3.72	7.08	6.63	1.02	0.67	1.30	1.29	0.27	0.20	0.32	0.31
4th Quarter	5.31	3.49	6.83	6.36	0.99	0.61	1.29	1.24	0.26	0.19	0.33	0.31
1987												
1st Quarter	5.23	3.40	6.73	6.31	1.01	0.65	1.28	1.27	0.26	0.19	0.31	0.31
2nd Quarter	5.06	3.34	6.53	6.20	0.95	0.65	1.19	1.17	0.25	0.18	0.32	0.29
3rd Quarter	4.69	2.85	6.35	6.04	0.85	0.57	1.11	1.07	0.26	0.15	0.35	0.32
4th Quarter	4.89	3.01	6.62	6.27	0.89	0.55	1.18	1.16	0.27	0.18	0.36	0.35
1988												
1st Quarter	4.88	2.93	6.66	6.26	0.87	0.54	1.17	1.13	0.27	0.17	0.36	0.33
2nd Quarter	4.90	2.95	6.71	6.36	0.88	0.53	1.21	1.19	0.27	0.16	0.36	0.32
3rd Quarter	4.70	2.87	6.39	6.00	0.83	0.53	1.10	1.09	0.27	0.17	0.36	0.31
4th Quarter	4.69	2.99	6.47	6.27	0.83	0.55	1.09	1.14	0.27	0.19	0.38	0.31
1989												
1st Quarter	4.74	2.97	6.61	6.43	0.82	0.52	1.12	1.13	0.29	0.18	0.41	0.37
2nd Quarter	4.56	2.90	6.28	6.17	0.79	0.51	1.07	1.11	0.30	0.19	0.43	0.40
3rd Quarter	4.91	3.14	6.94	6.47	0.78	0.50	1.08	1.06	0.28	0.18	0.39	0.35
4th Quarter	5.03	3.11	7.12	6.74	0.76	0.46	1.07	1.04	0.28	0.18	0.40	0.35
1990												
1st Quarter	4.54	2.84	6.48	6.17	0.70	0.38	1.04	1.03	0.31	0.21	0.44	0.39
2nd Quarter	4.52	2.87	6.54	6.19	0.70	0.37	1.10	1.04	0.31	0.21	0.41	0.38
3rd Quarter	4.83	3.13	6.84	6.58	0.71	0.41	1.10	1.03	0.33	0.21	0.47	0.44
4th Quarter	4.75	3.12	6.85	6.46	0.73	0.41	1.16	1.06	0.29	0.21	0.41	0.40
1991												
1st Quarter	5.13	3.42	7.29	6.69	0.78	0.47	1.17	1.05	0.31	0.24	0.42	0.38
2nd Quarter	5.26	3.44	7.55	7.04	0.79	0.46	1.21	1.09	0.34	0.26	0.43	0.40
3rd Quarter	4.87	3.02	7.22	6.73	0.82	0.44	1.31	1.16	0.35	0.28	0.44	0.45
4th Quarter	4.85	3.16	7.17	6.62	0.81	0.46	1.29	1.13	0.35	0.31	0.43	0.44
1992												
1st Quarter	4.69	3.08	7.05	6.54	0.80	0.47	1.32	1.13	0.33	0.26	0.42	0.41
2nd Quarter	4.69	3.06	7.12	6.51	0.83	0.49	1.38	1.17	0.33	0.25	0.43	0.40
3rd Quarter	4.60	2.90	7.19	6.53	0.83	0.48	1.39	1.20	0.33	0.25	0.45	0.38
4th Quarter	4.29	2.76	8.91	6.25	0.76	0.45	1.31	1.09	0.34	0.26	0.48	0.41
1993												
1st Quarter	4.31	2.74	6.99	6.30	0.78	0.46	1.35	1.14	0.32	0.23	0.47	0.43
2nd Quarter	4.26	2.66	7.21	6.37	0.78	0.45	1.41	1.15	0.32	0.25	0.48	0.42
3rd Quarter	4.22	2.71	7.13	6.27	0.77	0.46	1.40	1.17	0.31	0.24	0.46	0.38
4th Quarter	4.09	2.52	7.22	6.25	0.76	0.42	1.45	1.17	0.31	0.22	0.49	0.43
1994												
1st Quarter	4.13	2.62	7.29	6.30	0.76	0.44	1.45	1.19	0.31	0.22	0.51	0.44
2nd Quarter	4.17	2.67	7.29	6.34	0.81	0.50	1.46	1.22	0.34	0.24	0.56	0.49
3rd Quarter	3.93	2.49	7.04	6.04	0.74	0.43	1.43	1.16	0.34	0.22	0.61	0.53
4th Quarter	4.15	2.63	7.40	6.35	0.73	0.42	1.43	1.18	0.33	0.22	0.54	0.47
1995												
1st Quarter	3.91	2.45	7.09	6.05	0.71	0.41	1.36	1.13	0.32	0.21	0.56	0.50
2nd Quarter	4.15	2.68	7.36	6.38	0.77	0.45	1.46	1.21	0.33	0.22	0.56	0.53
3rd Quarter	4.41	2.91	7.84	6.68	0.77	0.43	1.55	1.22	0.32	0.23	0.49	0.51
4th Quarter	4.48	3.01	7.66	6.64	0.71	0.41	1.47	1.11	0.33	0.25	0.49	0.49
1996												
1st Quarter	4.46	2.86	8.19	6.70	0.70	0.36	1.57	1.09	0.38	0.29	0.57	0.57
2nd Quarter	4.35	2.80	8.11	6.80	0.63	0.31	1.43	1.08	0.34	0.23	0.59	0.48
3rd Quarter	4.16	2.67	7.83	6.68	0.59	0.29	1.32	1.08	0.33	0.24	0.58	0.44

*All data are seasonally adjusted.

Source: National Delinquency Survey, Mortgage Bankers Association

Table 21. Expenditures for Existing Residential Properties: 1968–Present



Period	Total Expenditures	Maintenance and Repairs	Improvements					
			Total	Additions and Alterations			To Property Outside Structure	Major Replacements
				Total	To Structures	To Property Outside Structure		
Annual Data (Millions of Dollars)								
1968	12,703	5,186	7,517	5,314	1,261	3,077	976	2,202
1969	13,535	5,479	8,055	5,885	1,094	3,409	1,382	2,170
1970	14,770	5,895	8,875	6,246	1,411	3,539	1,296	2,629
1971	16,299	6,361	9,939	6,818	1,685	3,699	1,433	3,120
1972	17,498	6,717	10,781	7,526	1,378	4,447	1,701	3,255
1973	18,512	7,924	10,588	7,386	1,360	4,694	1,332	3,202
1974	21,114	8,491	12,622	8,060	1,529	4,836	1,695	4,563
1975	25,239	9,758	15,481	10,997	1,971	6,844	2,182	4,484
1976	29,034	11,379	17,665	12,314	3,493	6,367	2,454	5,341
1977	31,280	11,344	19,936	14,237	2,655	8,505	3,077	5,699
1978	37,461	12,909	24,552	16,458	3,713	8,443	4,302	8,094
1979	42,231	14,950	27,281	18,285	3,280	9,642	5,363	8,996
1980	46,338	15,187	31,151	21,336	4,183	11,193	5,960	9,816
1981	46,351	16,022	30,329	20,414	3,164	11,947	5,303	9,915
1982	45,291	16,810	28,481	18,774	2,641	10,711	5,423	9,707
1983	49,295	18,128	31,167	20,271	4,739	11,673	3,859	10,895
1984	69,894	28,894	40,890	27,822	6,007	14,486	7,329	13,067
1985	80,267	35,358	44,909	28,775	3,966	17,599	7,211	16,134
1986	91,274	35,941	55,303	38,608	7,377	21,192	10,040	16,695
1987	94,082	38,229	55,853	39,978	9,557	21,641	8,779	15,875
1988	101,117	40,885	60,232	43,339	11,333	22,703	9,303	16,893
1989	100,891	42,689	58,202	39,786	6,828	23,129	9,828	18,415
1990	106,773	51,305	55,468	37,253	8,561	21,920	6,771	18,215
1991	97,528	49,840	47,688	30,944	7,914	16,076	6,954	16,744
1992	103,734	45,154	58,580	40,186	6,783	22,700	10,704	18,393
1993	108,304	41,699	66,606	45,797	12,757	24,782	8,259	20,809
1994	115,030	42,953	72,077	48,828	9,647	28,673	10,509	23,248
1995	111,683	42,047	69,636	44,726	NA	NA	NA	24,910
Quarterly Data (Seasonally Adjusted Annual Rates)								
1995								
1st Quarter	114,400	38,600	75,800	50,100	NA	NA	NA	25,700
2nd Quarter	115,000	44,600	70,400	46,800	NA	NA	NA	23,600
3rd Quarter	113,000	44,200	68,800	41,700	NA	NA	NA	27,100
4th Quarter	104,600	40,000	64,500	41,200	NA	NA	NA	23,300
1996								
1st Quarter	117,500	36,300	81,200	48,600	NA	NA	NA	32,600

Maintenance and repairs are incidental costs that keep a property in ordinary working condition.

Additions refer to actual enlargements of the structure.

Alterations refer to changes or improvements made within or on the structure.

Alterations and additions to property outside the structure include walks, driveways, walls, fences, pools, garages, sheds, etc.

Major replacements are relatively expensive and are not considered repairs and include furnaces, boilers, roof replacement, central air conditioning, etc.

Source: Bureau of the Census, Department of Commerce



Table 22. Value of New Construction Put in Place, Private Residential Buildings: 1974–Present

Period	Total	New Housing Units			Improvements
		Total	1 Unit Structures	2 or More Unit Structures	
Annual Data (Current Dollars–Millions)					
1974	55,967	43,420	29,700	13,720	12,547
1975	51,581	36,317	29,639	6,679	15,264
1976	68,273	50,771	43,860	6,910	17,502
1977	92,004	72,231	62,214	10,017	19,773
1978	109,838	85,601	72,769	12,832	24,237
1979	116,444	89,272	72,257	17,015	27,172
1980	100,381	69,629	52,921	16,708	30,752
1981	99,241	69,424	51,965	17,460	29,817
1982	84,676	57,001	41,462	15,838	27,675
1983	125,521	94,649	72,203	22,447	30,872
1984	153,849	113,826	85,605	28,221	40,023
1985	158,474	114,662	86,123	28,539	43,812
1986	187,148	133,192	102,154	31,038	53,956
1987	194,656	139,915	114,463	25,452	54,741
1988	198,101	138,947	116,649	22,298	59,154
1989	196,551	139,202	116,898	22,304	57,349
1990	182,856	127,987	108,737	19,250	54,869
1991	157,835	110,592	95,444	15,148	47,243
1992	187,869	129,600	116,505	13,094	58,269
1993	210,454	144,070	133,282	10,788	66,384
1994	238,883	167,928	153,838	14,090	70,955
1995	236,597	162,898	145,009	17,889	NA
1996	246,409	176,403	156,468	19,936	NA
Monthly Data (Seasonally Adjusted Annual Rates)					
1995					
October	237,700	165,600	146,900	18,700	NA
November	239,400	165,900	146,800	19,100	NA
December	243,100	168,100	148,300	19,900	NA
1996					
January	242,500	169,200	149,800	19,400	NA
February	238,600	166,900	147,700	19,200	NA
March	245,900	173,800	153,800	20,000	NA
April	247,500	178,700	156,300	22,500	NA
May	247,500	178,200	157,000	21,200	NA
June	246,900	177,700	156,800	20,900	NA
July	244,600	175,200	157,300	17,900	NA
August	246,000	176,500	155,800	18,500	NA
September	246,400	176,200	157,300	18,900	NA
October	244,300	176,200	156,700	19,400	NA
November	247,000	177,200	156,500	20,700	NA
December	248,000	176,400	156,000	20,400	NA

Source: Bureau of the Census, Department of Commerce

Table 23. Gross Domestic Product and Residential Fixed Investment: 1959–Present



Period	Gross Domestic Product	Residential Fixed Investment	Residential Fixed Investment Percent of GDP
Annual Data (Current Dollars in Billions)			
1959	494.2	28.1	5.7
1960	513.3	26.3	5.1
1961	531.8	26.4	5.0
1962	571.6	29.0	5.1
1963	603.1	32.1	5.3
1964	648.0	34.3	5.3
1965	702.7	34.2	4.9
1966	769.8	32.3	4.2
1967	814.3	32.4	4.0
1968	889.3	38.7	4.4
1969	959.5	42.6	4.4
1970	1,010.7	41.4	4.1
1971	1,097.2	55.8	5.1
1972	1,207.0	69.7	5.8
1973	1,349.6	75.3	5.6
1974	1,458.6	66.0	4.5
1975	1,585.9	62.7	4.0
1976	1,768.4	82.5	4.7
1977	1,974.1	110.3	5.6
1978	2,232.7	131.6	5.9
1979	2,488.6	141.0	5.7
1980	2,708.0	123.3	4.6
1981	3,030.6	122.5	4.0
1982	3,149.6	105.7	3.4
1983	3,405.0	152.0	4.5
1984	3,777.2	178.9	4.7
1985	4,038.7	185.9	4.6
1986	4,268.6	216.6	5.1
1987	4,539.9	225.2	5.0
1988	4,900.4	232.0	4.7
1989	5,250.8	230.9	4.4
1990	5,546.1	215.3	3.9
1991	5,724.8	189.6	3.3
1992	6,020.2	223.8	3.7
1993	6,343.3	250.6	4.0
1994	6,738.4	283.0	4.2
1995	7,253.8	289.8	4.0
1996	7,580.0	310.2	4.1
Quarterly Data (Seasonally Adjusted Annual Rates)			
1995 4th Quarter	7,350.6	296.5	4.0
1996 1st Quarter	7,426.8	301.7	4.1
2nd Quarter	7,545.1	314.2	4.2
3rd Quarter	7,616.3	312.6	4.1
4th Quarter	7,731.7	312.2	4.0

Source: Bureau of Economic Analysis, Department of Commerce



Table 24. 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	NA	NA	NA	NA	NA	NA	NA
1974 ¹	1,554	NA	NA	NA	NA	NA	NA	NA
1975	1,358	NA	NA	NA	NA	NA	NA	NA
1976	1,704	NA	NA	NA	NA	NA	NA	NA
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 ¹	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 ¹	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
Quarterly Data								
1995								
4th Quarter	489	113	209	(248)	144	135	78	58
1996								
1st Quarter	109	- 7	- 179	- 39	180	- 96	85	166
2nd Quarter	610	- 39	9	- 68	435	294	- 29	9
3rd Quarter	38	- 46	3	93	- 27	188	11	- 184
4th Quarter	144	236	56	- 138	29	113	- 12	- 139

Note: 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.

¹Implementation of new March CPS processing system.

²Data from 1971 to 1979 weighted based on the 1970 decennial census.

³Data from 1980 to 1992 weighted based on the 1980 decennial census.

⁴Beginning in 1993 CPS data weighted based on the 1990 decennial census.

Units in thousands.

Source: Current Population Survey, Bureau of the Census



Table 25. Net Change in Number of Households by Type of Household: 1971–Present

Period	Total	Families ⁴				Non-Family Households		One-Person Households	
		Husband-Wife		Other Male Headed	Other Female Headed	Male Headed	Female Headed	Males	Females
		With Children	Without Children						
Annual Data									
1971 ¹	848	NA	NA	NA	NA	NA	NA	NA	NA
1972	1,898	NA	NA	NA	NA	NA	NA	NA	NA
1973	1,575	NA	NA	NA	NA	NA	NA	NA	NA
1974 ¹	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 ¹	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 ¹	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
Quarterly Data									
1995									
4th Quarter	489	179	(62)	45	(49)	70	66	181	58
1996									
1st Quarter	109	- 253	7	253	251	- 31	44	- 2	- 161
2nd Quarter	610	386	14	2	- 196	50	- 24	88	291
3rd Quarter	38	106	45	- 54	153	28	40	- 99	- 181
4th Quarter	144	- 66	57	67	- 112	150	119	- 137	66

Note: 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.

¹Implementation of new March CPS processing system.

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

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

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

⁴Primary families only.

Units in thousands.

Source: Current Population Survey, Bureau of the Census



Table 26. Net Change in Number of Households by Race and Ethnicity of Householder: 1971–Present

Period	Total	White, Non-Hispanic	Black, Non-Hispanic	Other Races, Non-Hispanic	Hispanics
Annual Data					
1971 ¹	848	NA	NA	NA	NA
1972	1,898	NA	NA	NA	NA
1973	1,575	NA	NA	NA	NA
1974 ^r	1,554	NA	NA	NA	NA
1975	1,358	NA	NA	NA	NA
1976	1,704	NA	NA	NA	NA
1977	1,275	832	288	22	133
1978	1,888	1,356	190	119	223
1979	1,300	1,115	96	102	(13)
1980 ²	3,446	2,367	488	198	393
1981	1,592	903	244	223	222
1982	1,159	890	129	66	74
1983	391	218	(37)	105	105
1984 ^r	1,372	434	299	58	581
1985	1,499	938	250	94	217
1986	1,669	954	283	102	330
1987	1,021	527	116	173	205
1988 ^r	1,645	1,053	255	113	224
1989	1,706	947	382	109	268
1990	517	428	(49)	115	23
1991	965	540	156	(18)	287
1992	1,364	590	397	218	159
1993 ³	750	(518)	183	312	774
1994	681	590	(6)	(114)	209
1995	1,883	1,307	387	(182)	373
1996	637	(72)	(156)	660	204
Quarterly Data					
1995					
4th Quarter	489	214	(86)	181	180
1996					
1st Quarter	109	- 319	- 126	540	15
2nd Quarter	610	201	235	150	23
3rd Quarter	38	- 344	132	69	181
4th Quarter	144	230	- 57	- 27	- 2

Note: 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.

^rImplementation of new March CPS processing system.

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

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

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

Source: Current Population Survey, Bureau of the Census



Table 27. Total U.S. Housing Stock: 1970–Present*

Period	Total ⁴	Seasonal	Total Year Round	Total Vacant Year Round	For Rent	For Sale Only	Other Vacant	Total Occupied	Owner	Renter
Annual Data										
1970 ¹	68,672	973	67,699	4,207	1,655	477	2,075	63,445	39,886	23,560
1971	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1972	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1973	75,969	676	75,293	5,956	1,545	502	3,909	69,337	44,653	24,684
1974	77,601	1,715	75,886	5,056	1,630	547	2,879	70,830	45,784	25,046
1975	79,087	1,534	77,553	5,030	1,489	577	2,964	72,523	46,867	25,656
1976	80,881	1,565	79,316	5,311	1,544	617	3,150	74,005	47,904	26,101
1977	82,420	1,704	80,716	5,436	1,532	596	3,308	75,280	48,765	26,515
1978	84,618	1,785	82,833	5,667	1,545	624	3,498	77,167	50,283	26,884
1979	86,374	1,788	84,586	6,014	1,600	677	3,737	78,572	51,411	27,160
1980	88,207	2,183	86,024	5,953	1,497	755	3,701	80,072	52,516	27,556
1980 ²	88,411	1,718	86,693	NA	NA	NA	NA	80,390	51,795	28,595
1981	91,561	1,950	89,610	6,435	1,634	812	3,989	83,175	54,342	28,833
1982	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1983	93,519	1,845	91,675	7,037	1,906	955	4,176	84,638	54,724	29,914
1984	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1985	99,931	3,182	96,749	8,324	2,518	1,128	4,678	88,425	56,145	32,280
1986	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1987	102,652	2,837	99,818	8,927	2,895	1,116	4,916	90,888	58,164	32,724
1988	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1989	105,661	2,881	102,780	9,097	2,644	1,115	5,338	93,683	59,916	33,767
1990 ³	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
1992	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1993	106,611	3,088	103,522	8,799	2,651	889	5,258	94,724	61,252	33,472
Quarterly Data										
1995										
4th Quarter	112,987	3,095	109,892	9,529	2,966	1,050	5,513	100,363	65,355	35,008
1996										
1st Quarter	113,285	3,130	110,128	9,656	3,026	1,066	5,564	100,472	65,453	35,019
2nd Quarter	114,207	3,176	111,031	9,949	2,975	997	5,977	101,082	66,147	34,935
3rd Quarter	114,534	3,217	111,317	10,197	3,080	1,119	5,998	101,120	66,288	34,832
4th Quarter	114,555	3,312	111,243	9,979	2,950	1,146	5,883	101,264	66,277	34,987

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

¹Census of Housing 1970.

²Census of Housing 1980.

³Census of Housing 1990.

⁴Annual Housing Survey estimates through 1981 based on 1970 Census weights; 1983 to 1989 estimates based on 1980 Census weights; 1991 and 1993 estimates based on 1990 Census weights. No reduction in Nation's housing inventory has ever occurred; apparent reductions are due to changes in bases used for weighting sample data.

Sources: Annual Data—Annual or American Housing Surveys; Quarterly Data—Current Population Series/Housing Vacancy Survey in *Current Housing Reports: Housing Vacancies and Homeownership*, Bureau of the Census, Department of Commerce



Table 28. Rental Vacancy Rates: 1979–Present

Period						Regions				Units in Structure		
	All Rental Units	Inside MSAs	In Central Cities	Suburbs	Outside MSAs	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	NA	NA	NA
Quarterly Data												
1995												
4th Quarter	7.7	7.7	8.4	6.9	8.0	6.9	7.6	8.5	7.5	5.3	9.2	9.6
1996												
1st Quarter	7.9	7.6	8.0	7.1	9.6	6.9	8.3	8.5	7.6	5.6	9.2	9.8
2nd Quarter	7.8	7.5	7.8	7.2	8.8	7.6	7.2	8.6	7.2	5.3	9.2	9.5
3rd Quarter	8.0	7.9	8.7	7.1	8.4	7.8	7.8	8.7	7.4	5.6	9.5	9.9
4th Quarter	7.7	7.6	8.3	6.8	8.3	7.1	8.2	8.5	6.7	5.6	9.0	9.4

Source: Bureau of the Census, Department of Commerce

Table 29. 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	54.7	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*	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
Quarterly Data								
1995 4th Quarter	65.1	16.5	35.6	53.2	65.5	75.2	79.5	78.7
1996 1st Quarter	65.1	17.0	35.1	52.6	64.6	75.5	80.2	79.1
2nd Quarter	65.4	19.2	33.7	53.7	65.6	75.5	80.0	78.9
3rd Quarter	65.6	18.2	34.5	52.8	66.3	75.9	79.7	78.6
4th Quarter	65.4	17.7	35.6	53.0	65.5	75.6	80.1	79.2

*Revised based on adjusted 1990 Census weights rather than 1980 Census weights, resulting in lower estimates.
Source: Bureau of the Census, Department of Commerce



**Table 30. Homeownership Rates by Region and Metropolitan Status:
1983–Present**



Period	Total	Region				Metropolitan Status		
		Northeast	Midwest	South	West	Inside Metropolitan Areas		Outside Metro Area
						Central City	Outside Central City	
Annual Data								
1983	64.6	61.5	69.3	67.0	58.2	NA	NA	NA
1984	64.5	61.2	68.4	67.0	58.5	NA	NA	NA
1985	63.9	60.8	66.9	66.4	59.0	NA	NA	NA
1986	63.8	61.4	66.9	66.1	58.3	48.5	70.8	72.3
1987	64.0	61.7	67.3	66.3	58.4	48.7	70.8	72.8
1988	63.8	61.3	67.5	65.8	58.5	48.3	70.6	72.6
1989	63.9	62.0	67.7	65.9	57.8	48.7	70.2	72.8
1990	63.9	62.6	67.5	65.7	58.0	48.7	70.1	73.2
1991	64.1	62.3	67.2	66.1	58.6	48.7	70.2	73.2
1992	64.1	62.5	67.2	65.8	59.3	49.3	70.1	72.8
1993	64.0	61.8	67.1	65.7	59.9	48.6	70.3	72.6
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	72.7	73.5
Quarterly Data								
1995								
4th Quarter	65.1	61.6	70.1	67.5	59.0	49.3	71.7	73.9
1996								
1st Quarter	65.1	61.4	70.4	67.5	58.9	49.2	71.9	73.8
2nd Quarter	65.4	62.3	70.5	67.2	59.8	50.0	72.4	72.7
3rd Quarter	65.6	62.8	70.7	67.5	59.2	50.2	72.3	73.4
4th Quarter	65.4	62.3	70.8	67.6	58.9	49.4	72.1	74.2

Source: Current Population Survey, Bureau of the Census

Table 31. Homeownership Rates by Race and Ethnicity: 1983–Present



Period	Non-Hispanic			Hispanic
	White	Black	Other	
Annual Data				
1983 ¹	69.1	45.6	53.3	41.2
1984 [†]	69.0	46.0	50.9	40.1
1985	69.0	44.4	50.7	41.1
1986	68.4	44.8	49.7	40.6
1987	68.7	45.8	48.7	40.6
1988 [†]	69.1	42.9	49.7	40.6
1989	69.3	42.1	50.6	41.6
1990	69.4	42.6	49.2	41.2
1991	69.5	42.7	51.3	39.0
1992	69.6	42.6	52.5	39.9
1993 ²	70.2	42.0	50.6	39.4
1994	70.1	42.8	51.7	41.6
1995	70.8	42.2	51.0	42.4
1996	71.6	44.3	50.5	41.2
Quarterly Data				
1995				
4th Quarter	71.2	44.6	52.1	41.1
1996				
1st Quarter	71.4	44.2	51.5	41.4
2nd Quarter	71.7	44.0	50.4	43.9
3rd Quarter	71.8	44.9	52.0	43.5
4th Quarter	71.8	44.8	52.1	42.3

Note: 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.

[†]Implementation of new March CPS processing system.

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

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

Source: Current Population Survey, Bureau of the Census



Table 32. Homeownership Rates by Household Type: 1983–Present

Period	Married Couples		Other Families		Other
	With Children	Without Children	With Children	Without Children	
Annual Data					
1983 ¹	75.0	80.8	38.3	67.5	44.5
1984 [†]	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 [†]	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	73.8	83.2	35.6	65.7	47.7
1995	74.7	84.0	37.3	65.6	47.4
1996	75.3	84.5	38.4	67.6	48.5
Quarterly Data					
1995					
4th Quarter	75.2	84.3	38.2	66.0	48.3
1996					
1st Quarter	75.4	84.3	38.4	66.8	48.3
2nd Quarter	76.0	84.3	38.2	67.5	48.7
3rd Quarter	76.0	84.4	39.1	68.3	48.4
4th Quarter	75.7	84.5	38.5	67.0	48.9

Note: 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.

[†]Implementation of new March CPS processing system.

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

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

Source: Current Population Survey, Bureau of the Census

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