3rd Quarter 2021 | December 2021

HUD PD&R
National Housing Market Summary

Housing Market Indicators Overall Showed Less Progress in the Third Quarter

Overall housing market activity continued to slow in the third quarter of 2021. New construction declined for both single-family and multifamily housing. Housing purchases dropped for new homes but rose for existing homes, and the inventory of homes for sale rose for both types of housing. The seasonally adjusted (SA) Federal Housing Finance Agency (FHFA) and CoreLogic Case-Shiller® repeat-sales house price indices showed annual house price increases accelerated in the third quarter.

Based on its National Delinquency Survey, the Mortgage Bankers Association (MBA) reported that the overall mortgage delinquency rate improved in the third quarter. According to ATTOM Data Solutions, newly initiated and completed foreclosures increased. The U.S. Census Bureau reported no change in the national homeownership rate but cautioned that comparisons of data collected under normal procedures to data collected under COVID-19-restricted procedures should be viewed with caution. According to the Bureau of Economic Analysis second estimate, the U.S. economy expanded at a seasonally adjusted annual rate (SAAR) of 2.1 percent in the third quarter following a gain of 6.7 percent in the second quarter. Real residential investment, which includes investment in new homes and the remodeling of existing homes, declined 8.3 percent following an 11.7-percent decline in the second quarter and slowed real GDP growth by 0.41 percentage points following a 0.60-percentage-point deduction in the second quarter.

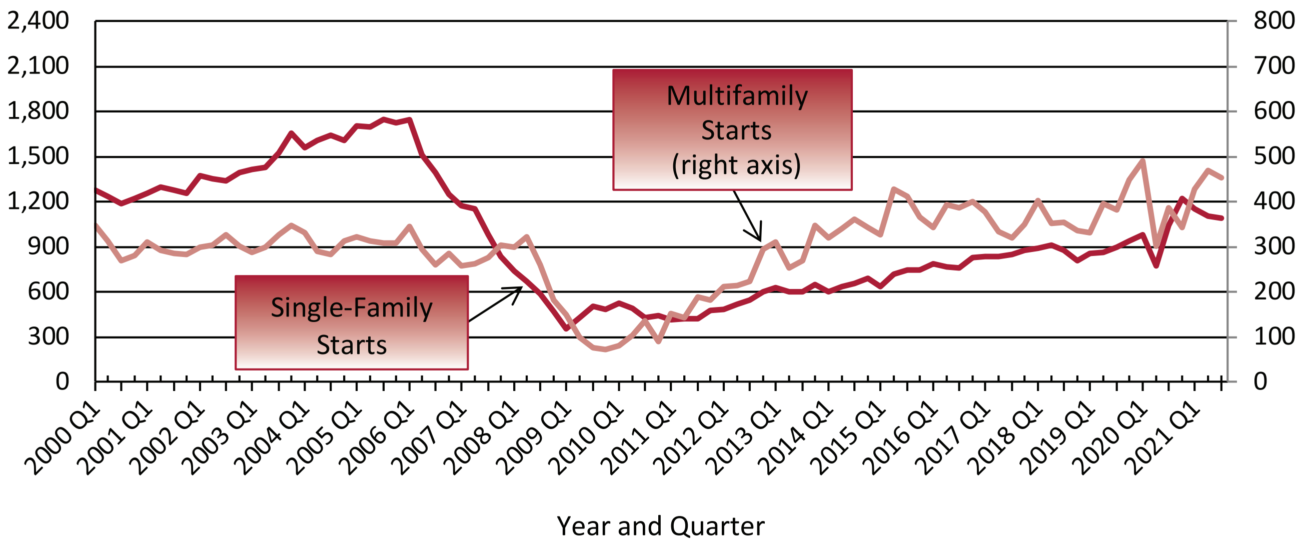
Housing Supply

New construction fell for both single-family and multifamily housing. Housing starts on single-family homes, at 1.09 million units (SAAR) in the third quarter of 2021, fell 1.2 percent from the previous quarter (1.11 million) but were 5.1 percent higher than 1 year ago. The pace of single-family housing starts is 84 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 452,000 units (SAAR) in the third quarter, were down 3.8 percent from the previous quarter (470,000) but 17 percent higher than 1 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 third quarter of 2021. Total housing starts were down 2.1 percent from the previous quarter but up 8.0 percent over the four-quarter period.

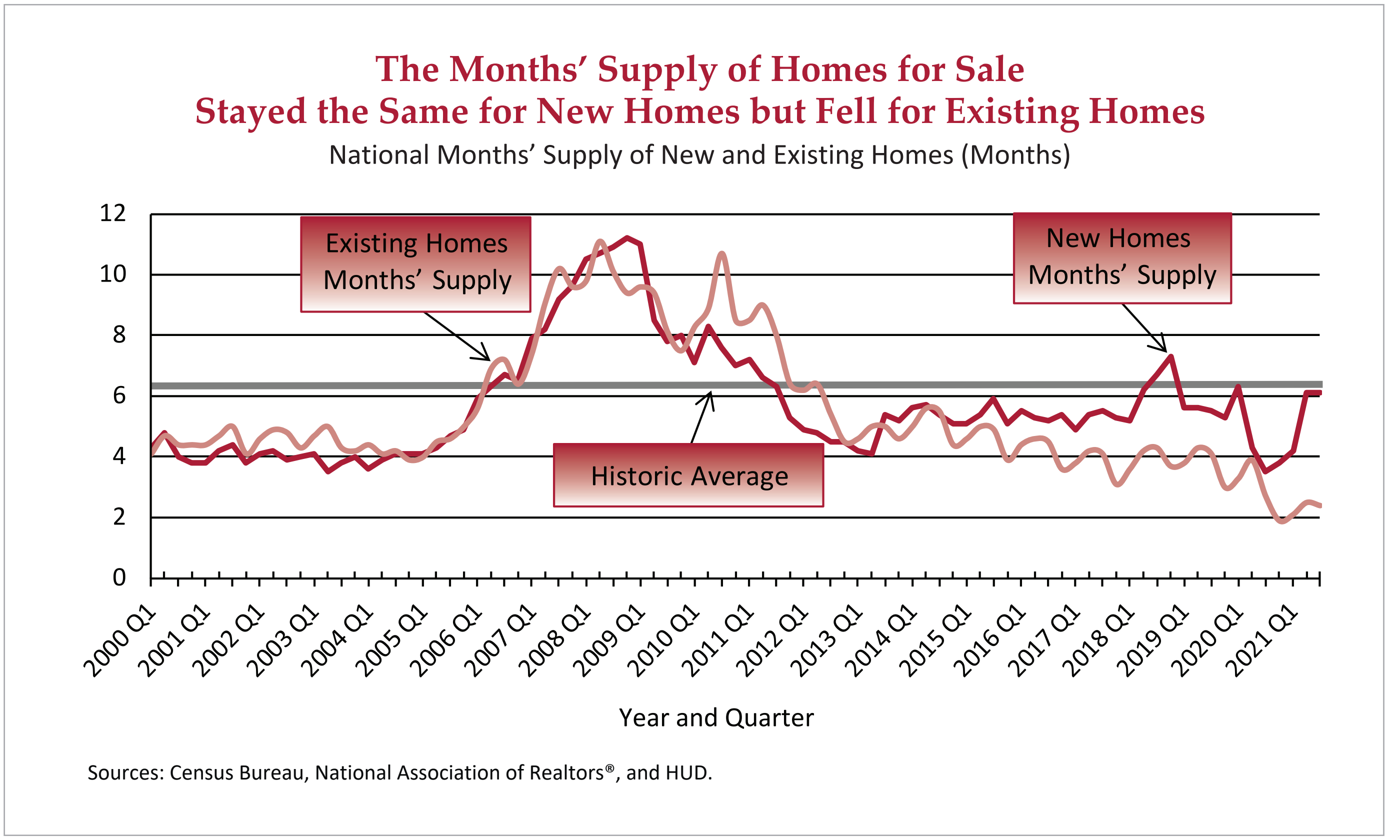
The inventory of homes on the market rose for both new and existing homes. The listed inventory of new homes for sale at the end of the third quarter was 378,000 units (SA), an increase of 9 percent from the previous quarter and 32 percent from one year earlier. The supply of new homes on the market would support 6.1 months of sales at the current sales pace, the same as in the second quarter but greater than 3.5 months last year. The listed inventory of existing homes for sale, at 1.26 million units, was up 2 percent from 1.23 million in the second quarter but down 14 percent over the four-quarter period. That inventory represents a 2.4-month supply of homes for sale, down from 2.5 months at the end of the previous quarter. One year ago, the months' supply was 2.7 months. 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, Profile of Home Buyers and Sellers, found that homeowners typically remained in their homes for 6 to 7 years. After the Great Recession, the typical tenure increased to 9 to 10 years, a factor that has contributed to low inventories. Interestingly, 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 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).

Construction Starts Fell for Both Single-Family and Multifamily Housing

National Housing Starts (Thousands)



Seasonally Adjusted Annual Rate
Sources: Census Bureau and HUD.



Housing Demand

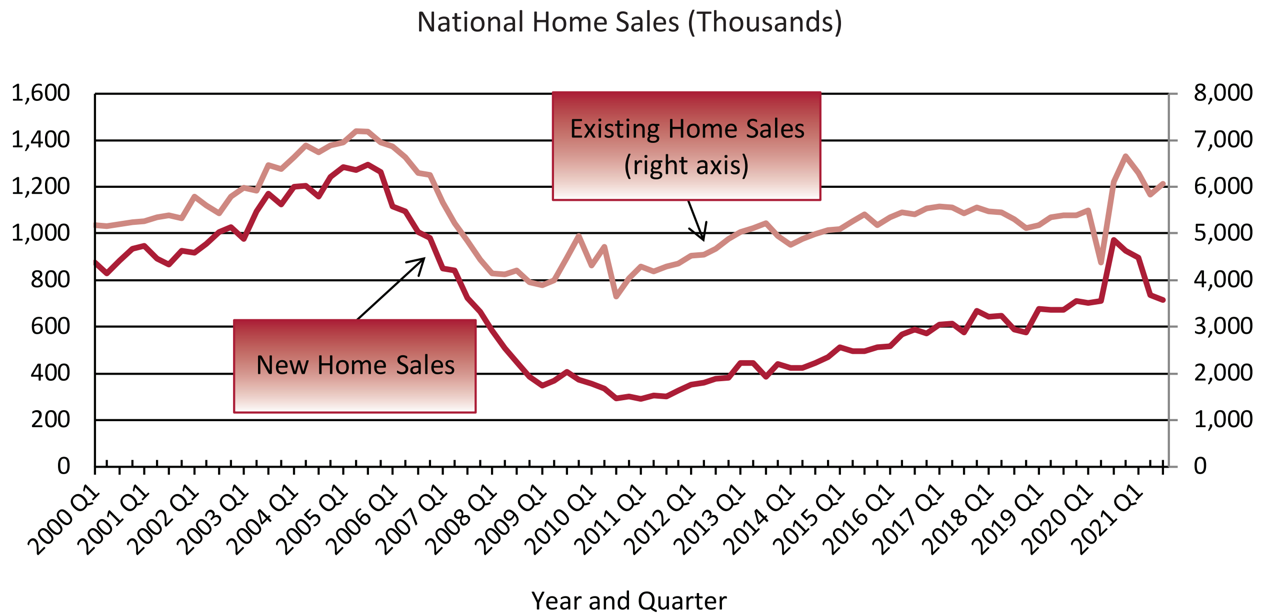
Sales decreased for new homes but rose for existing homes. Purchases of new single-family homes, at 713,000 units (SAAR) in the third quarter, were 3 percent lower than in the previous quarter and were down 27 percent over the four-quarter period. The annual pace of new home sales was 683,000 in 2019 and 822,000 in 2020. The NAR reported that existing homes—including single-family homes, townhomes, condominiums, and cooperatives—sold at a pace of 6.06 million units (SAAR) in the third quarter, which was up 4 percent from 5.83 million in the previous quarter but down 1 percent from year-ago levels. Previously owned homes sold at an annual pace of 5.34 million in 2019 and 5.64 million in 2020. Sales to first-time buyers accounted for 29 percent of all sales transactions in the third quarter, lower than the 31 percent in the second 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 accelerated, with annual returns ranging from 18 to 20 percent. The FHFA (SA) purchase-only repeat-sales house price index showed U.S. home prices appreciating at a 4.2-percent rate in the third quarter, down from a 5.1-percent pace in the previous quarter. House prices rose at an annual pace of 18.5 percent, up from a 17.7-percent annual gain in the second quarter. The CoreLogic Case-Shiller® (SA) national repeat-sales house price index estimated a 4.8-percent rise in house prices for the third quarter, down from a 5.2-percent rise the previous quarter. House prices increased over the four-quarter period by 19.7 percent, up from the previous quarter's 16.9-percent annual return. House prices continue to increase considerably faster than the general price level and wages, which had respective gains of 5.3 and 4.6 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 55 percent above their previous peak, whereas the CoreLogic Case-Shiller® index shows home values are 45 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 1 year ago. Investor purchases, which tend to put upward pressure on prices, accounted for 14 percent of existing home sales, also the same as 1 year ago.

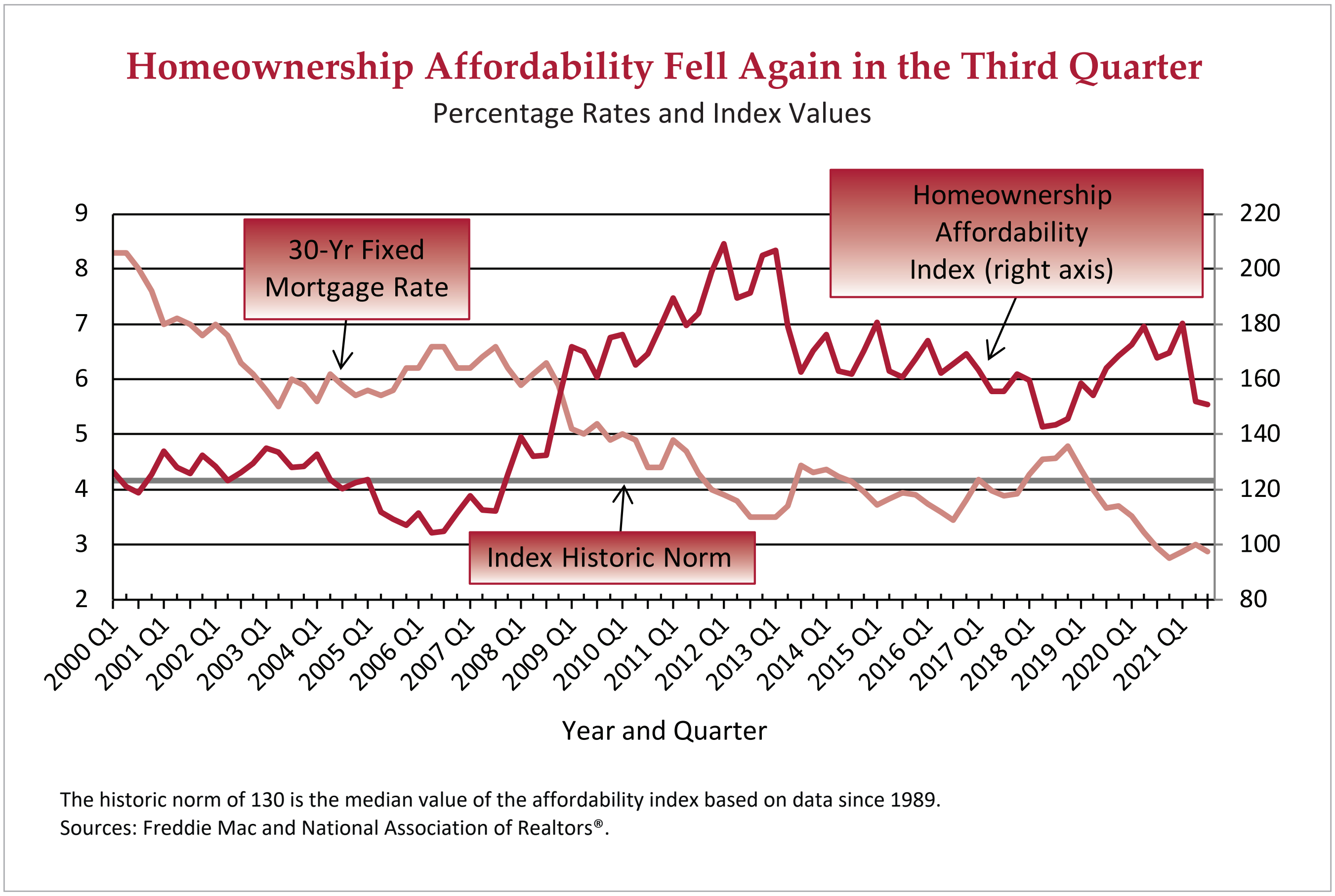
The absorption rate fell for new condominiums and cooperatives but rose for new apartments. Of newly completed condominiums and cooperatives in the second quarter, 68 percent sold within 3 months, down from 70 percent in the previous quarter but up from 61 percent 1 year ago. Of new apartments completed in the second quarter, 72 percent were leased within the ensuing 3 months, up from 59 percent in both the previous quarter and previous year.

The affordability of purchasing a home declined for a second consecutive quarter. The NAR Fixed-Rate Housing (Homeownership) Affordability Index, at 150.8 in the third quarter, was down 0.7 percent from the previous quarter and 10.2 percent from last year. The decrease in the ability to purchase a home resulted from a decline in Median Family Income and an increase in the median price of a single-family home, which more than offset a decline in the mortgage interest rate. 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

Sales Fell for New Homes but Rose for Existing Homes



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

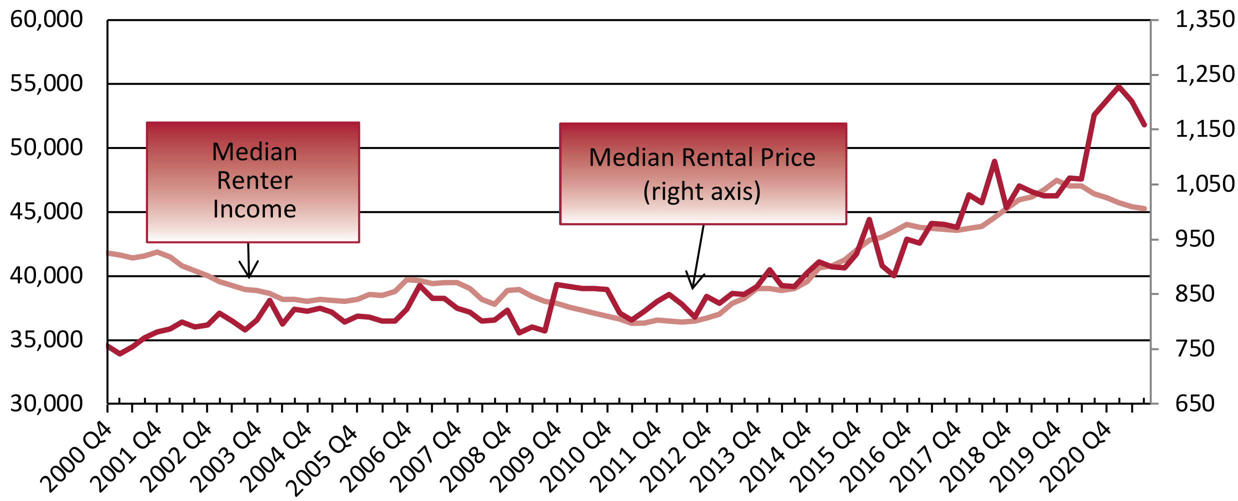


rates and fluctuating median house prices caused the series to oscillate between the third quarter of 2013 and the fourth quarter of 2016. Affordability remained at lower levels as interest rates rose through mid-2018 but has improved for the most part since, as mortgage rates hovered near historically low levels. However, large increases in home prices and declining Median Family Income have had a negative impact on affordability recently. (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 slightly in the third quarter. The Current Population Survey/Housing Vacancy Survey (CPS/HVS), which collects data on the median rental price underlying the current affordability metric, resumed normal data collection procedures in the third 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 97.7 in the third quarter, rose 3.5 percent from 94.4 in the previous quarter but was down 1.0 percent over the four-quarter period. The increase in the affordability of leasing a home resulted from a 3.6-percent decrease in the real, or inflation-adjusted, median price of leased homes, which had a larger impact on affordability than a 0.3-percent decrease 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 has oscillated since, reaching a new low in the first quarter of 2021. The ability to rent a home is down 30.3 percent from its peak at the beginning of 2001 but up 4.9 percent from its previous low in the first quarter of 2021. Note that an RAI value of less than 100 indicates that a renter household with median income does not have enough income to comfortably afford a median-priced rental home.

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

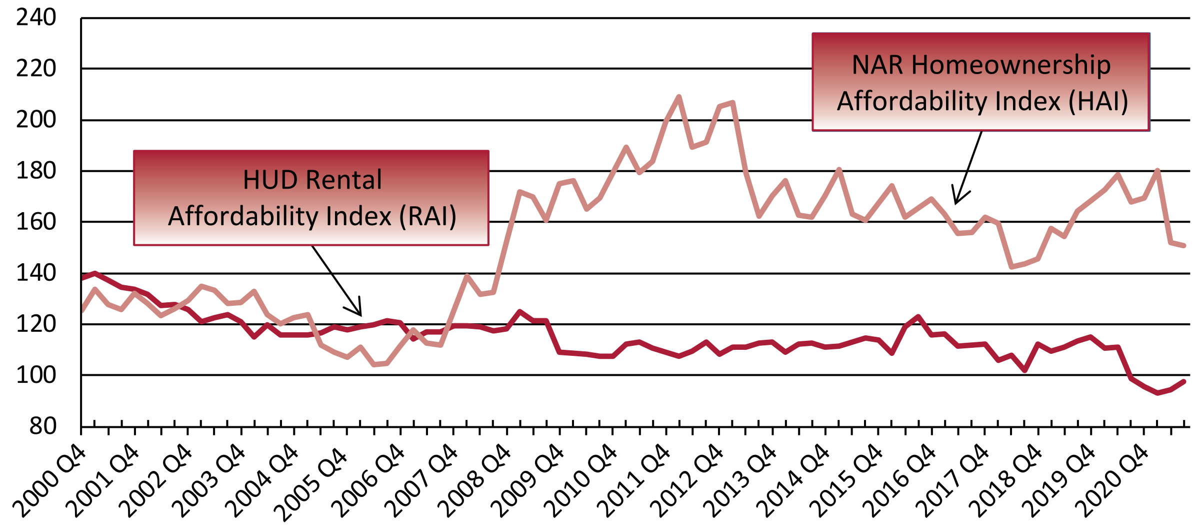
Income and Rents (2019 Dollars)



* 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 for 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 and 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 in Q3 2021. The RAI will be reviewed with the availability of new ACS data, although ACS data also were affected by COVID-19.
Sources: National Association of Realtors®, Census ACS, BLS CPI, CES and CPS/HVS, and HUD.

Housing Finance and Investment

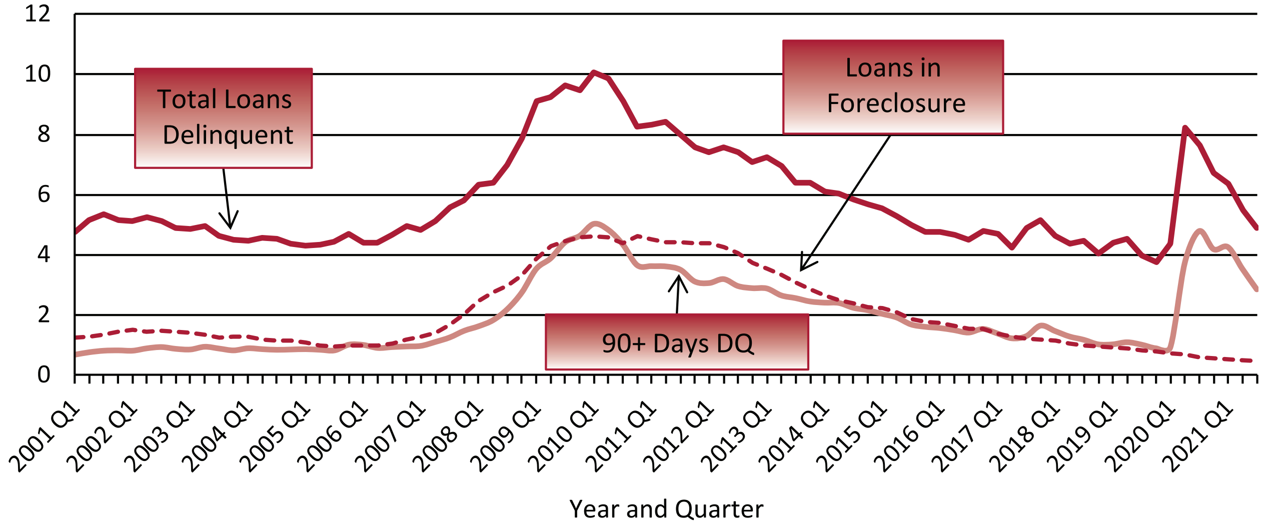
The overall mortgage delinquency rate improved. The delinquency rate on mortgages of one- to four-unit residential properties was 4.88 percent (SA) in the third quarter, representing 2.57 million borrowers; the rate was down from 5.47 percent in the second quarter and 7.65 percent 1 year ago according to MBA's quarterly National Delinquency Survey (NDS). This is the lowest overall rate since the first quarter of 2020. The delinquency rate reflects the impact of the COVID-19 pandemic on the ability of homeowners to make their mortgage payment, forbearance policies for federally backed mortgages in response to the pandemic, as well as Hurricane Ida. Mortgage delinquency rates fell for all loan types. The conventional delinquency rate decreased to 3.55 percent from 3.89 percent; the Federal Housing Administration (FHA) delinquency rate decreased to 11.34 percent from 12.77 percent; and the Department of Veterans Affairs (VA) delinquency rate decreased to 5.81 percent from 6.47 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 1.31 million mortgages were in forbearance at the end of the third quarter, but some of those borrowers (16 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 3.40 percent, down from 4.03 percent in the second quarter and 5.16 percent last year. At 0.03 percent of active loans, the foreclosure starts rate decreased from 0.04 the previous quarter but was unchanged from 1 year ago. The historic average rate of newly initiated foreclosures is 0.45 percent. The residential eviction moratorium ended September 31, 2021. The percentage of loans in the foreclosure process was 0.46 percent, down from 0.51 percent and the lowest rate since 1981.

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 25,100 U.S. properties in the third quarter, up 32 percent from the previous quarter and 66 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 7,600 U.S. properties in the third quarter, up 46 percent from the previous quarter and 22 percent from 1 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 increased at a faster pace in the second 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 $880 billion in the second quarter of 2021 (the data are reported with a lag), to more than $23.6 trillion. During the housing bubble, equity peaked at $14.4 trillion in the fourth quarter of 2005. Owners' equity has grown by more than $15.2 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, 1.2 million homes, or 2.3 percent of residential properties with a mortgage, were under water in the second quarter (the data are reported with a lag), down from 1.4 million homes, or 2.6 percent, in the first 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 nearly 90 percent—from 12.1 to 1.2 million—or by 10.9 million homeowners. The decline in the number of homes in negative equity puts more homeowners in a position to sell their home and could help ease the current low level of homes for sale.

The Overall Mortgage Delinquency Rate Declined

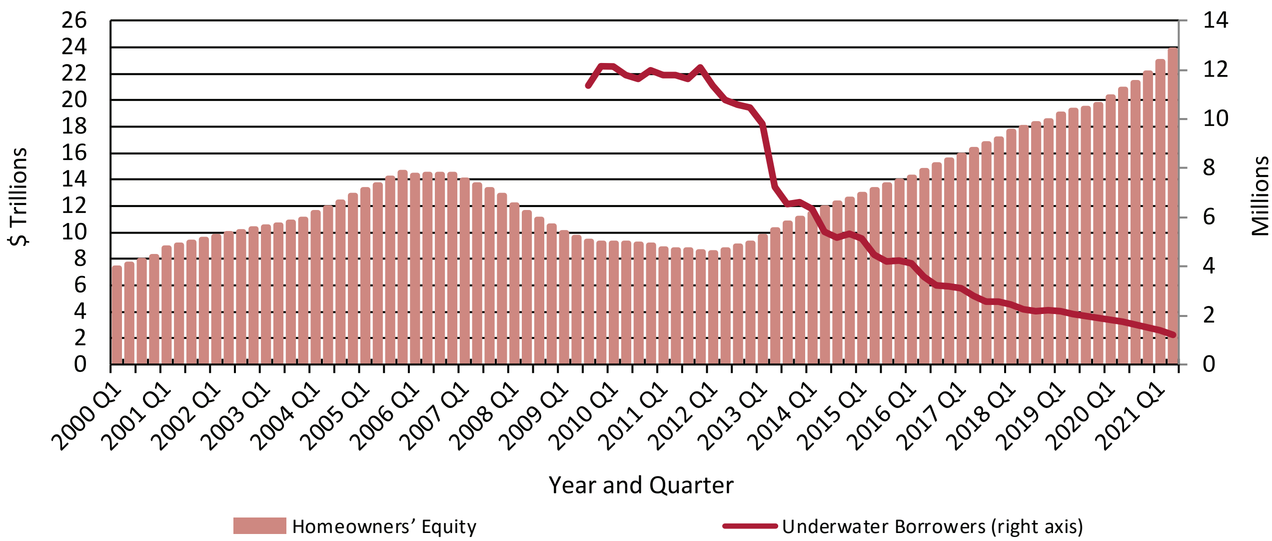
National Mortgage Delinquency and Foreclosure Inventory Rates (Percent)



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

Housing Wealth Showed Large Gains in the Second 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

Under the resumption of normal data collection procedures for the third quarter of 2021, the Census Bureau estimated the U.S. homeownership rate was 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 time 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 for the first quarter of 2020 was 65.3 percent, and in the second quarter of 2020 was measured at 67.9 percent. The respective homeownership rates reported for the second quarter of 2021 and the third quarter of 2020 were 65.4 and 67.4 percent. For a complete description of the methodology, see https://www.census.gov/housing/hvs/files/qtr321/impact_coronavirus_21q3.pdf). Analysis by the Harvard Joint Center on Housing Studies (JCHS) of data provided by the Census Bureau on a subset of areas in which 100 percent of in-person interviews were allowed in the fourth quarter of both 2019 and 2020 suggest the U.S. homeownership rate likely increased during 2020 but by less than the amount estimated using the full data set. The data subset shows the homeownership rate increased 0.4 percentage point over the four-quarter period compared to a 0.7 percentage point increase using the full data set. This finding implies the homeownership rate more likely increased from 65.1 percent in 4Q 2019 to 65.5 percent in 4Q 2020 and not 65.8 percent. See https://www.jchs.harvard.edu/blog/new-data-suggest-modest-increase-homeownership-and-household-growth-over-past-year. The historic norm for the national homeownership rate since 1965 is 65.2 percent.

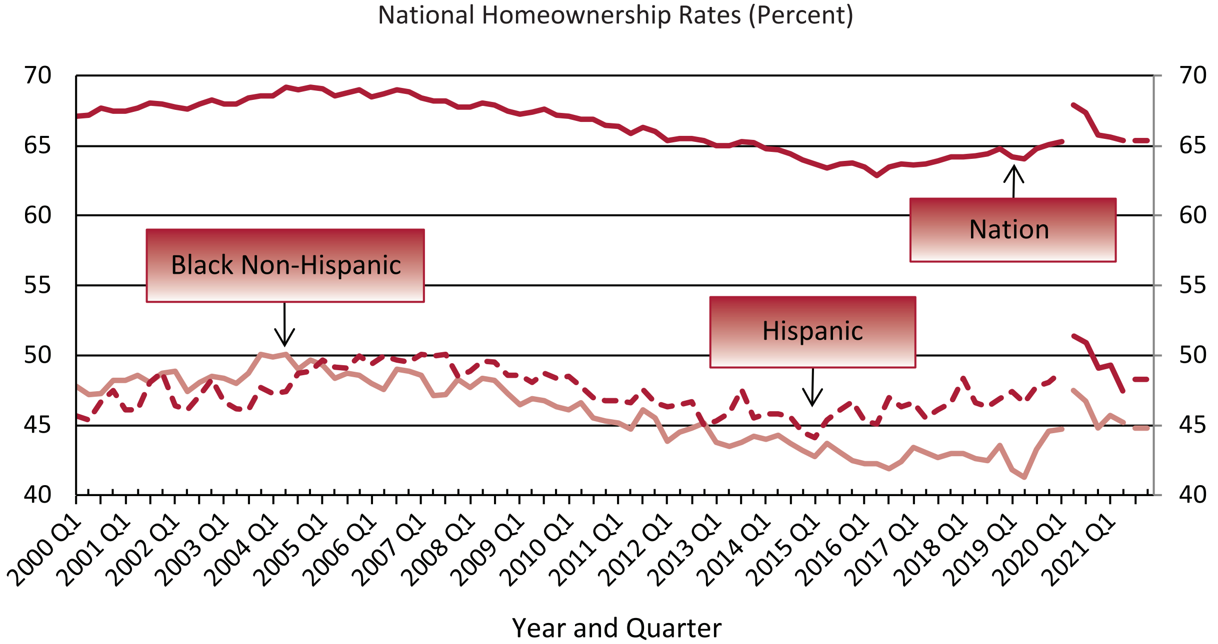
In the third quarter of 2021, the Census Bureau reported that the homeownership rate for White non-Hispanic households fell to 74.0 percent from 74.2 percent; for Black non-Hispanic households, the rate decreased to 44.8 percent from 45.2 percent; and for Hispanic households, the rate rose to 48.3 percent from 47.5 percent. The homeownership rate increased to 60.4 percent for other-race non-Hispanic households and declined to 51.2 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 continuing restrictive mortgage credit have affected homeownership.

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. Normal data collection procedures thus also resumed for vacancy rates in the third quarter of 2021. Comparisons with data from the second quarter of 2020 through the second quarter of 2021 should be viewed with caution, as vacancy rate estimates were affected by the same pandemic-induced survey issues affecting the homeownership rate estimates during this time. The overall vacancy rate in the rental market was 5.8 percent in the third quarter, down from 6.2 percent the previous quarter and 6.4 percent in the third quarter of 2020. The single-family rental vacancy rate increased to 5.0 percent from 4.7 percent in both the second quarter and one year ago. Vacancies in the rental market for multifamily units (five or more units in a structure) fell to 6.8 percent from 7.8 percent in the second quarter and was down from 8.7 percent a year earlier. In addition to single-family and multifamily homes, the overall vacancy rate includes homes with two-to-four units in a structure. The JCHS analysis of Census' supplemental data with 100 percent of in-person interviews in the fourth quarter of both 2019 and 2020 examined gross vacancy rates but did not perform that analysis for rental vacancy rates.

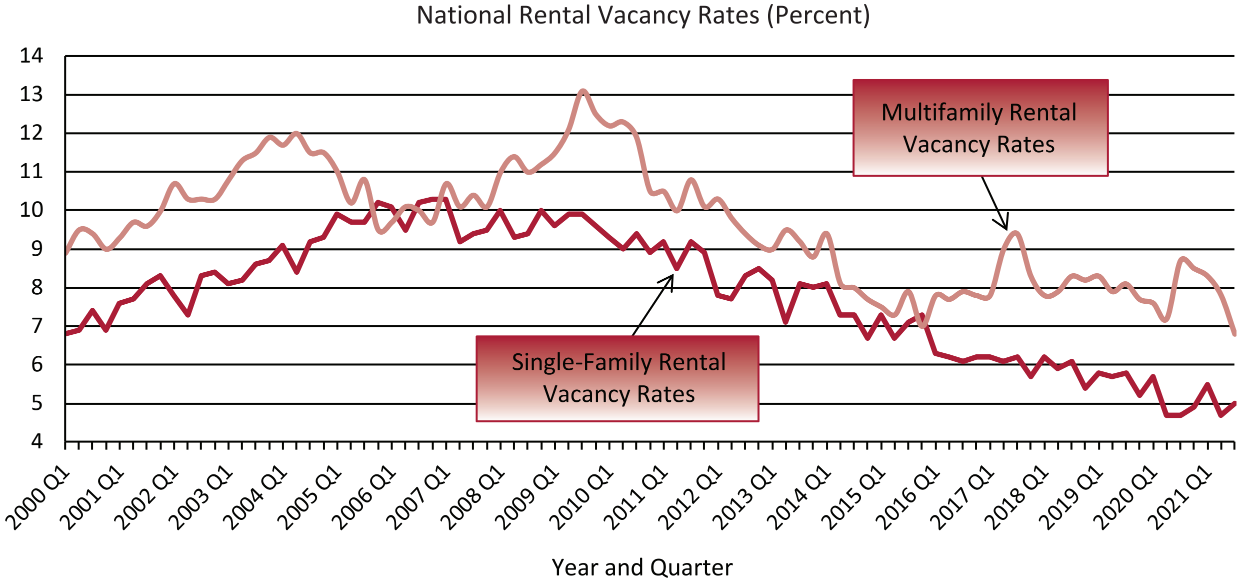
The number of households grew slightly. The Census Bureau relies on the CPS/HVS to estimate household growth; thus, normal data collection procedures also resumed for this variable in the third quarter of 2021. As with the homeownership and vacancy rates, comparisons with data from the second quarter 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 126.9 million at the end of the third quarter, has grown 0.4 percent so far this year. 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 household growth rate for 2020 was estimated to be 2.4 percent. The JCHS used the supplemental data provided by the Census Bureau to analyze household growth from the fourth quarter of 2019 to the fourth quarter of 2020 and concluded that the HVS estimate for growth during 2020 based on the full sample was inflated but possibly close to the true estimate given the margin of error for the estimate.

The National Homeownership Rate *



* 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 for Q3 2021. The historic norm of 65.2 percent is the average national homeownership rate since 1965.
Sources: Census Bureau, BLS and HUD.

Rental Vacancy Rates for Single-Family and Multifamily Homes*



* 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 for the third quarter of 2021.
Sources: Census Bureau and BLS.

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)									Q3 2021
Total	1,647	1,670		1,551	-1.4%	(n)	6.2%	(s)	
Single-Family	1,046	1,116		1,056	-6.2%	(s)	-0.9%	(n)	
Multifamily (5+)	551	502		445	9.8%	(s)	23.8%	(s)	
Housing Starts (SAAR, thousands)									Q3 2021
Total	1,555	1,588	(r)	1,440	-2.1%	(n)	8.0%	(s)	
Single-Family	1,094	1,107		1,041	-1.2%	(n)	5.1%	(n)	
Multifamily (5+)	452	470	(r)	387	-3.8%	(n)	16.9%	(n)	
Under Construction (SA, thousands)									Q3 2021
Total	1,428	1,371	(r)	1,218	4.2%	(s)	17.2%	(s)	
Single-Family	716	678	(r)	545	5.6%	(s)	31.4%	(s)	
Multifamily (5+)	699	680	(r)	662	2.8%	(n)	5.6%	(s)	
Housing Completions (SAAR, thousands)									Q3 2021
Total	1,304	1,360	(r)	1,327	-4.1%	(n)	-1.7%	(n)	
Single-Family	945	961	(r)	926	-1.7%	(n)	2.1%	(n)	
Multifamily (5+)	351	394	(r)	391	-11.0%	(n)	-10.3%	(n)	
New Homes for Sale (SA)									Q3 2021
Inventory (thousands)	378	347	(r)	286	8.9%	(n)	32.2%	(s)	
Months' Supply (months)	6.1	6.1	(r)	3.5	0.0%	(n)	74.3%	(s)	
Existing Homes For Sale									Q3 2021
Inventory (NSA, thousands)	1,260	1,230		1,460	2.4%	(u)	-13.7%	(u)	
Months' Supply (months)	2.4	2.5		2.7	-4.0%	(u)	-11.1%	(u)	
Manufactured Home Shipments (SAAR, thousands)	104.3	105.7	(r)	95.0	-1.3%	(u)	9.8%	(u)	Q3 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)						Q3 2021
New Homes Sold (thousands)						
Single-Family	713	737 (r)	973	-3.3% (n)	-26.7% (n)	
Existing Homes Sold (thousands)						
Single-Family, Townhomes, Condos, Co-ops	6,057	5,833	6,103	3.8% (u)	-0.8% (u)	
Condos and Co-ops	700	720	627	-2.8% (u)	11.7% (u)	
First-Time Buyers (%)	29	31	33	-2 (u)	-4 (u)	
Investor Sales (%)	14	16	14	-2 (u)	1 (u)	
Home Sales Prices						Q3 2021
Median ($)						
New Homes	404,700	382,600 (r)	337,500	5.8% (u)	19.9% (u)	
Existing Homes	356,133	351,267	309,167	1.4% (u)	15.2% (u)	
Repeat-Sales Home Price Indices						
FHFA (SA)	346.9	332.9 (r)	292.8	4.2% (u)	18.5% (u)	
CoreLogic Case-Shiller (SA)	266.7	254.6 (r)	222.8	4.8% (u)	19.7% (u)	
Homeownership Affordability						Q3 2021
Fixed Index	150.8	151.9	168.0	-0.7% (u)	-10.2% (u)	
National Average Mortgage Interest Rate (%)	2.9	3.1	3.0	-0.1 (u)	-0.1 (u)	
Median-Priced Existing Single-Family Home ($)	363,700	357,700 (r)	313,400	1.7% (u)	16.0% (u)	
Median Family Income ($)	87,874	88,515	85,346	-0.7% (u)	3.0% (u)	
Rental Affordability						
HUD's Rental Affordability Index[1]	97.7	94.4 (r)	98.7	3.5% (u)	-1.0% (u)	Q3 2021
Multifamily Housing						
Apartments						
Completed Previous Quarter (thousands)	86.0	63.9 (r)	69.2	34.5% (s)	24.2% (s)	Q2 2021
Leased Current Quarter (%)	72	59 (r)	59	13 (s)	13 (s)	Q3 2021
Median Asking Rent ($)	1,669	1,753 (r)	1,589	-4.8% (n)	5.0% (n)	
Condos and Co-ops						
Completed Previous Quarter (thousands)	3.1	3.6 (r)	2.6	-14.1% (n)	17.1% (n)	Q2 2021
Sold Current Quarter (%)	68	70 (r)	61	-2.0 (n)	7 (n)	Q3 2021
Median Asking Price ($)	477	593 (r)	756	Z (n)	-36.9% (s)	
Manufactured Homes (SAAR)						
Shipped Previous Quarter (thousands)	105.7	105.0	81.3	0.7% (u)	30.0% (u)	Q2 2021
Sold and Placed Within Four Months (%)[2]	54.4	54.7 (r)	64.4	-0.3 (s)	-10.0 (s)	Q3 2021
Builders' Views of Market Activity (Composite Index)	77	82	78	-6.5% (u)	-0.9% (u)	Q3 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 4 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]						Q3 2021
30-Year Fixed Rate	2.87	3.00	2.95	-0.13 (u)	-0.08 (u)	
15-Year Fixed Rate	2.17	2.30	2.46	-0.13 (u)	-0.29 (u)	
5-Year ARM[3]	2.47	2.66	2.97	-0.19 (u)	-0.50 (u)	
Mortgage Delinquency Rates (%)						Q3 2021
All Loans Past Due (SA)	4.88	5.47	7.65	-0.59 (u)	-2.77 (u)	
Loans 90+ Days Past Due (SA)	2.85	3.53	4.78	-0.68 (u)	-1.93 (u)	
Seriously Delinquent (90+ Days DQ & in FC, NSA)	3.40	4.03	5.16	-0.63 (u)	-1.76 (u)	
FHA Market Share[4]						
Dollar Volume (%)						Q2 2021
All Loans	7.99	6.97	11.83	1.0 (u)	-3.8 (u)	
Purchase	10.47	13.15	14.57	-2.7 (u)	-4.1 (u)	
Refinance	6.05	4.42	9.53	1.6 (u)	-3.5 (u)	
Loan Count (%)						
All Loans	10.40	8.98	14.90	1.4 (u)	-4.5 (u)	Q2 2021
Purchase	14.79	17.65	18.25	-2.9 (u)	-3.5 (u)	
Refinance	7.64	5.74	11.98	1.9 (u)	-4.3 (u)	
FHA Mortgage Insurance (thousands)[5]						Q3 2021
Applications Received	443.48	475.3	473.9	-6.7% (u)	-6.4% (u)	
Endorsements	350.77	366.1	259.2	-4.2% (u)	35.3% (u)	
Purchase	220.58	204.0	234.5	8.1% (u)	-5.9% (u)	
Refinance	130.19	162.2	124.8	-19.7% (u)	4.4% (u)	
Private and VA Mortgage Insurance (thousands)						Q3 2021
PMI Certificates		N/A	N/A	N/A (u)	N/A (u)	
Veterans Affairs Guarantees	288.90	335.1	280.1	-13.8% (u)	3.1% (u)	
Residential Fixed Investment (SA real annual growth rate, %)	-8.3	-11.7 (r)	59.9	3.4 (u)	-68.2 (u)	Q3 2021
GDP (SA real annual growth rate, %)	2.1	6.7 (r)	33.8	-4.6 (u)	-31.7 (u)	
Housing's Contribution to Real GDP Growth (percentage points)	-0.41	-0.60 (r)	2.16	0.19 (u)	-2.57 (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]								Q3 2021
Overall	65.4	65.4	67.4	0.0	(n)	-2.0	(s)	
Non-Hispanic								
White	74.0	74.2	75.8	-0.2	(n)	-1.8	(s)	
Black	44.8	45.2	46.7	-0.4	(n)	-1.9	(s)	
Other Race	60.4	59.5	61.4	0.9	(n)	-1.0	(n)	
Two or More Races	51.2	51.6	52.8	-0.4	(n)	-1.6	(n)	
Hispanic	48.3	47.5	50.9	0.8	(n)	-2.6	(s)	
Vacancy Rates (%)[6]								Q3 2021
Homeowner	0.9	0.9	0.9	0.0	(n)	0.0	(n)	
Rental	5.8	6.2	6.4	-0.4	(s)	-0.6	(s)	
Single-Family	5.0	4.7	4.7	0.3	(n)	0.3	(n)	
Multifamily (5+)	6.8	7.8	8.7	-1.0	(s)	-1.9	(s)	
Housing Stock (thousands)[6]								Q3 2021
All Housing Units	142,100	141,794	140,877	0.2%	(n)	0.9%	(n)	
Owner-Occupied	82,948	82,511	85,403	0.5%	(n)	-2.9%	(s)	
Renter-Occupied	43,967	43,644	41,233	0.7%	(n)	6.6%	(s)	
Vacant	15,185	15,639	14,242	-2.9%	(s)	6.6%	(s)	
Year-Round Vacant	11,671	11,793	10,683	-1.0%	(n)	9.2%	(s)	
For Rent	2,722	2,917	2,863	-6.7%	(s)	-4.9%	(n)	
For Sale	722	721	820	0.1%	(n)	-12.0%	(s)	
Rented or Sold, Awaiting Occupancy	1,220	1,116	923	9.3%	(s)	32.2%	(s)	
Held Off Market	7,008	7,038	6,076	-0.4%	(n)	15.3%	(s)	
Occasional Use	2,031	1,973	1,858	2.9%	(n)	9.3%	(n)	
Occupied—URE	1,236	1,163	961	6.3%	(n)	28.6%	(s)	
Other	3,741	3,902	3,258	-4.1%	(n)	14.8%	(s)	
Seasonal Vacant	3,514	3,847	3,559	-8.7%	(s)	-1.3%	(n)	
Households (thousands)[6]								Q3 2021
Total	126,914	126,155	126,636	0.6%	(s)	0.2%	(n)	

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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/qtr321/impact_coronavirus_21q3.pdf.