HUD PD&R National Housing Market Summary

The Housing Market Recovery Made Headway in the Fourth Quarter

The housing market continued to show strength in the fourth quarter of 2015. Construction starts rose for single-family homes but fell for multifamily housing. Purchases of new single-family homes increased, although sales of previously owned (existing) homes declined. The months' supply of homes fell for both new and existing homes. The seasonally adjusted (SA) Standard & Poor's (S&P)/ Case-Shiller® and the Federal Housing Finance Agency's (FHFA) repeat-sales house price indices showed home values increasing in the fourth quarter, with annual house price appreciation stabilizing in the 5-percent range.

Based on its National Delinquency Survey, the Mortgage Bankers Association (MBA) reported that measures of delinquency and foreclosure on mortgage loans continued to improve in the fourth quarter, and RealtyTrac® data show that foreclosure starts and completions both dropped. The national homeownership rate rose for the second straight quarter after declining for seven consecutive quarters. According to the Bureau of Economic Analysis' second estimate, the U.S. economy expanded at a seasonally adjusted annual rate (SAAR) of 1.0 percent, following a 2.0-percent gain in the third quarter. Real residential investment, which includes investment in new homes as well as the remodeling of existing homes, expanded at an 8.0-percent rate following an 8.2-percent rise in the previous quarter and contributed 0.26 percentage point to real GDP growth following a 0.27-percentage-point contribution in the third quarter.

The Housing Market in 2015

For all of 2015, the housing market continued to improve. Housing starts were up 11 percent over 2014—reaching their highest level since 2007—and new and existing homes sales were up 15 and 6 percent, respectively, showing their strongest performances since 2007 and 2006. Inventories remained low, with the average months' supply of homes for sale still below its historical norm. Mortgage delinquency rates improved. According to MBA data, the mortgage delinquency rate at the end of 2015, at 4.77 percent, is down 108 basis points from the end of 2014 and below its historical average of about 5 percent. Foreclosure starts were down 11 percent from 2014, to the lowest annual total since RealtyTrac® began recording them in 2006. Foreclosure completions were up 38 percent in 2015 but were still down 57 percent from the peak set in 2010. The annual national homeownership rate for 2015 fell to 63.7 from 64.5 percent, with households maintaining a shift toward renting. Both single-family and multifamily rental vacancy rates fell in 2015 as supply improved. The number of households increased at a 1.1 percent pace in 2015, just below the 2014 pace of 1.2 percent.

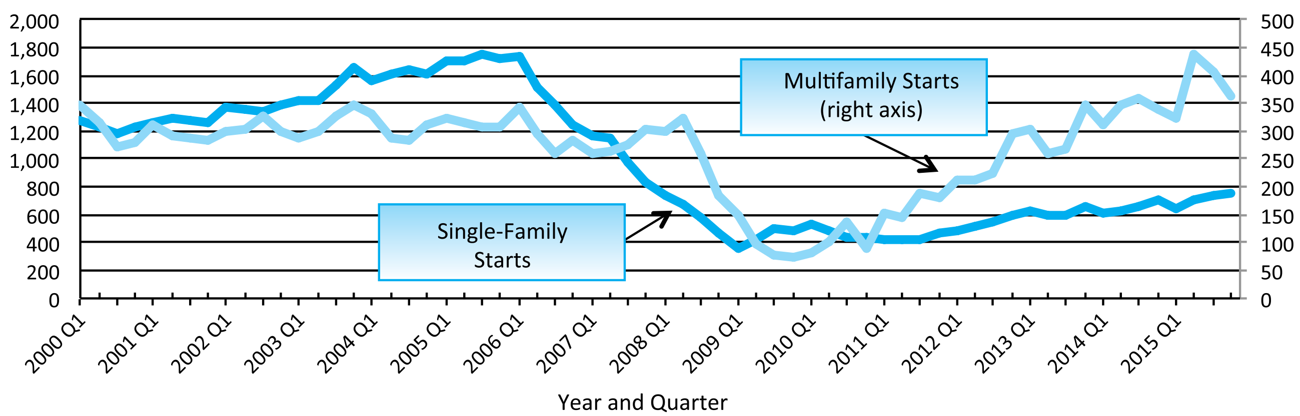
Housing Supply

Homebuilding increased in the fourth quarter for single-family homes but fell for multifamily units. Construction starts on single-family homes, at 754,000 units (SAAR) in the fourth quarter of 2015, were up 1 percent from the previous quarter and 8 percent from one year ago. Single-family housing starts have risen in six of the last seven quarters and are at their highest level since the fourth quarter of 2007. The pace of single-family housing starts is now more than half the annual rate (AR) of 1.36 million units in 2002, before the housing bubble began. Multifamily housing starts fell to 364,000 units (SAAR) in the fourth quarter, a decrease of 10 percent from the previous quarter but up 7 percent from the previous year. The 2002 pace was 308,000 units (AR). For all of 2015, total housing starts climbed to 1.1 million units, up 11 percent from 2014 and the highest since 2007. Although improving, single-family housing starts have been slow to bounce back in this recovery. The share of single-family housing starts has fallen from 85 percent in the third quarter of 2009, when the recovery began, to 67 percent in the fourth quarter of 2015. Because of a relatively strong rental market in this recovery, the share of multifamily starts has grown from 13 to 32 percent during the same period. The share of single-family starts has improved since the second quarter of 2015, however, when it reached a low of 61 percent and the share of multifamily starts was 38 percent. Single-family and multifamily starts historically have averaged respective market shares of 72 and 24 percent, with two- to four-unit structures making up the rest of the market.

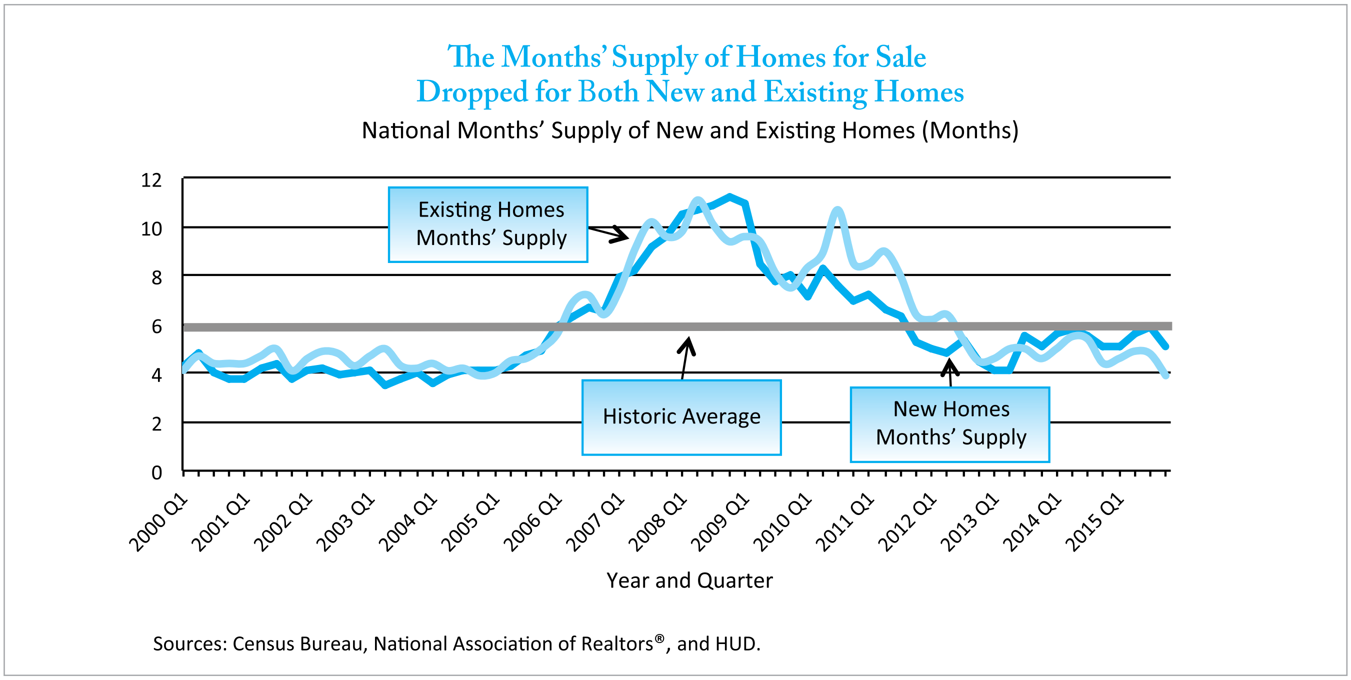
The months' supply of homes on the market declined for both new and existing homes. The listed inventory of new homes for sale at the end of the fourth quarter was 233,000 units (SA), which would support 5.1 months of sales at the current sales pace, down from 5.9 months in the previous quarter but at the same level as one year ago. The listed inventory of existing homes for sale, at 1.8 million units, represents a 3.9-month supply of existing homes for sale, down from 4.8 months the previous quarter and 4.4 months a year earlier. The historic average for months' supply of homes on the market is about 6.0 months. Rising inventories would improve sales because the low level of inventories has been an impediment to a stronger housing market recovery.

Housing Starts Rose Again for Single-Family Homes, but Fell for Multifamily Units

National Housing Starts (Thousands)



Seasonally Adjusted Annual Rate
Sources: Census Bureau and HUD.



Housing Demand

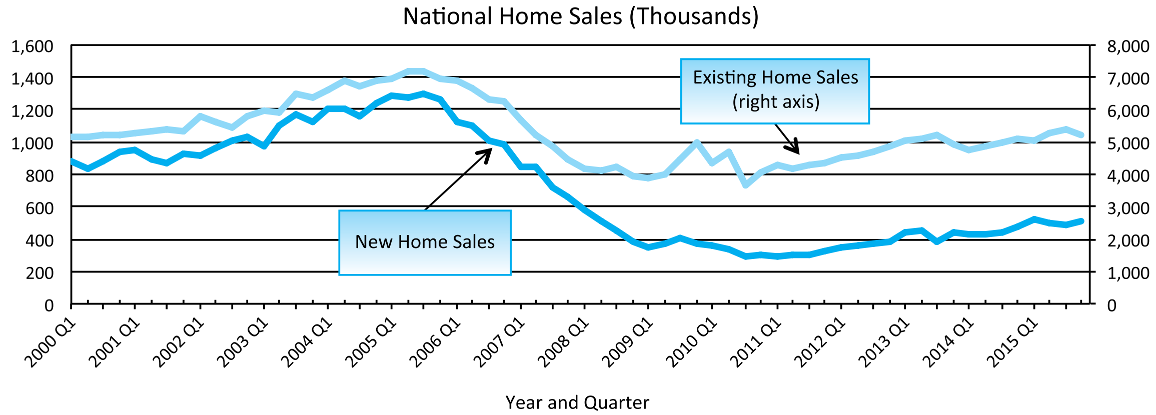
Sales of new homes improved in the fourth quarter, while existing home sales fell. Purchases of new single-family homes, at 509,000 (SAAR) in the fourth quarter, were up 4 percent from the previous quarter and up 8 percent from the previous year. New home sales were above the 500,000 mark for two quarters in 2015 but remain well below the annual pace of 973,000 units in 2002, before the start of the housing bubble. The National Association of Realtors® (NAR) reported that existing homes—including single-family homes, townhomes, condominiums, and cooperatives—sold at a rate of 5.2 million (SAAR) in the fourth quarter, down 4 percent from the previous quarter but up 2 percent from year-ago levels. Before the housing bubble began, existing homes were selling at a 5.6 million annual pace. Sales of previously owned homes for all of 2015 reached 5.3 million—6 percent higher than in 2014 and 28 percent above their recession low in 2008—achieving their strongest performance since 2006. Sales to first-time buyers accounted for 31 percent of all sales transactions in the fourth quarter, slightly higher than in the third quarter (30 percent) but well below the historic norm of 40 percent. The weakness in sales reflects more stringent bank lending standards, low sales inventory, and technical issues in seasonal adjustment factors related to fewer distressed properties, which have declined sharply over the past few years. Like single-family housing starts, sales of new homes have been slower to bounce back in this recovery. Historically, existing home sales as a share of total sales have been 84 percent of the market, with the share of new home sales representing the remaining 16 percent. The share of existing home sales began to rise in 2007 and is currently 91 percent, with the share of new home sales dropping to 9 percent. In terms of average sales, the ratio of existing to new home sales historically has been 6 to 1, whereas the ratio is currently 10 to 1, although that ratio has fallen from nearly 15 to 1 in 2011.

In the fourth quarter of 2015, the FHFA house price index rose above its previous peak set during the housing bubble in the first quarter of 2007. The FHFA (SA) purchase-only repeat-sales house price index showed home prices appreciating at a 1.4-percent rate in the fourth quarter—the 18th consecutive quarterly increase—and slightly higher than the 1.3-percent gain in the third quarter. House prices rose at an annual pace of 5.8 percent, the same as in the previous quarter. The S&P/Case-Shiller® (SA) national repeat-sales house price index estimated a 2.3-percent increase in house prices for the fourth quarter, up from a 1.0-percent increase in the previous quarter. House prices rose over the four-quarter period by 5.2 percent, showing a slight acceleration over the previous quarter's 4.6-percent annual gain. Year-over-year house price gains have accelerated for the last three quarters after slowing the previous five quarters. The Case-Shiller® index shows home values at their highest level since the third quarter of 2007, whereas the FHFA index shows home prices above their previous peak during the housing bubble. According to both indices, house prices peaked during the bubble in the first quarter of 2007. The FHFA index differs from the Case-Shiller® index mainly because the FHFA index, unlike the 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. Both distressed sales and investor purchases were beginning to have less of an impact on house prices than previously, but that trend reversed itself this quarter. According to NAR, distressed sales, which tend to sell at lower prices, accounted for 8 percent of all existing home sales in the fourth quarter, up slightly from 7 percent the previous quarter but down from 10 percent one year ago. Investor purchases, which tend to put upward pressure on prices, accounted for 15 percent of existing home sales in the fourth quarter, up from 13 percent the previous quarter but down slightly from 16 percent a year ago. For all of 2015, distressed sales represented 9 percent of existing home sales, while investor sales accounted for 14 percent, down, respectively, from 12 and 16 percent in 2014.

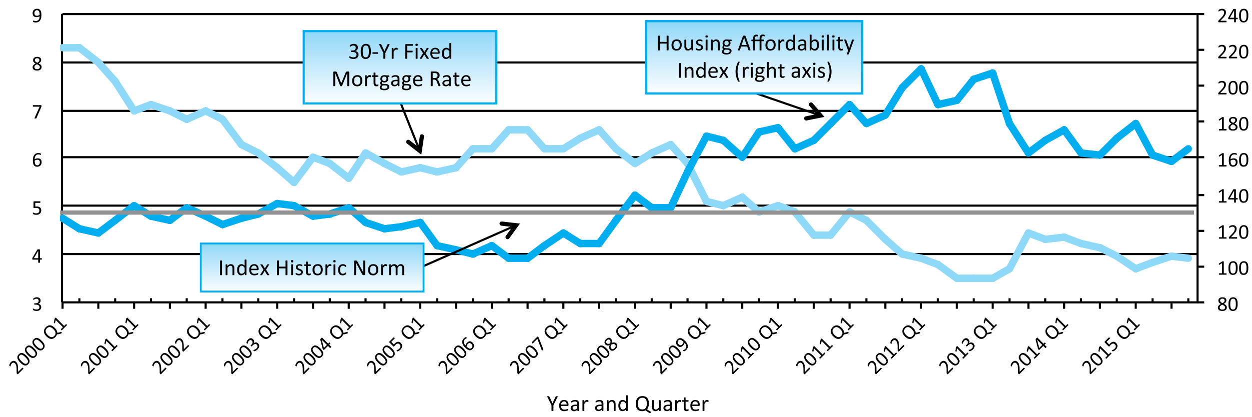
Housing affordability rose in the fourth quarter. The NAR Composite Housing Affordability Index increased to 165.3 in the fourth quarter after decreasing for two consecutive quarters. Declining mortgage interest rates and falling median house prices as well as increasing Median Family Income in the fourth quarter combined to improve affordability. The housing affordability index peaked in the first quarter of 2012, at 209.8, and began to slip as home prices climbed and mortgage rates rose, although moderate changes in mortgage rates and fluctuating median house prices reversed that trend for some quarters. The NAR Composite Housing Affordability Index for the fourth quarter is still well above its historic norm of 129, however.

The absorption rate decreased for new apartments as well as new condominiums and cooperatives in the fourth quarter. Of new apartments completed in the third quarter, 61 percent were leased within the ensuing 3 months, down slightly from 63 percent in the previous quarter but up from a 59-percent pace a year earlier. Of newly completed condominiums and cooperatives in the third quarter, 52 percent sold within 3 months, down from 63 percent the previous quarter and 58 percent one year ago.

Sales of New Homes Rose in the Fourth Quarter, While Sales of Existing Homes Fell



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



The historical norm of 129 is the median value of the affordability index since 1989.
Sources: Freddie Mac and National Association of Realtors®.

Housing Finance and Investment

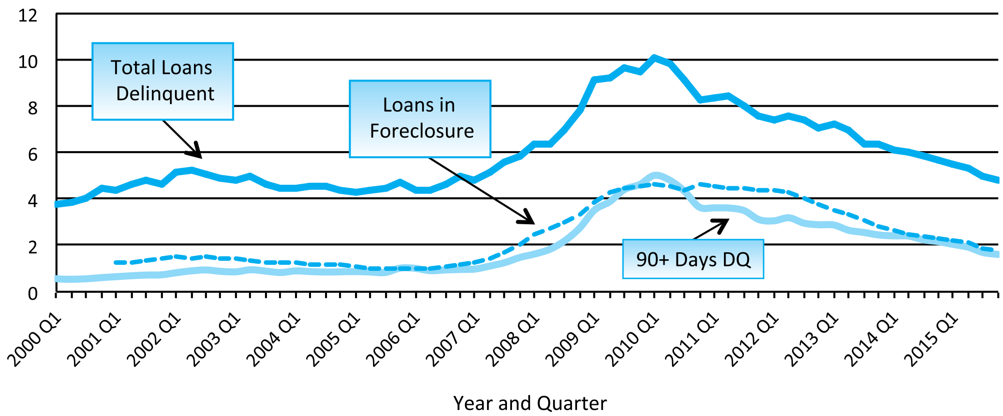
MBA data on housing finance continue to show improvement in delinquency and foreclosure measures. During the fourth quarter of 2015, the delinquency rate on mortgages of one- to four-unit residential properties declined for the 11th straight quarter to its lowest level since the third quarter of 2006, according to data from MBA's quarterly National Delinquency Survey. The delinquency rate on all loans outstanding dropped to 4.77 percent (SA) from 4.99 percent in the previous quarter and was down from 5.68 percent one year earlier. The historic average for the overall delinquency rate is about 5 percent. The delinquency rate dropped for all loan types except for FHA (Federal Housing Administration) loans, which rose by 13 basis points. Seriously delinquent loans (those 90 or more days delinquent or in the foreclosure process) dropped to 3.44 percent from 3.57 percent in the previous quarter and 4.52 percent in the fourth quarter of 2014. The share of foreclosure starts declined to 0.36 percent of active loans from 0.38 percent in the previous quarter and 0.46 percent one year ago. Newly initiated foreclosures are at their lowest level since the second quarter of 2003; the historic norm is 0.45 percent of active loans. The percentage of loans in the foreclosure process, at 1.77 percent, is at its lowest rate since the third quarter of 2007 and is now down to about one-third of its peak in the fourth quarter of 2010 (4.64 percent). Foreclosure inventory decreased in the fourth quarter for all loan types.

According to RealtyTrac®, foreclosure starts and completions fell in the fourth quarter. RealtyTrac® reported that foreclosure starts—default notices or scheduled foreclosure auctions, depending on the state—were filed for the first time on 131,600 U.S. properties in the fourth quarter, down 2 percent from the previous quarter and down 23 percent from the fourth quarter of 2014. For all of 2015, foreclosure starts fell 11 percent, to 569,800—their lowest annual total since RealtyTrac® started recording an annual total in 2006. Lenders completed the foreclosure process (bank repossessions or REO [real estate owned] properties) on 116,600 U.S. properties in the fourth quarter, down 5 percent from the previous quarter but up 51 percent from one year ago. Foreclosure completions have declined for the last two quarters. A total of 449,900 foreclosures were completed (REO) in 2015, an increase of 38 percent from 2014 but a decrease of 57 percent from their peak year in 2010. With rising home prices and low inventory levels, lenders are resolving defaults more quickly, by either restructuring the loan or foreclosing on the property. In addition, foreclosure activity has been increasing in states where the backlog of distressed properties—resulting from either a slow foreclosure process or a substantial pool of seriously delinquent mortgages relative to the years prior to the housing crisis—has begun to clear. Also, RealtyTrac® improved its data collection process in the first quarter of 2015, allowing data to be obtained more quickly. Some filings that would have been reported in a subsequent quarter are now being reported earlier.

In the third quarter of 2015, the number of underwater borrowers declined 5 percent and homeowners' equity increased $361 billion. According to CoreLogic, 4.1 million homes, or 8.1 percent of residential properties with a mortgage, were under water in the third quarter, down from 4.3 million, or 8.7 percent, in the second quarter (the data are reported with a lag). CoreLogic estimates that the number of underwater homes has declined by 1.1 million, or 21 percent, compared with a year ago. 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 66 percent—from 12.1 to 4.1 million—or by

Mortgage Delinquency Rates and Loans in Foreclosure Continue Downward Trend

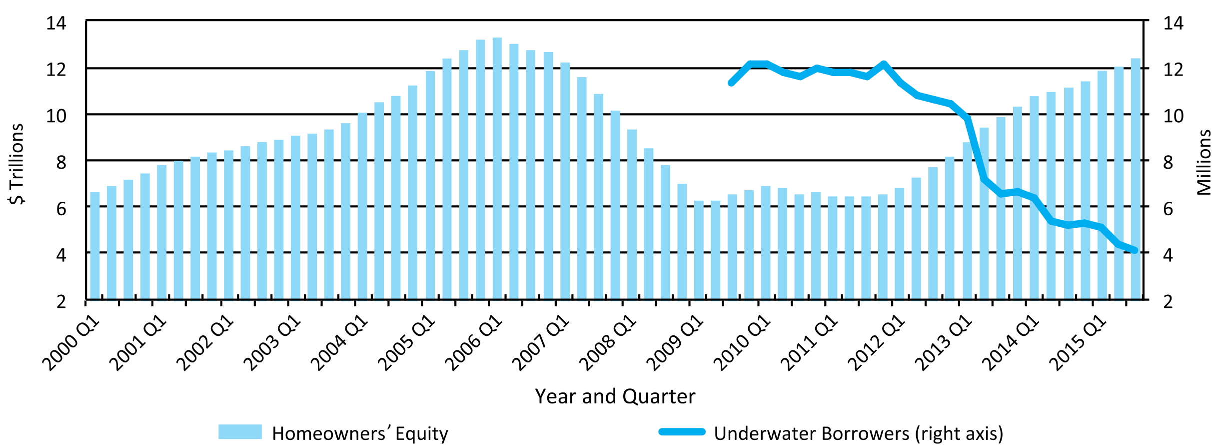
National Mortgage Delinquency and Foreclosure Inventory Rates (Percent)



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 Rises Sharply in Third Quarter, Number of Underwater Borrowers Continues To Decline

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.

8.0 million homeowners. CoreLogic attributed the decline in underwater borrowers primarily to house price appreciation. The decline in the number of homes in negative equity puts more homeowners in a position to sell their home, which could ease the current low level of homes for sale. A recent study by the Center for American Progress, however, shows that nearly 1,000 U.S. counties—primarily concentrated in nonmetropolitan areas—still have increasing or stagnating shares of homes with negative equity. The Federal Reserve reported homeowners' equity (total property value less mortgage debt outstanding) rose $361 billion in the third quarter of 2015, reaching nearly $12.4 trillion, the highest level since the fourth quarter of 2006 (the data are reported with a lag). Homeowners' equity peaked in the first quarter of 2006 during the housing bubble. Since the first quarter of 2009, wealth from housing has risen 98.6 percent.

Homeownership and Housing Vacancy

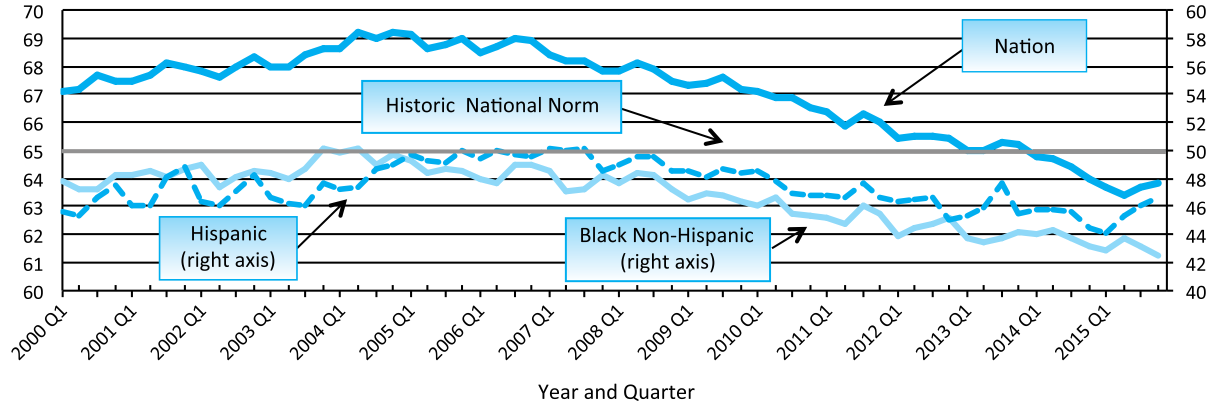
The U.S. homeownership rate rose for the second consecutive quarter. The national homeownership rate, at 63.8 percent in the fourth quarter, increased from 63.7 percent in the previous quarter but was down from 64.0 percent in the fourth quarter of 2014. The national homeownership rate had declined for seven straight quarters prior to reversing that trend in the third quarter of 2015. Aside from the first three quarters of 2015, the overall homeownership rate has not been as low as 63.8 percent since the second quarter of 1994. Homeownership peaked at 69.2 percent in the fourth quarter of 2004. In the fourth quarter of 2015, the homeownership rate for White non-Hispanic households increased to 72.2 percent from 71.9 percent; for Black non-Hispanic households, the rate fell to 42.5 percent from 43.1 percent; and for Hispanic households, the rate rose to 46.7 percent from 46.1 percent. The homeownership rate fell to 55.4 percent for other-race non-Hispanic households and dropped to 51.5 percent for two-or-more-races non-Hispanic households. Compared with the early 2000s, the current 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, flat income growth and restrictive credit markets have affected homeownership. Research at the Federal Reserve Bank of New York points to larger mortgage down payments as a key factor, with a 20-percent versus a 5-percent down payment making a big difference, particularly for renters. Additional research on home purchases by the Federal Reserve Bank of New York and NAR shows that high debt-to-income ratios for young adults burdened with student loans are having a negative impact on homeownership. A 2014 NAR survey revealed that the share of homebuyers making their first purchase dropped to 33 percent, the lowest level in nearly three decades. For all of 2015, the homeownership rate was 63.7 percent, down from 64.5 percent in 2014.

As the homeownership rate increased in the fourth quarter, vacancies in the rental market rose for single-family homes but fell for multifamily units. According to the U.S. Census Bureau, the overall vacancy rate in the rental market declined to 7.0 percent in the fourth quarter from 7.3 percent in the previous quarter but was the same as a year earlier. The single-family rental vacancy rate increased to 7.3 percent from 7.1 percent in the previous quarter and was up from 6.7 percent the previous year. The vacancy rate in the rental market for multifamily units (five or more units in a structure) dropped to 7.0 percent from 7.9 percent in the third quarter and was down from 7.7 percent the previous year. For all of 2015, the single-family vacancy rate was 7.1 percent, down from 7.4 percent in 2014, and the multifamily vacancy rate was 7.4 percent, down from 8.3 percent in 2014.

The number of U.S. households rose in the fourth quarter. The number of households was up 0.4 percent to 117.8 million in the fourth quarter from 117.4 million in the previous quarter and grew at a rate of 1.1 percent for all of 2015, according to the Census Bureau's CPS/HVS (Current Population Survey/Housing Vacancy Survey). Household formation fell to an average 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 recession, young people were slow to form households, with an average annual growth rate of only 0.5 percent from 2010 to 2013. The pace picked up in 2014 and 2015, however, with an average annual growth rate of 1.2 percent. Research by Econometrica, Inc., using American Housing Survey data, found that the number of "doubled-up" households increased at an annual rate of 2.4 percent between 2007 and 2009, up from a pace of 1.4 percent between 2003 and 2005—with adult children living at home the most common cause of doubling up.

The National Homeownership Rate Rose Again in the Fourth Quarter

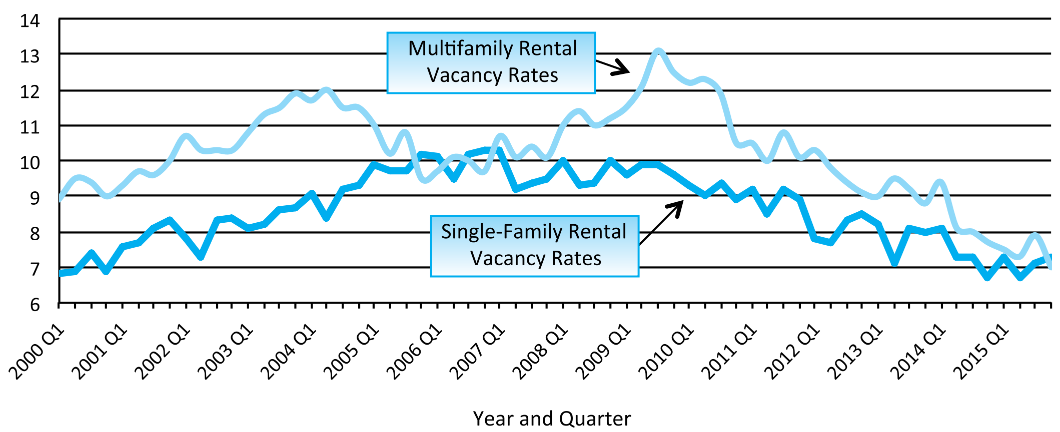
National Homeownership Rates (Percent)



The historical norm of 65 percent is the average national homeownership rate since 1965.
Sources: Census Bureau and HUD.

The Single-Family Rental Vacancy Rate Rose in the Fourth Quarter, While the Multifamily Vacancy Rate Fell

National Rental Vacancy Rates (Percent)



Source: Census Bureau.

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 2015
Total	1,216	1,132	1,092	7.4% (s)	11.3% (s)	
Single-Family	725	691	667	4.9% (s)	8.7% (s)	
Multifamily (5+)	458	409	397	12.0% (s)	15.4% (s)	
Housing Starts (SAAR, thousands)						Q4 2015
Total	1,130	1,158 (r)	1,055	– 2.4% (n)	7.1% (s)	
Single-Family	754	745 (r)	700	1.3% (n)	7.8% (s)	
Multifamily (5+)	364	404 (r)	340	– 10.1% (n)	6.9% (n)	
Under Construction (SAAR, thousands)						Q4 2015
Total	976	935 (r)	828	4.4% (s)	17.9% (s)	
Single-Family	419	398 (r)	363	5.3% (s)	15.4% (s)	
Multifamily (5+)	546	526 (r)	453	3.8% (n)	20.5% (s)	
Housing Completions (SAAR, thousands)						Q4 2015
Total	997	991 (r)	908	0.6% (n)	9.8% (s)	
Single-Family	659	646 (r)	628	1.9% (n)	4.8% (n)	
Multifamily (5+)	327	336 (r)	270	– 2.7% (n)	21.0% (s)	
New Homes for Sale (SA)						Q4 2015
Inventory (thousands)	233	223	212	4.5% (s)	9.9% (s)	
Months' Supply (months)	5.1	5.9 (r)	5.1	– 13.6% (s)	0.0% (n)	
Existing Homes for Sale						Q4 2015
Inventory (NSA, thousands)	1,760	2,190	1,860	– 19.6% (u)	– 5.4% (u)	
Months' Supply (months)	3.9	4.8	4.4	– 18.8% (u)	– 11.4% (u)	
Manufactured Home Shipments (SAAR, thousands)	76.3	70.7 (r)	67.0	8.0% (u)	13.9% (u)	Q4 2015

SA = seasonally adjusted. NSA = not seasonally adjusted. SAAR = seasonally adjusted annual rate. (r) = revised. (s) = statistically significant. (n) = not statistically significant. (u) = statistical significance unavailable. FHFA = Federal Housing Finance Agency. NA = not applicable. 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.

U.S. NATIONAL HOUSING INDICATORS

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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 2015
New Homes Sold (thousands)						
Single-Family	509	488 (r)	472	4.3% (n)	7.8% (n)	
Existing Homes Sold (thousands)						
Single-Family, Townhomes, Condos, Co-ops	5,200	5,403 (r)	5,083	– 3.8% (u)	2.3% (u)	
Condos and Co-ops	617	617 (r)	597	0.0% (u)	3.4% (u)	
First-Time Buyers (%)	31	30	30	1 (u)	1 (u)	
Investor Sales (%)	15	13	16	2 (u)	– 1 (u)	
Home Sales Prices						Q4 2015
Median ($)						
New Homes	293,200	299,700 (r)	302,300	– 2.2% (u)	– 3.0% (u)	
Existing Homes	220,767	227,333	207,633	– 2.9% (u)	6.3% (u)	
Repeat-Sales Home Price Indices						
FHFA (SA)	225.5	222.2 (r)	213.2	1.4% (u)	5.8% (u)	
Case-Shiller® (SA)	176.4	172.4 (r)	167.7	2.3% (u)	5.2% (u)	
Housing Affordability						Q4 2015
Composite Index	165.3	158.7 (r)	170.5	4.1% (u)	– 3.1% (u)	
Fixed Index	164.4	157.9 (r)	168.5	4.1% (u)	– 2.5% (u)	
National Average Mortgage Interest Rate (%)	4.1	4.1	4.2	– 0.1 (u)	– 0.1 (u)	
Median-Priced Existing Single-Family Home ($)	222,667	228,900.0 (r)	208,367	– 2.7% (u)	6.9% (u)	
Median Family Income ($)	68,034	67,722.7	66,715	0.5% (u)	2.0% (u)	
Multifamily Housing						
Apartments						
Completed Previous Quarter (thousands)	83.4	67.6 (r)	61.7	23.4% (s)	35.2% (s)	Q3 2015
Leased Current Quarter (%)	61	63 (r)	59	– 2 (s)	2 (n)	Q4 2015
Median Asking Rent ($)	1,331	1,386 (r)	1,414	– 4.0% (n)	– 5.9% (s)	
Condos and Co-ops						
Completed Previous Quarter (thousands)	3.8	2.7 (r)	1.9	40.7% (n)	100.0% (s)	Q3 2015
Sold Current Quarter (%)	52	63 (r)	58	– 11 (n)	– 6 (n)	Q4 2015
Median Asking Price ($)	314,400	540,600 (r)	388,900	– 41.8% (s)	– 19.2% (n)	
Manufactured Home Placements (sales at SAAR, thousands)						
Shipped Previous Quarter (thousands)	70.0	67.0	65.3	4.5% (u)	7.1% (u)	Q3 2015
Sold Current Quarter (%)[1]	67.9	65.0	64.8	2.9 (n)	3.1 (u)	Q4 2015
Builders' Views of Market Activity (Composite Index)	62	61	57	2.7% (u)	10.0% (u)	Q4 2015

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

[1] The share of previous-quarter shipments sold for residential use within four months of being shipped.

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 FINANCE and INVESTMENT						
Mortgage Interest Rates (%)						Q4 2015
30-Year Fixed Rate	3.90	3.95	3.97	– 0.05 (u)	– 0.07 (u)	
15-Year Fixed Rate	3.13	3.15	3.18	– 0.02 (u)	– 0.05 (u)	
1-Year ARM	2.62	2.57 (r)	2.42	0.05 (u)	0.20 (u)	
Mortgage Delinquency Rates (%)						Q4 2015
All Loans Past Due (SA)	4.77	4.99	5.68	– 0.22 (u)	– 0.91 (u)	
Loans 90+ Days Past Due (SA)	1.61	1.69	2.16	– 0.08 (u)	– 0.55 (u)	
Seriously Delinquent (90+ Days & in FC, NSA)	3.44	3.57	4.52	– 0.13 (u)	– 1.08 (u)	
FHA Market Share[2]						Q3 2015
Dollar Volume (%)						
All Loans	18.4	18.0	12.7	0.4 (u)	5.7 (u)	
Purchase	20.5	17.8	16.9	2.7 (u)	3.6 (u)	
Refinance	14.7	18.2	6.0	– 3.5 (u)	8.7 (u)	
Loan Count (%)						
All Loans	22.7	22.0	16.4	0.7 (u)	6.3 (u)	
Purchase	26.1	23.1	21.6	3.0 (u)	4.5 (u)	
Refinance	17.1	20.6	8.4	– 3.5 (u)	8.7 (u)	
FHA Mortgage Insurance (thousands)[3]						Q3 2015
Applications Received	436.8	491.6	274.3	– 11.2% (u)	59.2% (u)	
Endorsements	379.8	334.6	219.7	13.5% (u)	72.9% (u)	
Purchase	267.2	198.8	174.2	34.4% (u)	53.4% (u)	
Refinance	112.6	135.8	45.5	– 17.1% (u)	147.5% (u)	
Private and VA Mortgage Insurance (thousands)						
PMI Certificates[4]						
Veterans Affairs Guarantees	173.2	162.1	135.5	6.8% (u)	27.8% (u)	Q3 2015
Residential Fixed Investment (SA real annual growth rate, %)	8.0	8.2 (r)	10.0	– 0.2 (u)	– 2.0 (u)	Q4 2015
GDP (SA real annual growth rate, %)	1.0	2.0 (r)	2.1	– 1.0 (u)	– 1.1 (u)	
Housing's Contribution to Real GDP Growth (percentage points)	0.26	0.27 (r)	0.31	– 0.01 (u)	– 0.05 (u)	

SA = seasonally adjusted. NSA = not seasonally adjusted. SAAR = seasonally adjusted annual rate. (r) = revised. (s) = statistically significant. (n) = not statistically significant. (u) = statistical significance unavailable. FHFA = Federal Housing Finance Agency. NA = not applicable. 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.

[2] 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.

[3] FHA mortgage applications and endorsements data have been revised to exclude Home Equity Conversion Mortgages (HECM) beginning with the Q3 2013 release.

[4] Private mortgage insurers formed a new trade group, U.S. Mortgage Insurers (USMI), to replace Mortgage Insurance Companies of America (MICA). Data on private mortgage insurance are not yet available from USMI.

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 (%)						Q4 2015
Overall	63.8	63.7	64.0	0.1 (n)	– 0.2 (n)	
Non-Hispanic						
White	72.2	71.9	72.3	0.3 (n)	– 0.1 (n)	
Black	42.5	43.1	43.2	– 0.6 (n)	– 0.7 (n)	
Other Race	55.4	56.2	58.9	– 0.8 (n)	– 3.5 (s)	
Two or More Races	51.5	52.1	47.9	– 0.6 (n)	3.6 (s)	
Hispanic	46.7	46.1	44.5	0.6 (n)	2.2 (s)	
Vacancy Rates (%)						Q4 2015
Homeowner	1.9	1.9	1.9	0.0 (n)	0.0 (n)	
Rental	7.0	7.3	7.0	– 0.3 (n)	0.0 (n)	
Single-Family	7.3	7.1	6.7	0.2 (n)	0.6 (n)	
Multifamily (5+)	7.0	7.9	7.7	– 0.9 (s)	– 0.7 (n)	
Housing Stock (thousands)						Q4 2015
All Housing Units	134,991	134,797	134,215	0.1% (u)	0.6% (u)	
Owner-Occupied	75,194	74,745	75,032	0.6% (s)	0.2% (n)	
Renter-Occupied	42,581	42,609	42,281	– 0.1% (n)	0.7% (n)	
Vacant	17,216	17,443	16,902	– 1.3% (n)	1.9% (n)	
Year-Round Vacant	13,014	13,141	12,756	– 1.0% (n)	2.0% (n)	
For Rent	3,233	3,391	3,233	– 4.7% (n)	0.0% (n)	
For Sale	1,446	1,421	1,458	1.8% (n)	– 0.8% (n)	
Rented or Sold, Awaiting Occupancy	1,014	1,190	964	– 14.8% (s)	5.2% (n)	
Held Off Market	7,321	7,139	7,104	2.5% (n)	3.1% (n)	
Occasional Use	2,026	2,085	1,936	– 2.8% (n)	4.6% (n)	
Occupied—URE	1,415	1,266	1,371	11.8% (s)	3.2% (n)	
Other	3,880	3,788	3,797	2.4% (n)	2.2% (n)	
Seasonal Vacant	4,202	4,303	4,147	– 2.3% (n)	1.3% (n)	
Households (thousands)						Q4 2015
Total	117,775	117,353	117,313	0.4% (s)	0.4% (s)	

SA = seasonally adjusted. NSA = not seasonally adjusted. SAAR = seasonally adjusted annual rate. (r) = revised. (s) = statistically significant. (n) = not statistically significant. (u) = statistical significance unavailable. FHFA = Federal Housing Finance Agency. NA = not applicable. 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.