HUD PD&R
National Housing Market Summary

Housing Market Indicators Overall Showed Progress in the Fourth Quarter

Overall housing market activity improved in the fourth quarter of 2021. New construction increased for both single-family and multifamily homes. Housing purchases rose for both new and existing homes, and the inventory of homes for sale rose for new housing but fell to a record low for existing housing. The seasonally adjusted (SA) Federal Housing Finance Agency (FHFA) and CoreLogic Case-Shiller® repeat-sales house price indices showed annual house price increases decelerated in the fourth quarter.

Based on its National Delinquency Survey, the Mortgage Bankers Association (MBA) reported that the overall mortgage delinquency rate improved in the fourth quarter. According to ATTOM Data Solutions, newly initiated and completed foreclosures increased. Under normal data collection procedures in both the third and fourth quarters of 2021, the Census Bureau estimated an increase in the national homeownership rate from 65.4 to 65.5 percent. According to the Bureau of Economic Analysis second estimate, the U.S. economy expanded at a seasonally adjusted annual rate (SAAR) of 7.0 percent in the fourth quarter, following a gain of 2.3 percent in the third quarter. Real residential investment, which includes investment in new homes and the remodeling of existing homes, rose 1.0 percent following a 7.7-percent decline in the third quarter and contributed to real GDP growth by 0.05 percentage points, following a 0.38-percentage-point deduction in the third quarter.

The Housing Market in 2021

Housing market conditions showed improvement in 2021. Construction of new housing increased 16 percent for all of 2021, with the construction of single-family homes up 14 percent and multifamily housing up 22 percent. New single-family home sales, at 767,000 in 2021, fell 7 percent from 822,000 in 2020, while existing home purchases, at 6.12 million, were up 9 percent from 5.64 million in 2020. Listed inventories of homes for sale at the end of the year, at 398,000 for new homes, were up 32 percent from the end of 2020; in contrast, existing homes for sale declined 17 percent to 880,000 from 1.060 million at the end of 2020. The average months' supply of new homes for sale rose to 5.6 months from 4.6 months in 2020, whereas the average months' supply of existing homes for sale dropped to 2.3 months from 3.1 in 2020. The SA FHFA and CoreLogic-Case-Shiller® repeat-sales house price indices estimated the average year-over-year house price increase for 2021 was 16.8 and 17.0 percent, respectively, up from 7.9 and 6.0 percent in 2020. According to the MBA, the overall mortgage delinquency rate fell to 5.35 percent for all of 2021, down from 6.74 percent for 2020. Based on ATTOM Data Solutions, newly initiated foreclosures and completions were lower in 2021 at respective annual rates of 30 and 49 percent. Improvements in the 2021 mortgage market corresponded with a lessening of the economic effects of the COVID-19 pandemic. Housing affordability declined for all of 2021, with the affordability of owning a home dropping 8 percent and the affordability of leasing a home falling 7 percent. Real residential investment increased 9.1 percent for 2021, following a gain of 6.8 percent for 2020.

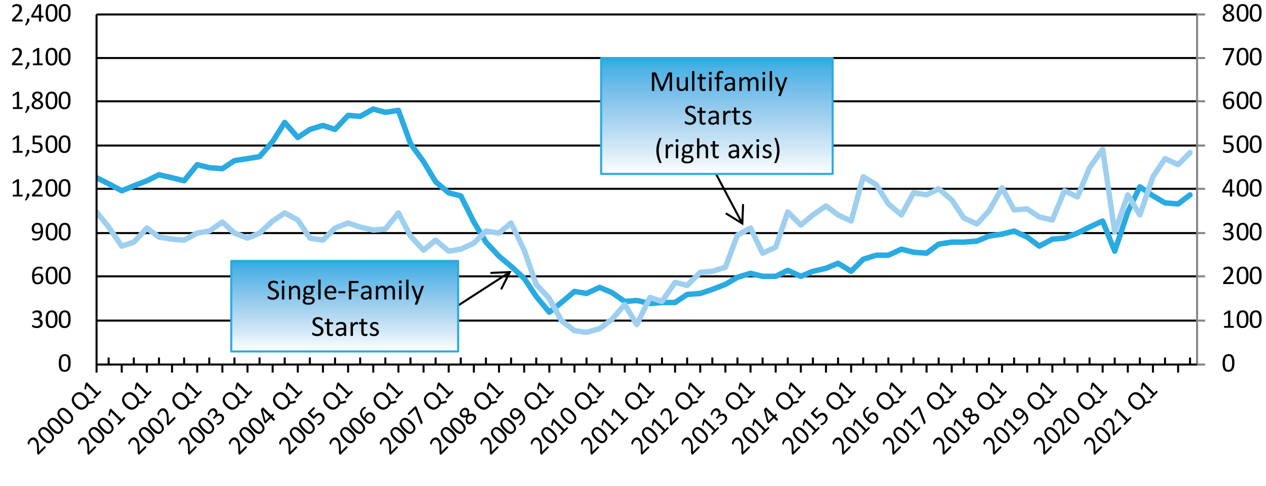
Housing Supply

New construction rose for both single-family and multifamily housing. Housing starts on single-family homes, at 1.16 million units (SAAR) in the fourth quarter of 2021, rose 5.7 percent from the previous quarter (1.10 million) but were 4.9 percent lower than one year ago. The pace of single-family housing starts is 90 percent of the average annual rate (AR) of 1.29 million units in the years from 2000 to 2002, before the housing bubble began. Multifamily housing starts, at 484,000 units (SAAR) in the fourth quarter, were up 6.1 percent from the previous quarter (456,000) and 42 percent from one year ago. The pace during the period prior to the housing bubble (2000–2002) was 300,000 units (AR). Single-family housing starts were slow to bounce back during the housing recovery, but their market share has been near their historic norm since the second quarter of 2020. Historically, new construction of single-family and multifamily housing has averaged respective market shares of 72 and 24 percent, with two- to four-unit structures making up the rest of the market. The shares of single-family and multifamily housing starts were at the respective rates of 70 and 29 percent in the fourth quarter of 2021. Total housing starts were up 5.9 percent from the previous quarter and 5.0 percent over the four-quarter period. For all of 2021, total housing starts, at 1.597 million, were 15.8 percent above new construction in 2020. Single-family housing starts, at 1.126 million in 2021, increased 13.6 percent from 2020, and multifamily starts, at 459,800, rose 22.0 percent above their 2020 pace. Although multifamily housing increased at a fast pace in 2021, it has not kept up with demand.

The inventory of homes on the market rose for new homes but fell to a record low for existing homes. The listed inventory of new homes for sale at the end of the fourth quarter was 394,000 units (SA), an increase of 4 percent from the previous quarter and 32 percent from one year earlier. The supply of new homes on the market would support 5.6 months of sales at the current sales pace, down from 6.3 months in the third quarter

Construction Starts Rose for Both Single-Family and Multifamily Housing

National Housing Starts (Thousands)

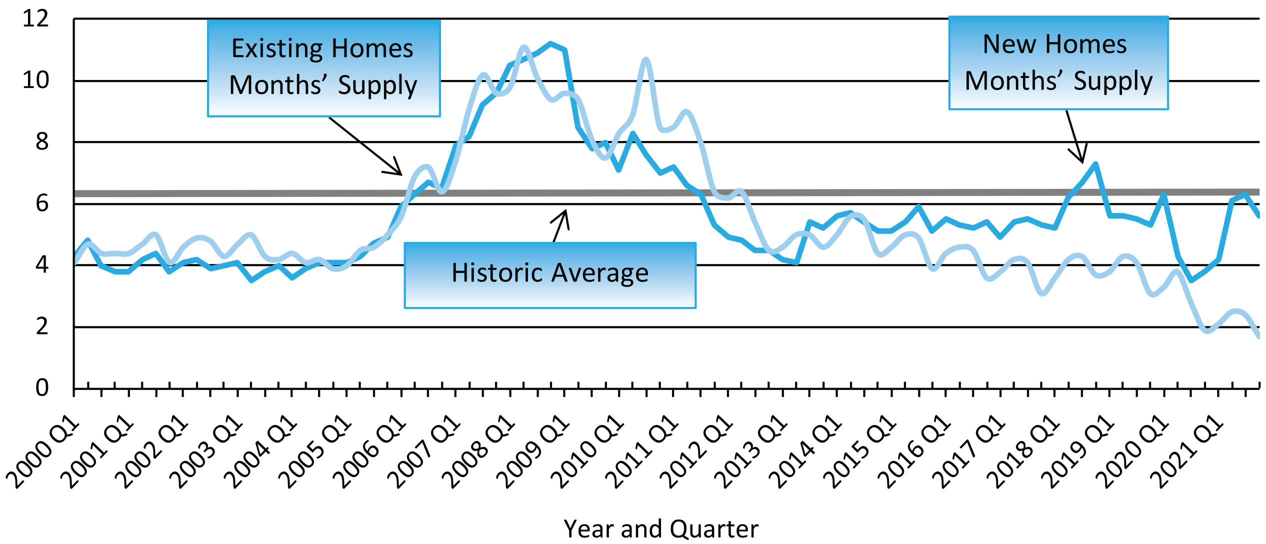


Seasonally Adjusted Annual Rate
Sources: Census Bureau and HUD.

because of the large increase in sales in the fourth quarter. The months' supply of new homes was up from 3.8 months one year ago. The listed inventory of existing homes for sale, at a record low of 880,000 units, was down 30 percent from 1.26 million in the third quarter and down 17 percent over the four-quarter period. That inventory represents a record low 1.7-month supply of homes for sale, down from 2.4 months at the end of the previous quarter and 1.9 months last year. The long-term average for months' supply of homes on the market is about 6.0 months. An increase in inventories would improve home sales because the low ratio of inventories to sales indicates that if more homes were offered for sale, they would be purchased, leading to a stronger housing market recovery. Historically, the National Association of Realtors® (NAR) annual survey, A Profile of Home Buyers and Sellers, found that homeowners typically remained in their homes for six to seven years. After the Great Recession, the typical tenure increased to nine to ten years, a factor that has contributed to low inventories. However, in NAR's most recent survey, their 2021 Profile, the national median number of years homeowners owned their homes before selling dropped from 10 years to 8 years, which was the largest single-year change in tenure length in the history of the NAR data set. (https://www.nar.realtor/research-and-statistics/research-reports/highlights-from-the-profile-of-home-buyers-and-sellers).

The Months' Supply of Homes for Sale Fell for Both New Homes and Existing Homes

National Months' Supply of New and Existing Homes (Months)

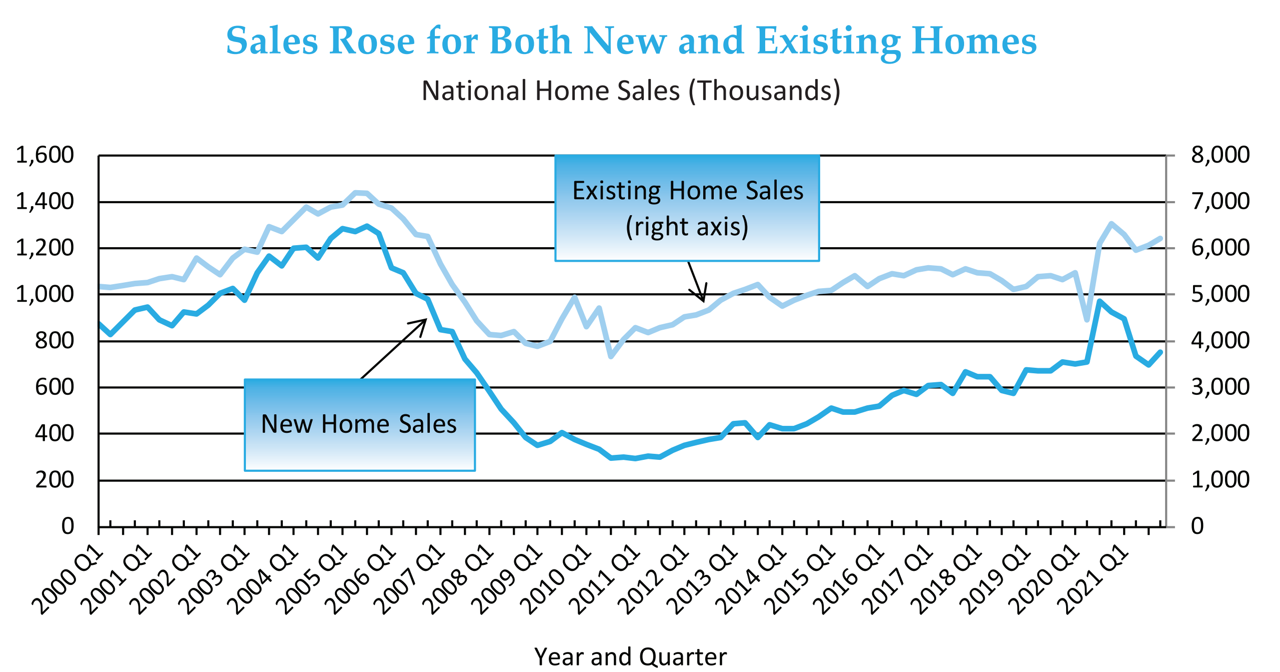


Sources: Census Bureau, National Association of Realtors®, and HUD.

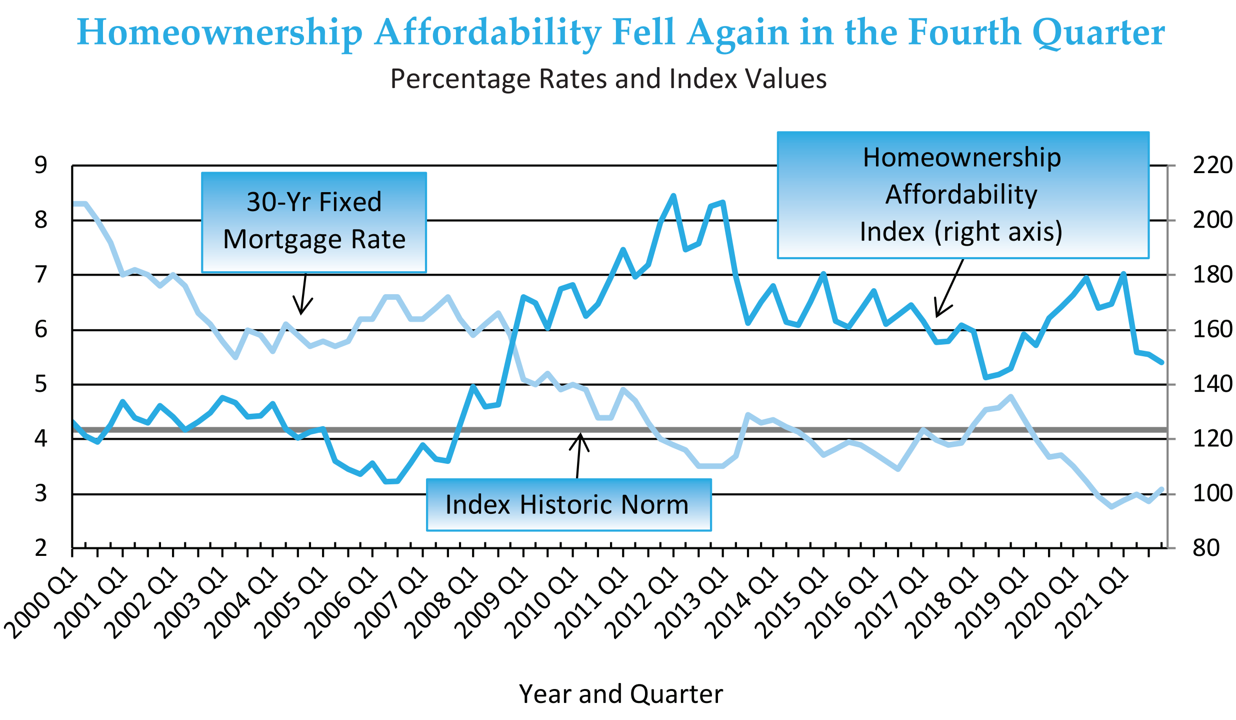
Housing Demand

Sales increased for both new and existing homes. Purchases of new single-family homes, at 752,000 units (SAAR) in the fourth quarter, were 8 percent higher than in the previous quarter but were down 19 percent over the four-quarter period. The annual pace of new home sales was 822,000 in 2020 and 767,000 in 2021. The NAR reported that existing homes—including single-family homes, townhomes, condominiums, and cooperatives—sold at a pace of 6.20 million units (SAAR) in the fourth quarter, up 2 percent from 6.07 million in the previous quarter but down 5 percent from a year ago. Previously owned homes sold at an annual pace of 5.64 million in 2020 and 6.12 million in 2021. Sales to first-time buyers accounted for 28 percent of all sales transactions in the fourth quarter, lower than 29 percent in the third quarter and below the historic norm of 39 percent. More stringent bank lending standards, low sales inventory, and slower growth in income compared to house prices have recently hampered sales growth. Historically, existing home sales accounted for 85 percent of the market, with new home sales representing the remaining 15 percent. The share of existing home sales began to rise in 2007, reaching a high of 94 percent in 2011. The current market shares of existing and new home sales are approaching their historic norms, with respective rates of 89 and 11 percent. In terms of average sales, the ratio of existing to new home sales historically has been 6 to 1; the current ratio is 8 to 1, although that ratio has fallen since 2011, when it reached 14 to 1.

Year-over-year house price increases slowed in the fourth quarter, with annual returns ranging between 18 to 19 percent. The FHFA (SA) purchase-only repeat-sales house price index showed U.S. home prices appreciating at a 3.3-percent rate in the fourth quarter, down from a 4.2-percent pace in the previous quarter. House prices rose at an annual pace of 17.5 percent, down from an 18.6-percent annual gain in the third quarter. The CoreLogic Case-Shiller® (SA)



Seasonally Adjusted Annual Rates
Sources: Census Bureau, HUD, and National Association of Realtors®.



The historic norm of 130 is the median value of the affordability index based on data since 1989.
Sources: Freddie Mac and National Association of Realtors®.

national repeat-sales house price index estimated a 3.5-percent rise in house prices for the fourth quarter, down from 4.8 percent the previous quarter. House prices increased over the four-quarter period by 18.9 percent, down from the previous quarter's 19.8-percent annual return. House prices continue to increase considerably faster than the general price level and wages, which had respective gains of 6.7 and 4.9 percent over the same four-quarter period. According to both house price indices, home prices peaked during the housing bubble in the first quarter of 2007. The FHFA index indicates that home prices are 60 percent above their previous peak, whereas the CoreLogic Case-Shiller® index shows home values at 50 percent above their previous high point. The FHFA index differs from the CoreLogic Case-Shiller® index mainly because the FHFA index, unlike the CoreLogic Case-Shiller® index, is based on sales financed only with mortgages that have been sold to or guaranteed by Fannie Mae and Freddie Mac, excludes sales transactions associated with subprime and some "jumbo" loans, and is transaction weighted rather than value weighted. According to NAR, distressed sales, which tend to sell at lower prices, accounted for 1 percent of all existing home sales, the same as one year ago. Investor purchases, which tend to put upward pressure on prices, accounted for 16 percent of existing home sales, up from 14 percent one year ago.

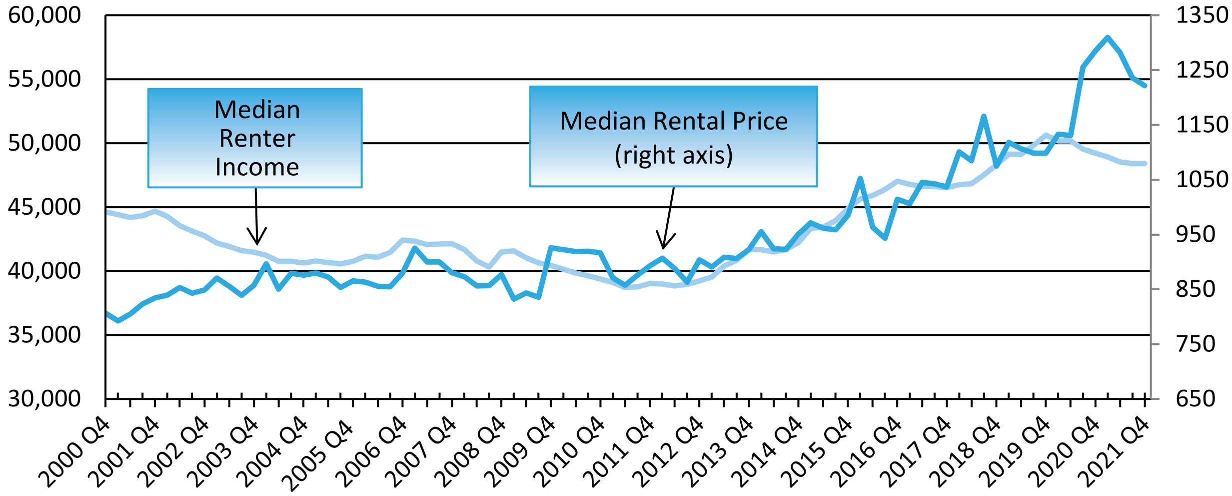
The absorption rate fell for new condominiums and cooperatives but rose for new apartments. Of newly completed condominiums and cooperatives in the third quarter, 70 percent sold within 3 months, down from 74 percent in the previous quarter but up from 69 percent one year ago. Of new apartments completed in the third quarter, 75 percent were leased within the ensuing 3 months, up from 72 percent in the previous quarter and 50 percent the previous year. For all of 2021, the absorption rate for newly completed condominiums increased to 72.5 percent from 69.5 percent in 2020, while the absorption rate for apartments increased to 64.5 percent from 54.8 percent in 2020. A faster absorption rate of new condominiums and apartments indicates greater demand for these goods.

The affordability of purchasing a home declined for a third consecutive quarter. The NAR Housing (Homeownership) Affordability Index (HAI), at 148.1 in the fourth quarter, was down 1.9 percent from the previous quarter and 12.6 percent from last year. The decrease in the ability to purchase a home resulted from an increase in the mortgage interest rate, which more than offset a rise in Median Family Income and a decrease in the median price of a single-family home. The homeownership affordability index peaked in the first quarter of 2012, at 209.0, and fell sharply through the third quarter of 2013, as home prices climbed and mortgage rates rose. Moderate changes in mortgage rates and fluctuating median house prices caused the series to oscillate between the third quarter of 2013 and the fourth quarter of 2016. Affordability remained at lower levels as interest rates rose through mid-2018, but improved through the first quarter of 2021, as mortgage rates hovered near historically low levels. The HAI has fallen for the last three quarters of 2021. The HAI for all of 2021 was 157.9, down 8.4 percent from 172.3 for 2020, driven mainly by rising home prices, which more than offset lower interest rates and higher income. (The NAR Housing Affordability Index is a measure of the ability of a median-income family to purchase a median-priced home under current underwriting standards.)

The affordability of renting a home increased in the fourth quarter. The Current Population Survey/Housing Vacancy Survey (CPS/HVS), which collects data on one of the median rental prices underlying the current affordability metric, continued with normal data collection procedures in the fourth quarter of 2021. Comparisons of estimates with data collected under COVID-19 restrictions (Q2 2020 through Q2 2021) should be viewed with caution (see Homeownership and Housing Vacancy section for more detail). The Department of Housing and Urban Development (HUD) Rental Affordability Index (RAI), at 99.1 in the fourth quarter, rose 1.2 percent from 97.9 in the previous quarter. The increase in the affordability of leasing a home resulted from a 1.2-percent decrease in the real, or inflation-adjusted, median price of leased homes and a slight (0.03-percent) increase in the inflation-adjusted median income of renter households. After reaching a high point the first quarter of 2001, the ability to lease a home for the most part declined until the end of 2010 and then improved modestly through the third quarter of 2016. Rental affordability oscillated downward since, reaching new lows in the third quarter of 2018 and first quarter of 2021. The ability to rent a home is currently down 29.3 percent from its peak at the beginning of 2001. The RAI for all of 2021, at 96.3, was down 7.5 percent from 104.0 for 2020. The average, inflation-adjusted, rental price for 2021 was 5.1 percent higher than in 2020, while the typical, inflation-adjusted, income of rental households fell 2.4 percent over the same period. The median rental price for both 2020 and 2021 should be viewed with caution, however, because they contain quarters when rental price data collection was restricted. In relying only on data collected under normal procedures (the RAI for 2019 [112.4] and the last two quarters of 2021 [98.5]), the affordability of leasing a home was estimated to decline 12.4 percent over the two-year period, or decline by an average annual rate of 6.2 percent for 2020 and 2021. Note that a RAI value of less than 100 indicates that a renter household with median income has less income than typically required to lease a median-priced rental home.

The Affordability of Renting Has Declined as Rising Rents Outpace Income Growth*

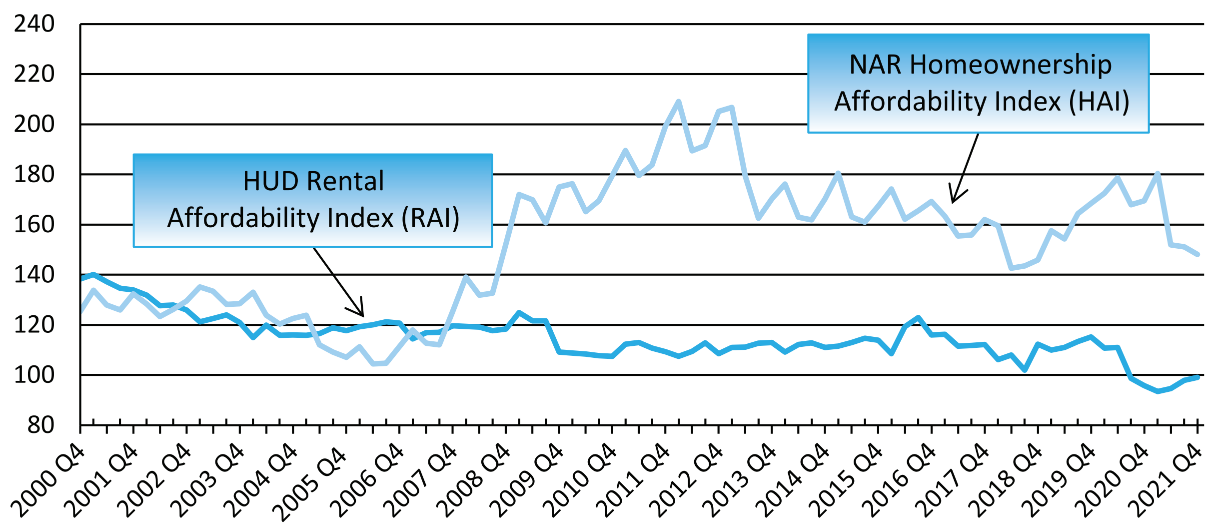
Income and Rents (2019 Dollars)



* NOTE: The Q2 2020 through Q2 2021 Median Rental Price (MRP) estimates are based on CPS/HVS surveys conducted under COVID-19 restrictions and should be viewed with caution. Normal data collection procedures resumed starting Q3 2021. The MRP will be reviewed with the availability of new ACS data, although ACS data also were affected by COVID-19.
Sources: Census ACS, BLS CPI, CES, CPS/HVS, and HUD.

Rental Affordability Remains a Challenge Due to Rising Rents*

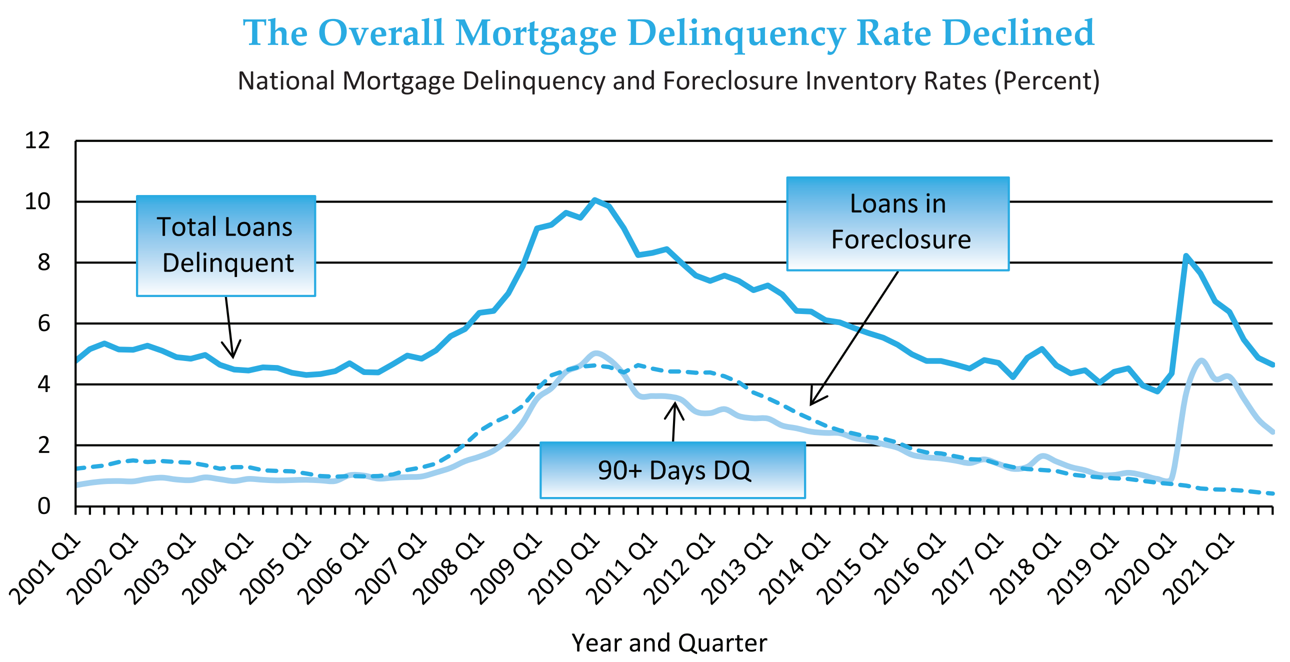
Rental and Homeownership Index Values



* NOTE: The Q2 2020 through Q2 2021 Median Rental Prices underlying the RAI are based on CPS/HVS surveys conducted under COVID-19 restrictions and should be viewed with caution. Normal data collection procedures resumed starting Q3 2021. The RAI will be reviewed with the availability of new ACS data, although ACS data also were affected by COVID-19.
Sources: NAR®, Census ACS, BLS CPI, CES, CPS/HVS, and HUD.

Housing Finance and Investment

The overall mortgage delinquency rate improved. The delinquency rate on mortgages of one- to four-unit residential properties was 4.65 percent (SA) in the fourth quarter, representing 2.45 million borrowers; the rate was down from 4.88 percent in the third quarter and 6.73 percent one year ago, according to MBA's quarterly National Delinquency Survey (NDS). This is the lowest overall rate since the first quarter of 2020 and below the average overall delinquency rate of 5.32 percent. The delinquency rate reflects the impact of the COVID-19 pandemic on the ability of homeowners to make their mortgage payment and forbearance policies for federally backed mortgages in response to the pandemic. Mortgage delinquency rates rose for conventional loans but fell for Federal Housing Administration (FHA) and Department of Veterans Affairs (VA) loans. The conventional delinquency rate increased to 3.58 percent from 3.55 percent; the FHA delinquency rate decreased to 10.76 percent from 11.34 percent; and the VA delinquency rate decreased to 5.24 percent from 5.81 percent. Note that loans in forbearance are recorded as delinquent in the MBA survey if payments are not made based on the original terms of the mortgage. The MBA Forbearance Survey estimates that 705,000 mortgages were in forbearance at the end of the fourth quarter, but some of those borrowers (15 percent) were up to date on their mortgage payments and would not be recorded as delinquent in the MBA NDS. The MBA seriously delinquent rate (90 or more days delinquent or in the foreclosure process) was 2.83 percent, which was close to the long-term average rate of 2.80 and down from 3.40 percent in the third quarter and 5.03 percent last year. At 0.04 percent of active loans, the foreclosure starts rate increased from 0.03 in both the previous quarter and one year ago. The survey low of newly initiated foreclosures is 0.03 percent; the historic average is 0.45 percent. The residential eviction moratorium ended September 31, 2021. The percentage of loans in the foreclosure process was 0.42 percent, down from 0.46 percent and the lowest rate since 1981.



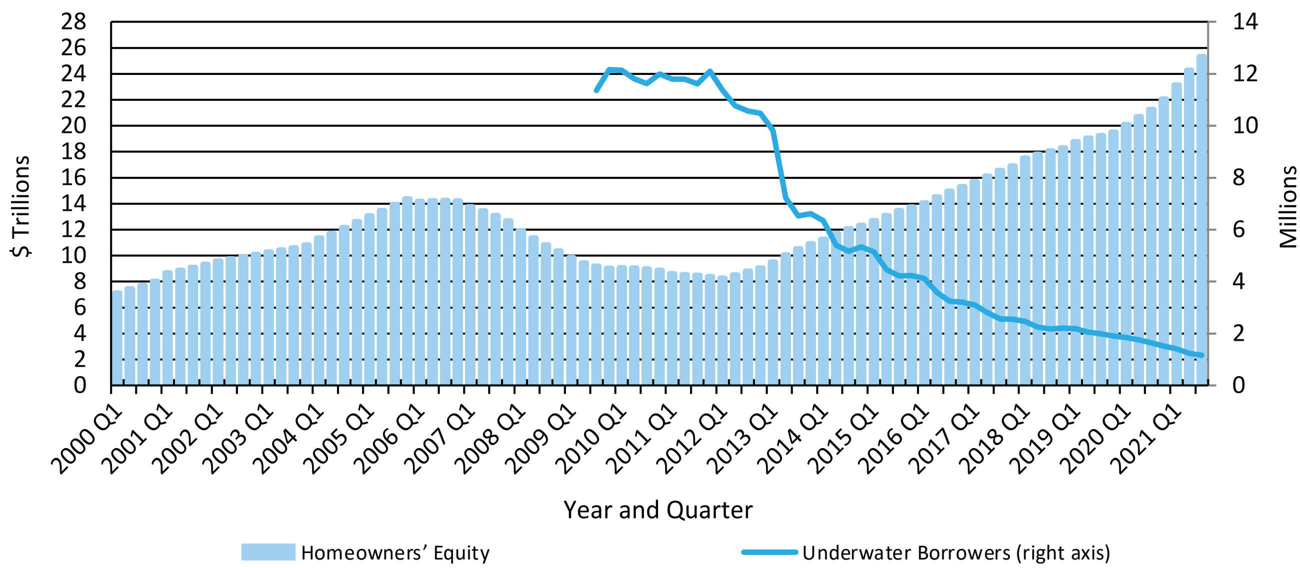
Delinquent (DQ) loans do not include loans in foreclosure. All data are seasonally adjusted except data for loans in foreclosure.
Source: Mortgage Bankers Association.

Newly initiated and completed foreclosures rose. According to ATTOM Data Solutions®, foreclosure starts—default notices or scheduled foreclosure auctions, depending on the state—were filed for the first time on 30,390 U.S. properties in the fourth quarter, up 21 percent from the previous quarter and 77 percent from the previous year. The pre-crisis average of foreclosure starts in 2005 and 2006 was 156,800 per quarter. Lenders completed the foreclosure process (bank repossessions or REO [real estate owned] properties) on 8,400 U.S. properties in the fourth quarter, up 10 percent from the previous quarter and 27 percent from one year ago. The pre-crisis (2005 and 2006) average of foreclosure completions was 69,400 per quarter. Moratoriums issued by the federal government on residential foreclosures were effective through the end of September 2021.

Homeowners' equity continued to increase at a fast pace in the third quarter of 2021, and the number of underwater borrowers continued to decline. The Federal Reserve reported that homeowners' equity (total property value less mortgage debt outstanding) rose nearly $1.033 trillion in the third quarter of 2021 (the data are reported with a lag), to more than $25.3 trillion. During the housing bubble, equity peaked at $14.4 trillion in the fourth quarter of 2005. Owners' equity has grown by more than $16.9 trillion since the beginning of 2012, when it first began to show fairly strong gains after the Great Recession. The increase in home equity reflects house price appreciation, fewer distressed borrowers, and increased principal repayment, with house price gains the largest explanatory factor. According to CoreLogic, 1.165 million homes, or 2.1 percent of residential properties with a mortgage, were under water in the third quarter (the data are reported with a lag), down from 1.235 million homes, or 2.3 percent, in the second quarter. Since the beginning of 2012, the number of underwater borrowers (those who owe more on their mortgage than the value of their home) has fallen more than 90 percent—from 12.108 to 1.165 million—or by 10.943 million homeowners.

Housing Wealth Continued to Show Large Gains in the Third Quarter of 2021

Owners' Equity ($ Trillions) and Number of Underwater Borrowers (Millions)



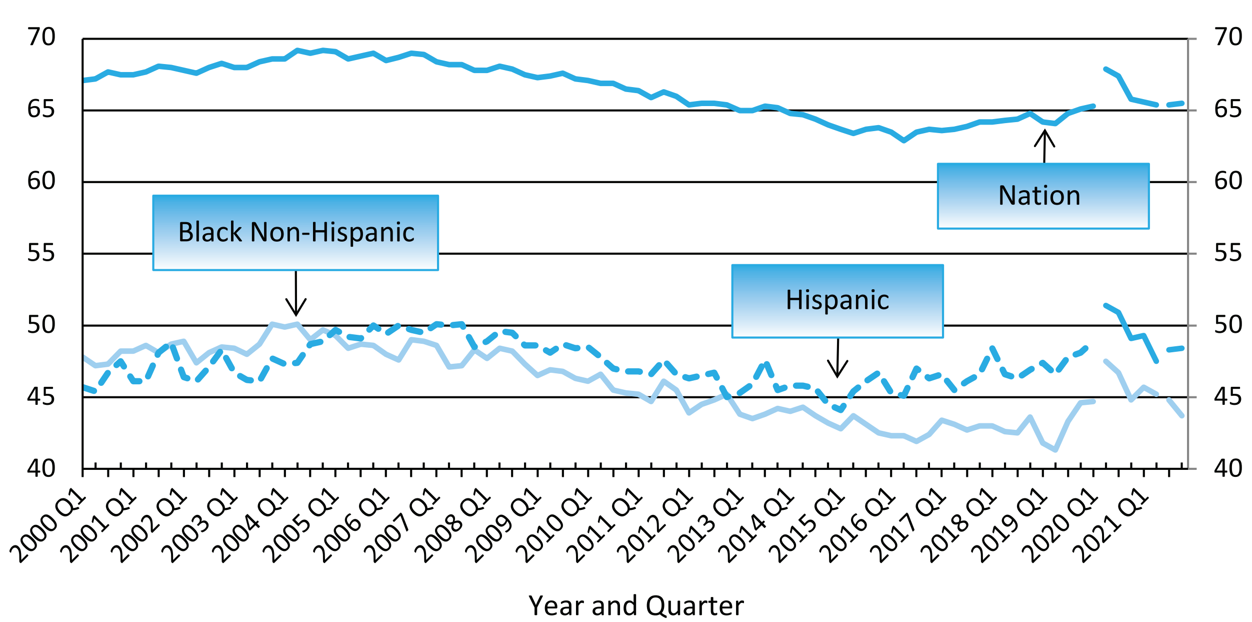
Data for underwater borrowers are only available beginning the third quarter of 2009.
Sources: Federal Reserve Board and CoreLogic.

Homeownership and Housing Vacancy

Normal data collection procedures for the homeownership rate continued in the fourth quarter. The Census Bureau estimated the U.S. homeownership rate was 65.5 percent in the fourth quarter of 2021, up from 65.4 percent in the third quarter. Caution should be used in comparing this rate to estimates from the second quarter of 2020 through the second quarter of 2021, however, because COVID-19 prevented normal data collection procedures during that period. The Census Bureau suspended in-person interviews on March 20, 2020, and conducted the second quarter survey solely by telephone interviews. In-person interviews were added back incrementally in the subsequent four quarters, with respective rates of 63, 94, 98, and 99 percent of the in-person interviews allowed. These changes in survey methods likely contributed to the sharp increase and following decline in the homeownership rate during that time frame. The national homeownership rate, at 65.3 percent in the first quarter of 2020, jumped to 67.9 percent in the second quarter of 2020 and then declined to 65.4 percent by the second quarter of 2021. (https://www.census.gov/housing/hvs/files/qtr421/source_21q4.pdf) The historic norm for the national homeownership rate since 1965 is 65.2 percent.

In the fourth quarter of 2021, the Census Bureau reported that the homeownership rate for White non-Hispanic households increased to 74.4 percent from 74.0 percent; for Black non-Hispanic households, the rate decreased to 43.7 percent from 44.8 percent; and for Hispanic households, the rate rose to 48.4 percent from 48.3 percent. The homeownership rate increased to 61.8 percent for other-race non-Hispanic households and declined to 47.9 percent for two-or-more-races non-Hispanic households. Compared with the early 2000s, the recent relatively low homeownership rates reflect the subprime lending crisis and the high rates of unemployment and underemployment as a result of the severe 2007–2009 recession. More recently, low inventories of homes for sale, slower income growth relative to house prices, fluctuating mortgage rates, and restrictive mortgage credit have affected homeownership.

National Homeownership Rates*



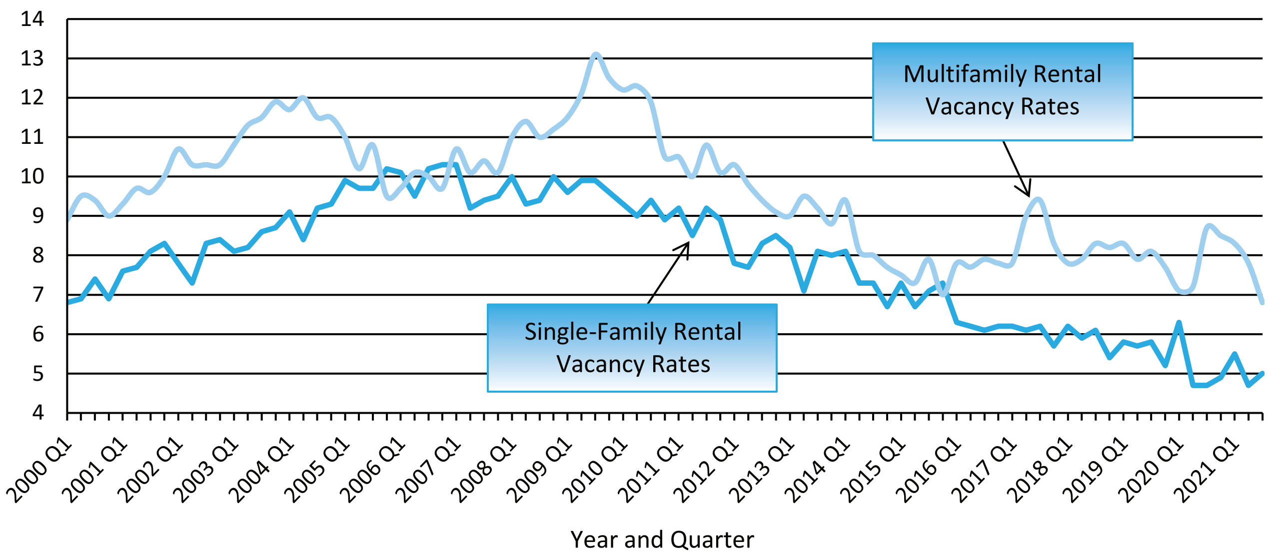
* NOTE: The Q2 2020 through Q2 2021 homeownership rates represent a break in the series because they are based on surveys conducted under COVID-19 restrictions and should be viewed with caution. Normal data collection procedures resumed starting Q3 2021. The historic norm of 65.2 percent is the average national homeownership rate since 1965.
Sources: Census Bureau CPS/HVS, BLS and HUD.

The 2021 NAR annual survey of homebuyers revealed that the share of homebuyers making their first purchase was 34 percent, up from 31 percent in their 2020 report. The annual survey may somewhat overstate the share of first-time homebuyers, however, because it represents owner-occupants, and few investors respond to the survey as absentee owners. The historic norm for sales to first-time buyers is 39 percent. Numerous studies have found that both high debt-to-income ratios for young adults burdened with student loans and tighter credit and lending standards are key factors in keeping the current homeownership rate relatively low for young adults. Fluctuating interest rates, low inventory of homes for sale, and historically high home price gains have also prevented some from becoming homeowners.

The rental market vacancy rate rose for single-family homes but fell for multifamily homes. The Census Bureau conducts the CPS/HVS to collect data on homeownership rates, vacancy rates, and household growth, among other variables. Thus, normal data collection procedures also continued for vacancy rates in the fourth quarter of 2021. Comparisons with data from the second quarter of 2020 through the second quarter of 2021 should be viewed with caution, however, as vacancy rate estimates were affected by the same pandemic-induced survey issues affecting the homeownership rate estimates during that time. The Census Bureau estimate of the overall vacancy rate in the rental market was 5.6 percent in the fourth quarter, down from 5.8 percent the previous quarter. The single-family rental vacancy rate increased to 5.2 percent from 5.0 percent in the third quarter, and the rental vacancy rate for multifamily units (five or more units in a structure) fell to 6.4 percent from 6.8 percent in the third quarter. For all of 2021, the rental vacancy rate for single-family homes was 5.1 percent, down slightly from 5.2 percent in 2020; for multifamily housing, the overall rental vacancy rate was 7.3 percent, down from 7.9 percent in 2020. However, the data was not collected under normal procedures for several quarters in 2020 and 2021 and should be viewed with caution. In relying only on data collected under normal procedures (the vacancy rate for all of 2019 and the rate for the last two quarters of 2021), the single-family rental vacancy rate fell from 5.6 percent for 2019 to 5.1 percent for 2021, and the multifamily

Rental Vacancy Rates Rose for Single-Family Homes but Fell for Multifamily Homes*

National Rental Vacancy Rates (Percent)



* NOTE: The Q2 2020 through Q2 2021 vacancy rates are based on surveys conducted under COVID-19 restrictions and should be viewed with caution. Normal data collection procedures resumed starting Q3 2021.
Sources: Census Bureau CPS/HVS and BLS.

vacancy rate fell from 8.0 percent for 2019 to 6.6 percent for 2021. In addition to single-family and multifamily homes, the overall vacancy rate includes homes with two-to-four units in a structure.

The number of households was reported to grow slightly in 2021, but growth in the first two quarters was based on restricted data collection procedures. The Census Bureau relies on the CPS/HVS to estimate household growth, so normal data collection procedures continued for this variable in the fourth quarter of 2021. As with the homeownership and vacancy rates, data from the second quarter of 2020 to the second quarter of 2021 should be viewed with caution. According to the Census Bureau, the number of U.S. households, at 126.6 million for the year, grew 0.6 percent in 2021, down considerably from an estimated pace of 2.4 percent for 2020, with estimates for both years based on data from quarters affected by pandemic-induced survey issues. In relying only on data collected under normal procedures (the number of households in 2019 and the last two quarters of 2021), the growth in households was estimated to be 3.4 percent over the two-year period, or an average annual rate of 1.7 percent for 2020 and 2021. Household growth fell to an annual rate of 0.5 percent during the severe 2007–2009 recession, compared with 1.3-percent growth from 2001 to 2006. In the years immediately following the Great Recession, young people were slow to form households, with an average annual growth rate of only 0.7 percent from 2010 to 2013. The pace picked up from 2014 to 2019, with an average annual growth rate of 1.1 percent. The Census Bureau estimated the number of homeowner and renter households at 82.9 and 42.7 million, respectively, for 2021. Estimating growth in the number of homeowners and renters based on data collected under normal procedures, in the same fashion as for households, produced an average annual growth rate of 2.5 percent for homeowners and 0.5 percent for renters for the years 2020 and 2021.

HUD PD&R **National Housing Market Summary**

The table below summarizes quarterly changes in national housing indicators, comparing current quarter data to the previous quarter and year-ago quarter.

U.S. NATIONAL HOUSING INDICATORS

Note: Change from Prior Period May be Shown as a Percent Change or Percentage-Point Change

Indicator	Current Quarter	Previous Quarter	Year-Ago Quarter	Change From Previous Quarter	Change From Year-Ago Quarter	Current Quarter as-of Date
HOUSING SUPPLY						
Housing Permits (SAAR, thousands)						Q4 2021
Total	1,752	1,646	1,683	6.4% (n)	4.1% (n)	
Single-Family	1,103	1,046	1,176	5.4% (n)	-6.3% (n)	
Multifamily (5+)	594	551	452	7.7% (n)	31.2% (n)	
Housing Starts (SAAR, thousands)						Q4 2021
Total	1,654	1,562 (r)	1,575	5.9% (s)	5.0% (s)	
Single-Family	1,159	1,096 (r)	1,220	5.7% (s)	-4.9% (s)	
Multifamily (5+)	484	456 (r)	342	6.1% (s)	41.6% (n)	
Under Construction (SA, thousands)						Q4 2021
Total	1,521	1,434 (r)	1,264	6.1% (n)	20.3% (n)	
Single-Family	770	719 (r)	609	7.1% (n)	26.4% (n)	
Multifamily (5+)	738	702 (r)	645	5.1% (n)	14.4% (n)	
Housing Completions (SAAR, thousands)						Q4 2021
Total	1,325	1,302 (r)	1,329	1.7% (s)	-0.3% (s)	
Single-Family	960	945	923	1.6% (s)	4.0% (s)	
Multifamily (5+)	355	349 (r)	392	1.8% (s)	-9.5% (s)	
New Homes for Sale (SA)						Q4 2021
Inventory (thousands)	394	378	299	4.2% (s)	31.8% (n)	
Months' Supply (months)	5.6	6.3 (r)	3.8	-11.1% (s)	47.4% (n)	
Existing Homes For Sale						Q4 2021
Inventory (NSA, thousands)	880	1,260	1,160	-30.2% (u)	-24.1% (u)	
Months' Supply (months)	1.7	2.4	1.9	-29.2% (u)	-10.5% (u)	
Manufactured Home Shipments (SAAR, thousands)	107.7	105.0 (r)	100.7	2.6% (u)	7.0% (u)	Q4 2021

SA = seasonally adjusted. NSA = not SA. SAAR = SA annual rate. r = revised. s = statistically significant. n = not statistically significant. u = statistical significance unavailable. FHFA = Federal Housing Finance Agency. Z = Suppressed for data quality reasons.
Note: Components may not add to totals because of rounding.

U.S. NATIONAL HOUSING INDICATORS (continued)

Note: Change from Prior Period May be Shown as a Percent Change or Percentage-Point Change

Indicator	Current Quarter	Previous Quarter	Year-Ago Quarter	Change From Previous Quarter	Change From Year-Ago Quarter	Current Quarter as-of Date
HOUSING DEMAND						
Home Sales (SAAR)						Q4 2021
New Homes Sold (thousands)						
Single-Family	752	699	926	7.6% (n)	-18.8% (n)	
Existing Homes Sold (thousands)						
Single-Family, Townhomes, Condos, Co-ops	6,203	6,067 (r)	6,523	2.3% (u)	-4.9% (u)	
Condos and Co-ops	690	700	717	-1.4% (u)	-3.7% (u)	
First-Time Buyers (%)	28	29	32	-1 (u)	-3 (u)	
Investor Sales (%)	16	14	14	2 (u)	3 (u)	
Home Sales Prices						Q4 2021
Median ($)						
New Homes	408,100	411,200	358,700	-0.8% (u)	13.8% (u)	
Existing Homes	353,800	356,133	311,000	-0.7% (u)	13.8% (u)	
Repeat-Sales Home Price Indices						
FHFA (SA)	358.0	346.5 (r)	304.6	3.3% (u)	17.5% (u)	
CoreLogic Case-Shiller (SA)	276.3	267.0 (r)	232.5	3.5% (u)	18.9% (u)	
Homeownership Affordability						Q4 2021
Composite Index	148.1	151.1 (r)	169.5	-2.0% (u)	-12.6% (u)	
National Average Mortgage Interest Rate (%)	3.1	2.9	2.8	0.2 (u)	0.3 (u)	
Median-Priced Existing Single-Family Home ($)	361,700	363,067	315,700	-0.4% (u)	14.6% (u)	
Median Family Income ($)	88,165	87,874	84,558	0.3% (u)	4.3% (u)	
Rental Affordability						
HUD's Rental Affordability Index[1]	99.1	97.9 (r)	95.8	1.2% (u)	3.4% (u)	Q4 2021
Multifamily Housing						
Apartments						
Completed Previous Quarter (thousands)	84.8	83.9 (r)	93.8	1.1% (n)	-9.6% (s)	Q3 2021
Leased Current Quarter (%)	75	72	50	3 (n)	25 (s)	Q4 2021
Median Asking Rent ($)	1,690	1,670 (r)	1,638	1.2% (n)	3.2% (n)	
Condos and Co-ops						
Completed Previous Quarter (thousands)	3.2	3.3 (r)	5.8	-3.8% (n)	-44.4% (s)	Q3 2021
Sold Current Quarter (%)	70	74 (r)	69	-4.0 (n)	1 (n)	Q4 2021
Median Asking Price ($)	623	377 (r)	622	Z (s)	0.0% (s)	
Manufactured Homes (SAAR)						
Shipped Previous Quarter (thousands)	105.0	105.7	95.0	-0.7% (u)	10.5% (u)	Q3 2021
Sold and Placed Within Four Months (%)[2]	53.3	54.4	70.6	-1.1 (s)	-17.3 (n)	Q4 2021
Builders' Views of Market Activity (Composite Index)	82	77	87	6.9% (u)	-5.4% (u)	Q4 2021

SA = seasonally adjusted. NSA = not SA. SAAR = SA annual rate. r = revised. s = statistically significant. n = not statistically significant. u = statistical significance unavailable. FHFA = Federal Housing Finance Agency. Z = Suppressed for data quality reasons.

Note: Components may not add to totals because of rounding.

[1] The median rental price underlying this estimate was affected by the same pandemic-induced survey issues influencing the homeownership and vacancy rates for Q2 2020 through Q2 2021 (see Homeownership and Housing Vacancy section). Normal data collection procedures resumed in Q3 2021. The rental price will be reviewed with the availability of new Census ACS data, although the ACS survey methods were also affected by COVID-19 restrictions.

[2] The share of previous-quarter shipments sold (or leased) and placed for residential use 4 months after shipment. For shipments in the first quarter, for example: sales and placements (from January - May) for January shipments; (from February - June) for February shipments; and (from March - July) for March shipments are summed and divided by the total number of homes shipped in the first quarter to obtain the percentage of manufactured homes sold and placed four months after shipment.

U.S. NATIONAL HOUSING INDICATORS (continued)

Note: Change from Prior Period May be Shown as a Percent Change or Percentage-Point Change

Indicator	Current Quarter	Previous Quarter	Year-Ago Quarter	Change From Previous Quarter	Change From Year-Ago Quarter	Current Quarter as-of Date
HOUSING FINANCE and INVESTMENT						
Mortgage Interest Rates (%)[3]						Q4 2021
30-Year Fixed Rate	3.08	2.87	2.76	0.21 (u)	0.32 (u)	
15-Year Fixed Rate	2.34	2.17	2.29	0.17 (u)	0.05 (u)	
5-Year ARM[3]	2.49	2.47	2.89	0.02 (u)	-0.40 (u)	
Mortgage Delinquency Rates (%)						Q4 2021
All Loans Past Due (SA)	4.65	4.88	6.73	-0.23 (u)	-2.08 (u)	
Loans 90+ Days Past Due (SA)	2.44	2.85	4.18	-0.41 (u)	-1.74 (u)	
Seriously Delinquent (90+ Days DQ & in FC, NSA)	2.83	3.40	5.03	-0.57 (u)	-2.20 (u)	
FHA Market Share[4]						
Dollar Volume (%)						Q3 2021
All Loans	9.15	7.99	9.80	1.2 (u)	-0.7 (u)	
Purchase	13.42	10.47	13.58	3.0 (u)	-0.2 (u)	
Refinance	5.59	6.05	6.35	-0.5 (u)	-0.8 (u)	
Loan Count (%)						
All Loans	11.90	10.40	12.52	1.5 (u)	-0.6 (u)	Q3 2021
Purchase	18.28	14.79	17.60	3.5 (u)	0.7 (u)	
Refinance	7.42	7.64	12.52	-0.2 (u)	-5.1 (u)	
FHA Mortgage Insurance (thousands)[5]						Q4 2021
Applications Received	339.37	443.48	460.0	-23.5% (u)	-26.2% (u)	
Endorsements	306.47	350.77	357.6	-12.6% (u)	-14.3% (u)	
Purchase	201.82	220.58	228.2	-8.5% (u)	-11.5% (u)	
Refinance	104.66	130.19	129.2	-19.6% (u)	-19.0% (u)	
Private and VA Mortgage Insurance (thousands)						Q4 2021
PMI Certificates	N/A	N/A	N/A	N/A (u)	N/A (u)	
Veterans Affairs Guarantees	256.54	288.90	398.9	-11.2% (u)	-35.7% (u)	
Residential Fixed Investment (SA real annual growth rate, %)	1.00	-7.7 (r)	34.4	8.7 (u)	-33.4 (u)	Q4 2021
GDP (SA real annual growth rate, %)	7.0	2.3 (r)	4.5	4.7 (u)	2.5 (u)	
Housing's Contribution to Real GDP Growth (percentage points)	0.05	-0.38 (r)	1.34	0.43 (u)	-1.29 (u)	

SA = seasonally adjusted. NSA = not SA. SAAR = SA annual rate. r = revised. s = statistically significant. n = not statistically significant. u = statistical significance unavailable.
N/A = not available. ARM = adjustable-rate mortgage. DQ = delinquent. FC = foreclosure. FHA = Federal Housing Administration. VA = U.S. Department of Veterans Affairs.
PMI = private mortgage insurance. GDP = Gross Domestic Product. URE = usual residence elsewhere.
Note: Components may not add to totals because of rounding.
[3] Commitment (advertised) rates on the 5-Yr ARM are now reported in place of rates on the 1-Yr ARM. Freddie Mac discontinued surveying lenders on the 1-Yr ARM as of January 2016.
[4] FHA market share estimates are based on new methodology beginning with the Q3 2013 report; estimates were revised back through Q1 2011. See the FHA Market Share report on their website for an explanation of the new methodology: http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/rmra/oe/rpts/fhamktsh/fhamktqtrly.
[5] FHA mortgage applications and endorsements data have been revised to exclude Home Equity Conversion Mortgages (HECM) beginning with the Q3 2013 release.

U.S. NATIONAL HOUSING INDICATORS

Note: Change from Prior Period May be Shown as a Percent Change or Percentage-Point Change

Indicator	Current Quarter	Previous Quarter	Year-Ago Quarter	Change From Previous Quarter		Change From Year-Ago Quarter		Current Quarter as-of Date
HOMEOWNERSHIP and OCCUPANCY								
Homeownership Rates (%)[6]								Q4 2021
Overall	65.5	65.4	65.8	0.1	(n)	-0.3	(s)	
Non-Hispanic								
White	74.4	74.0	74.5	0.4	(n)	-0.1	(s)	
Black	43.7	44.8	44.8	-1.1	(n)	-1.1	(s)	
Other Race	61.8	60.4	59.4	1.4	(n)	2.4	(n)	
Two or More Races	47.9	51.2	52.2	-3.3	(n)	-4.3	(n)	
Hispanic	48.4	48.3	49.1	0.1	(n)	-0.7	(s)	
Vacancy Rates (%)[6]								Q4 2021
Homeowner	0.9	0.9	1.0	0.0	(n)	-0.1	(n)	
Rental	5.6	5.8	6.5	-0.2	(s)	-0.9	(s)	
Single-Family	5.2	5.0	4.9	0.2	(n)	0.3	(n)	
Multifamily (5+)	6.4	6.8	8.5	-0.4	(s)	-2.1	(s)	
Housing Stock (thousands)[6]								Q4 2021
All Housing Units	142,406	142,100	141,183	0.2%	(n)	0.9%	(n)	
Owner-Occupied	83,478	82,948	82,778	0.6%	(n)	0.8%	(s)	
Renter-Occupied	43,952	43,967	42,971	0.0%	(n)	2.3%	(s)	
Vacant	14,975	15,185	15,434	-1.4%	(s)	-3.0%	(s)	
Year-Round Vacant	11,211	11,671	11,789	-3.9%	(n)	-4.9%	(s)	
For Rent	2,644	2,722	3,005	-2.9%	(s)	-12.0%	(n)	
For Sale	726	722	841	0.6%	(n)	-13.7%	(s)	
Rented or Sold, Awaiting Occupancy	945	1,220	1,020	-22.5%	(s)	-7.4%	(s)	
Held Off Market	6,896	7,008	6,923	-1.6%	(n)	-0.4%	(s)	
Occasional Use	2,047	2,031	2,069	0.8%	(n)	-1.1%	(n)	
Occupied—URE	1,168	1,236	1,264	-5.5%	(n)	-7.6%	(s)	
Other	3,681	3,741	3,590	-1.6%	(n)	2.5%	(s)	
Seasonal Vacant	3,765	3,514	3,645	7.1%	(s)	3.3%	(n)	
Households (thousands)[6]								Q4 2021
Total	127,430	126,914	125,749	0.4%	(s)	1.3%	(n)	

SA = seasonally adjusted. NSA = not SA. SAAR = SA annual rate. r = revised. s = statistically significant. n = not statistically significant. u = statistical significance unavailable.
N/A = not available. ARM = adjustable-rate mortgage. DQ = delinquent. FC = foreclosure. FHA = Federal Housing Administration. VA = U.S. Department of Veterans Affairs.
PMI = private mortgage insurance. GDP = Gross Domestic Product. URE = usual residence elsewhere.
Note: Components may not add to totals because of rounding.
[6] The Q2 2020 - Q2 2021 data on homeownership and vacancy rates, housing stock, and households should be viewed with caution. The data are based on the BLS Current Population Survey/Housing Vacancy Survey conducted by the Census Bureau and represent a break in the series because the surveys were conducted under COVID-19 restrictions that prevented normal data collection procedures. In-person interviews were suspended on March 20, 2020 and the Q2 survey was conducted solely by telephone interviews. In-person interviews were incrementally added back for the surveys from Q3 2020 through Q2 2021 with respective rates of 63, 94, 98 and 99 percent of the in-person interviews allowed. Normal data collection procedures resumed in Q3 2021. See https://www.census.gov/housing/hvs/files/qtr421/source_21q4.pdf.