HUD PD&R National Housing Market Summary

Housing Market Indicators Overall Showed Progress in the Fourth Quarter

Housing market activity improved in the fourth quarter of 2019. New construction rose for both single-family and multifamily housing. Home purchases increased for both new and previously owned (existing) homes, while the listed inventory of homes for sale rose for new homes but fell for existing housing. The seasonally adjusted (SA) Federal Housing Finance Agency (FHFA) and the CoreLogic Case-Shiller repeat-sales house price indices showed annual house price gains stable in the fourth quarter.

Based on its National Delinquency Survey, the Mortgage Bankers Association (MBA) reported that the fourth quarter overall mortgage delinquency rate decreased to the lowest level since the survey began in 1979. The national homeownership rate increased for a second time, after declining for two consecutive quarters. ATTOM Data Solutions reported that both newly initiated and completed foreclosures rose. 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, the same as in the third quarter. Real residential investment, which includes investment in new homes and the remodeling of existing homes, advanced 6.2 percent following a 4.6-percent gain in the third quarter and increased real GDP growth by 0.22 percentage point following a 0.17-percentage-point contribution in the third quarter.

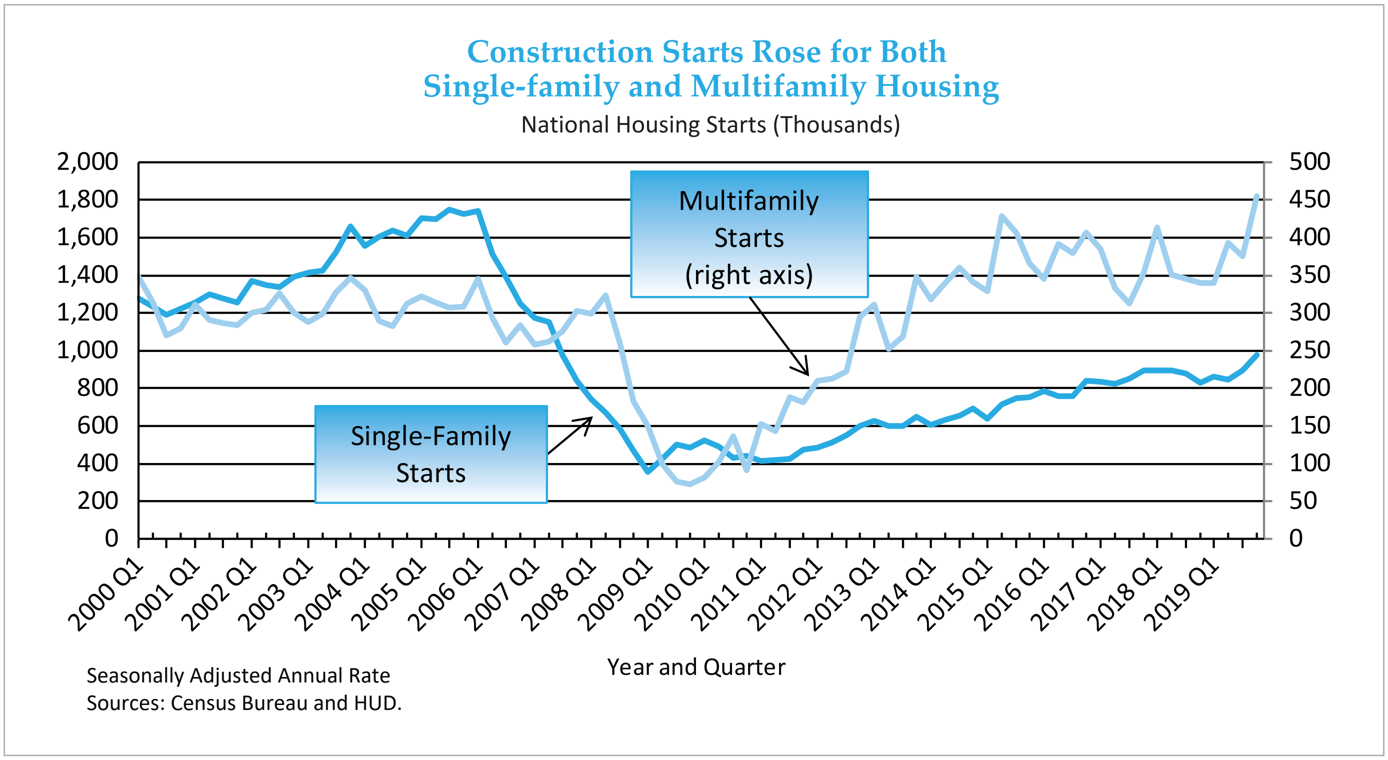
The Housing Market in 2019

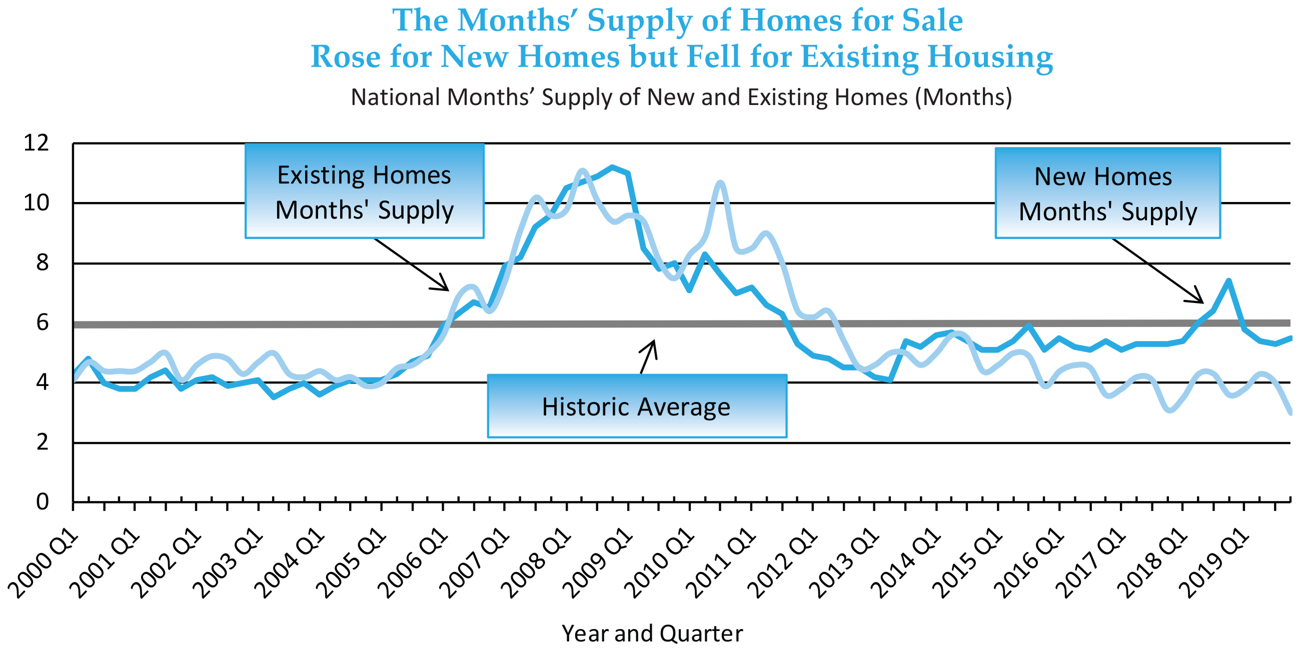
Housing market conditions improved in 2019. New construction of housing was up 3 percent compared to 2018, with the building of single-family homes rising more than 1 percent and multifamily housing advancing 8 percent. New single-family home sales, at a full-year sales pace of 681,000 in 2019, showed a fairly large gain of 10 percent, whereas existing home purchases, at 5.34 million, were the same as in 2018. Inventories were down, with new and existing homes for sale declining at the respective rates of 7 and 9 percent. The months' supply of new homes for sale fell below the historic norm (6.0) to 5.8 months from 6.2 months in 2018. For existing homes, months' supply dropped to 3.9 months for a second time—the lowest level since first recorded in 1999—from 4.0 months the previous year. According to the MBA, the overall mortgage delinquency rate for 2019 was 4.17 percent, down from 4.38 percent in 2018. Based on ATTOM Data Solutions, foreclosure starts and completions were down from 2018, at respective annual rates of 4 and 37 percent. The annual national homeownership rate reached 64.6 percent, up from 64.4 percent in 2018. Housing affordability improved during 2019, with the affordability of owning a home increasing by 11.8 percent and the affordability of leasing a home rising by 0.5 percent. Real residential investment declined 1.5 percent for all of 2019, following the same decline in 2018.

Housing Supply

New construction of both single-family and multifamily homes increased. Housing starts on single-family homes, at 976,000 units (SAAR) in the fourth quarter of 2019, rose 9 percent from the previous quarter and 18 percent from the previous year. The pace of single-family housing starts is 76 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 456,000 units (SAAR) in the fourth quarter, were up 21 percent from the previous quarter and 34 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 is now closer to the historic average. The share of single-family housing starts was 67 percent in the fourth quarter, with the share of multifamily starts at 31 percent. New construction of single-family and multifamily housing historically has averaged respective market shares of 72 and 24 percent, with two- to four-unit structures making up the rest of the market. The share of single-family housing starts had fallen to a low of 62 percent in the second quarter of 2015 from 80 percent in the years before the housing bubble (2000–2002). In contrast, because of a relatively strong rental market during the recovery period, the share of multifamily starts had grown from 18 to 37 percent during the same period.

The inventory of homes on the market rose for new homes but fell for existing homes. The listed inventory of new homes for sale at the end of the fourth quarter was 323,000 units (SA), an increase of 1 percent from the previous quarter but a 7-percent drop from a year ago. The supply of new homes on the market would support 5.5 months of sales at the current sales pace, up from 5.3 months the previous quarter but down from 7.4 months the previous year. The listed inventory of existing homes for sale, at 1.39 million units, was down 24 percent from the third quarter and 9 percent over the four-quarter period. That inventory represents a 3.0-month supply of homes for sale—a record low—down from 4.0 months at the end of the previous quarter and 3.6 months one year ago. The long-term average for months' supply of homes on the market is about 6.0 months. An increase in inventories would improve sales because the low level of inventories has been an impediment to a stronger housing market recovery. Homeowners are staying in their homes longer, one factor contributing to low inventories. According to the NAR 2019 Profile of Homebuyers and Sellers Report, the national median number of years a homeowner owned their home before selling was at a high of 10 years in 2019, the same as it has been since 2016. Historically, the NAR survey has found that homeowners typically remain in their homes for six to seven years. (https://www.nar.realtor/research-and-statistics/research-reports/highlights-from-the-profile-of-home-buyers-and-sellers).





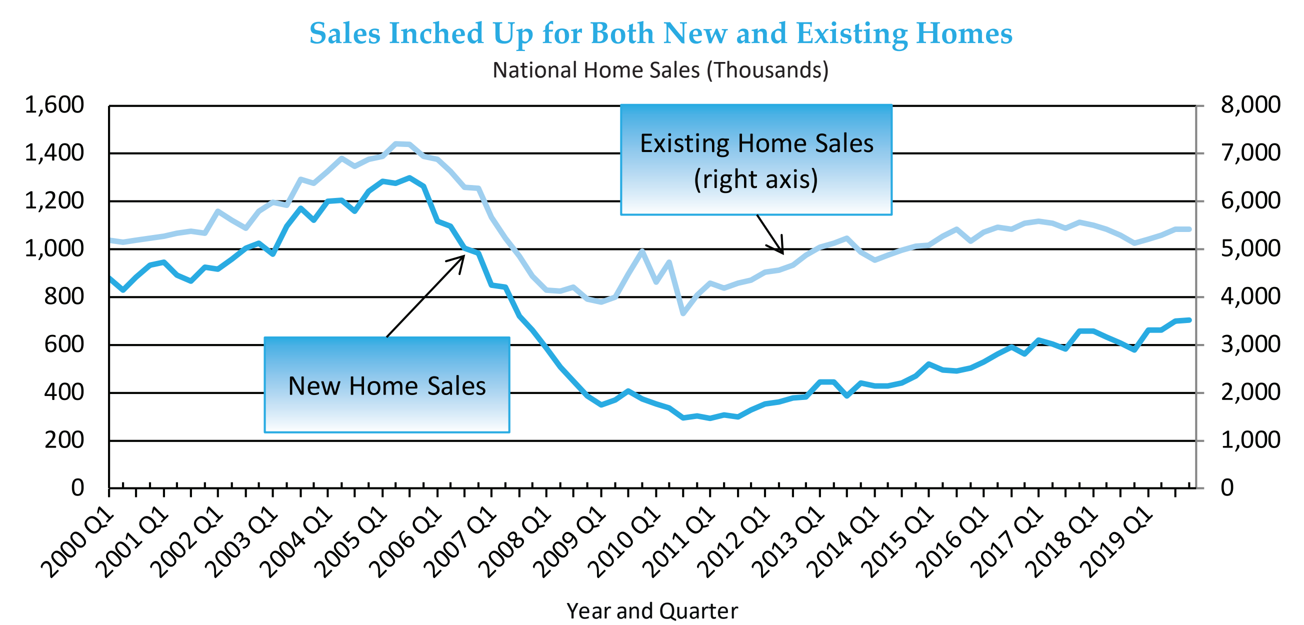
Sources: Census Bureau, National Association of Realtors®, and HUD.

Housing Demand

Sales rose for both new and existing housing. Purchases of new single-family homes, at 702,000 units (SAAR) in the fourth quarter, rose 0.7 percent from the previous quarter and were up 21 percent over the four-quarter period. The average annual pace of new home sales was 613,000 in 2017 and 617,000 in 2018. The National Association of Realtors® (NAR) reported that existing homes—including single-family homes, townhomes, condominiums, and cooperatives—sold at a pace of 5.42 million (SAAR) in the fourth quarter, up 0.2 percent from the previous quarter and 6 percent from year-ago levels. Previously owned homes sold at an average annual pace of 5.51 million in 2017 and 5.34 million in 2018. Sales to first-time buyers accounted for 31 percent of all sales transactions, down from 32 percent in the third quarter and well below the historic norm of 39 percent. The weakness in sales reflects more stringent bank lending standards, low sales inventory, and slow growth in income relative to house prices. 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 and is currently 89 percent of the market, with the share of new home sales at 11 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 8 to 1, although that ratio has fallen since 2011 when it reached 14 to 1.

Year-over-year house price increases were fairly stable, with annual returns ranging from 3 to 5 percent. The FHFA (SA) purchase-only repeat-sales house price index showed U.S. home prices appreciating at a 1.3-percent rate in the fourth quarter, up from a 1.2-percent pace in the previous quarter. House prices rose at a 5.1-percent annual pace, unchanged from the annual gain recorded for the third quarter. The CoreLogic Case-Shiller® (SA) national repeat-sales house price index estimated a 1.3-percent rise in house prices for the fourth quarter, up from a 0.7-percent rise the previous quarter. House prices rose over the four-quarter period by 3.5 percent, up from the previous quarter's 3.2-percent annual return. House prices continue to increase faster than the general price level and wages, which had respective gains of 1.9 and 3.1 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 24 percent above their previous peak, whereas the CoreLogic Case-Shiller® index shows home values 15 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 2 percent of all existing home sales, unchanged from 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.

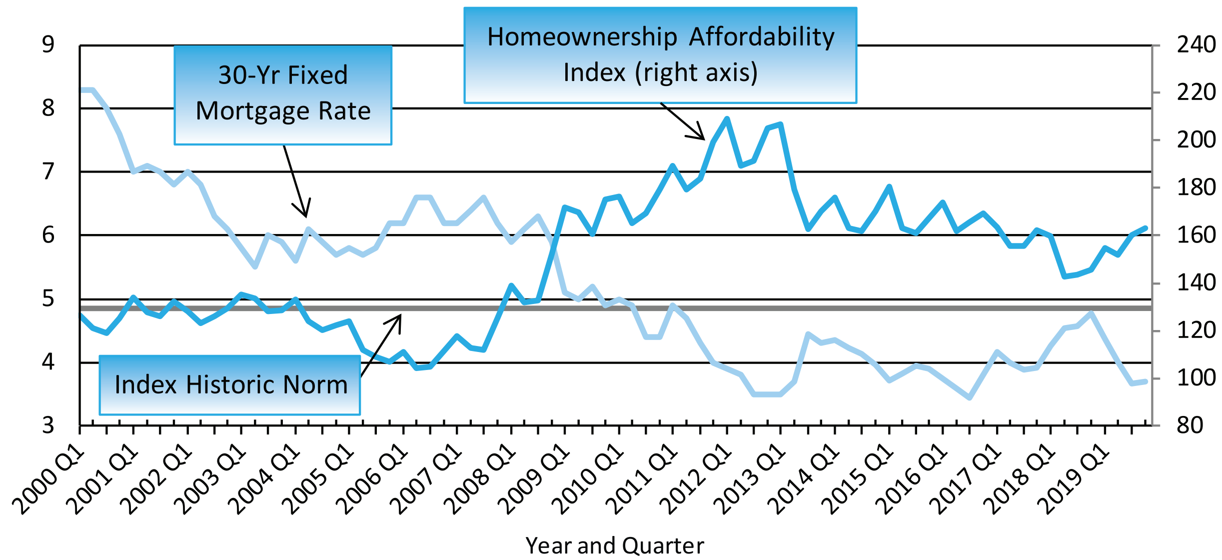
The absorption rate rose for both new apartments and new condominiums and cooperatives. Of newly completed condominiums and cooperatives in the third quarter, 64 percent sold within three months, up from 54 percent in the previous quarter but down from 68 percent one year ago. Of new apartments completed in the third quarter, 59 percent were leased within the ensuing three months, up from 56 percent the previous quarter and 57 percent a year earlier.



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

Homeownership Affordability Rose in the Fourth Quarter

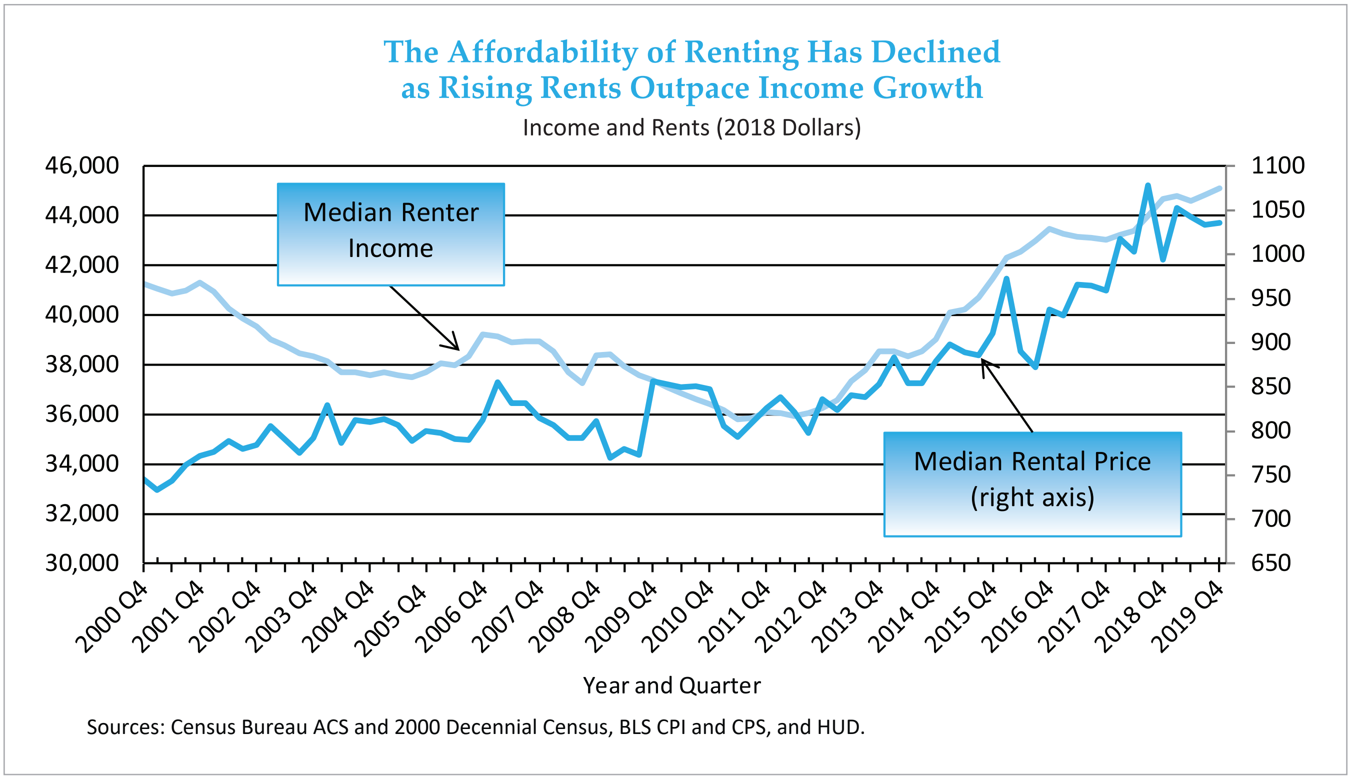
Percentage Rates and Index Values

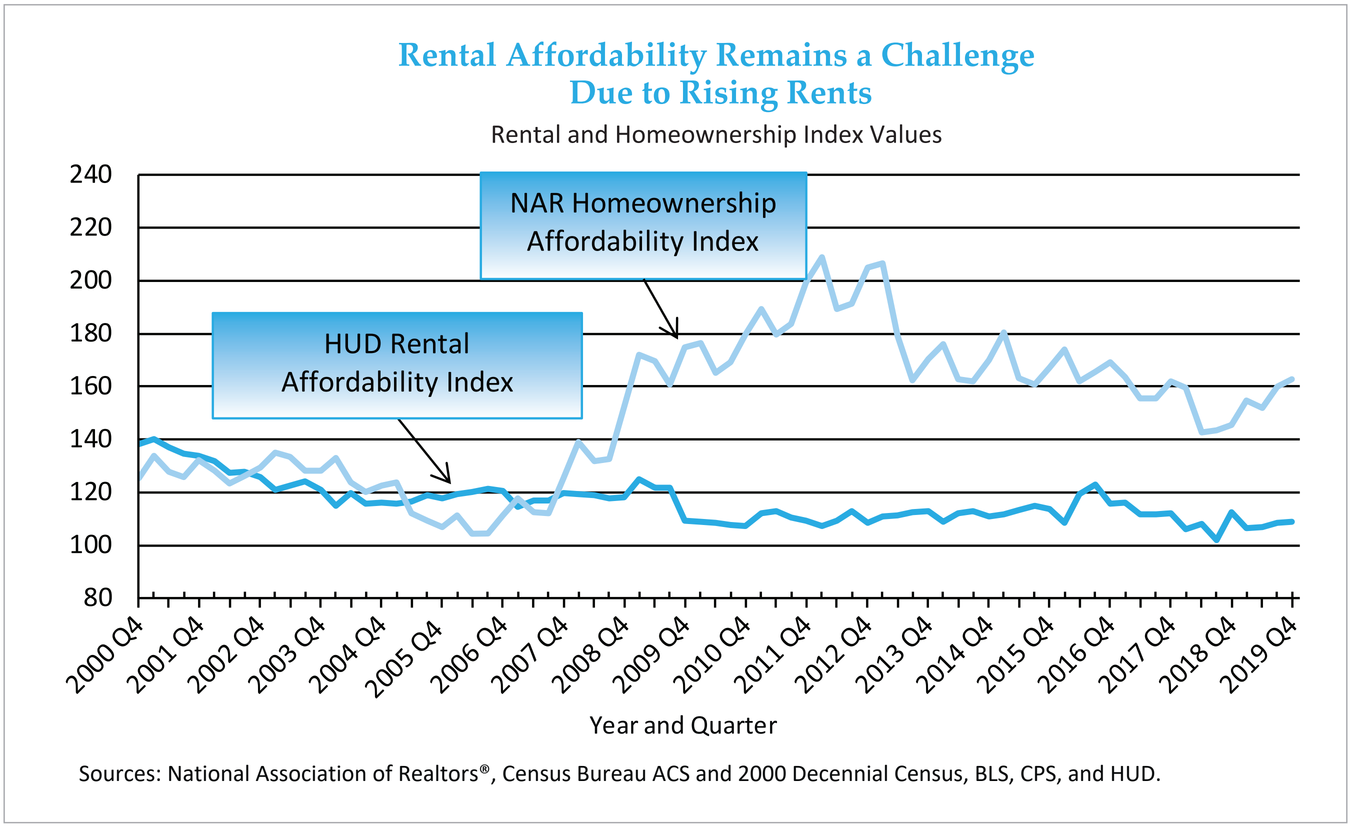


The historical norm of 130 is the median value of the affordability index based on data since 1989.
Sources: Freddie Mac and National Association of Realtors®.

The affordability of purchasing a home rose in the fourth quarter. The NAR Composite Housing (Homeownership) Affordability Index increased 1.9 percent to 162.9 in the fourth quarter and was up 11.8 percent from a year earlier. The fourth-quarter increase in the ability to purchase a home resulted from an increase in Median Family Income and a decline in the median price of a single-family home, which more than offset an increase 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 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 since as mortgage rates hovered at lower levels. The NAR Affordability Index for the fourth quarter is above its historic norm of 130. NAR's Housing Affordability Index is a measure of the ability of the median-income family to purchase a median-priced home under current underwriting standards.

The affordability of renting a home rose slightly. HUD's Rental Affordability Index (RAI), at 108.9 in the fourth quarter, rose 0.4 percent from the previous quarter (108.5) but was down 3.1 percent over the four-quarter period. The rise in the affordability of leasing a home resulted from a 0.6-percent increase in the inflation-adjusted median income of renter households, which was only partially offset by a 0.2-percent rise in the real, or inflation-adjusted, median price of leased homes. After reaching its high point the first quarter of 2001, the ability to lease a home declined until the end of 2010; it improved modestly through the end of 2017, before reaching a new low the third quarter of 2018. Rental affordability is currently down 22 percent from its peak in the beginning of 2001 but up 7 percent from its low point in the third quarter of 2018. Note that a RAI value of greater than 100.0 indicates that a renter household with median income has more than enough income to qualify for a median-priced rental home.


The Affordability of Renting Has Declined as Rising Rents Outpace Income Growth
Income and Rents (2018 Dollars)
Median Renter Income
Median Rental Price (right axis)
46,000
44,000
42,000
40,000
38,000
36,000
34,000
32,000
30,000
1100
1050
1000
950
900
850
800
750
700
650
2000 Q4
2001 Q4
2002 Q4
2003 Q4
2004 Q4
2005 Q4
2006 Q4
2007 Q4
2008 Q4
2009 Q4
2010 Q4
2011 Q4
2012 Q4
2013 Q4
2014 Q4
2015 Q4
2016 Q4
2017 Q4
2018 Q4
2019 Q4
Year and Quarter
Sources: Census Bureau ACS and 2000 Decennial Census, BLS CPI and CPS, and HUD.


Rental Affordability Remains a Challenge Due to Rising Rents
Rental and Homeownership Index Values
NAR Homeownership Affordability Index
HUD Rental Affordability Index
240
220
200
180
160
140
120
100
80
2000 Q4
2001 Q4
2002 Q4
2003 Q4
2004 Q4
2005 Q4
2006 Q4
2007 Q4
2008 Q4
2009 Q4
2010 Q4
2011 Q4
2012 Q4
2013 Q4
2014 Q4
2015 Q4
2016 Q4
2017 Q4
2018 Q4
2019 Q4
Year and Quarter
Sources: National Association of Realtors®, Census Bureau ACS and 2000 Decennial Census, BLS, CPS, and HUD.

Housing Finance and Investment

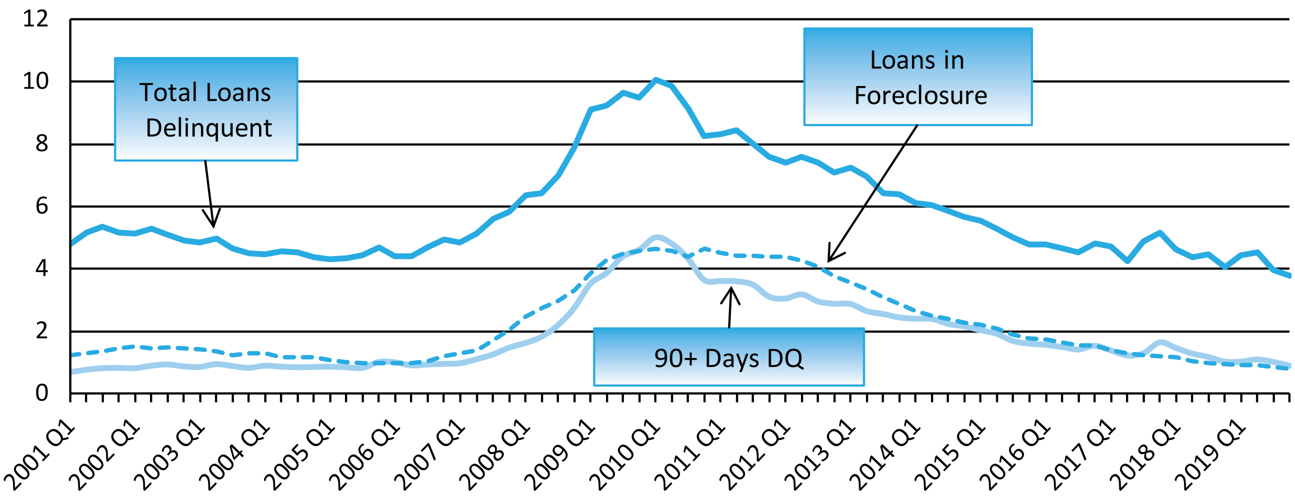
The overall mortgage delinquency rate fell to its lowest rate in 40 years. The delinquency rate on mortgages of one- to four-unit residential properties decreased from a seasonally adjusted rate of 3.97 percent to 3.77 percent in the fourth quarter of 2019--the lowest rate since the survey began tracking the data in 1979--according to data from MBA's quarterly National Delinquency Survey (NDS). The delinquency rate was down from 4.06 percent one year ago. Mortgage delinquency rates fell for all loan types except FHA loans. The conventional delinquency rate declined from 3.00 percent to 2.82 percent; the FHA delinquency rate increased from 8.22 percent to 8.38 percent; and the VA delinquency rate declined from 3.93 percent to 3.64 percent. The foreclosure starts rate, at 0.21 percent of active loans, was the same as the previous quarter and the lowest rate since the fourth quarter of 1984. Foreclosure starts are down from 0.25 percent one year ago and 24 basis points below their historic average of 0.45 percent. Seriously delinquent loans for all loan types (those 90 or more days delinquent or in the foreclosure process) declined to 1.76 percent from 1.81 percent in the third quarter and 2.06 percent one year ago. The percentage of loans in the foreclosure process at the end of the fourth quarter was 0.78 percent, down from 0.84 percent in the previous quarter and 0.95 percent one year ago. This was the lowest foreclosure inventory rate since the third quarter of 1985; the historic norm is 1.5 percent. Foreclosure inventory is down to 17 percent of its peak in the fourth quarter of 2010 (4.64 percent), during the worst of the foreclosure crisis.

Newly initiated and completed foreclosures increased. ATTOM Data Solutions® reported that foreclosure starts—default notices or scheduled foreclosure auctions, depending on the state—were filed for the first time on 80,600 U.S. properties in the fourth quarter, up 3 percent from the previous quarter but down 4 percent over the four-quarter period. 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 41,400 U.S. properties in the fourth quarter, up 20 percent from the previous quarter but down 9 percent from one year ago. The pre-crisis (2005 and 2006) average of foreclosure completions was 69,400 per quarter.

Homeowners' equity increased at a modest pace in the third quarter, and the number of underwater borrowers declined. The Federal Reserve reported that homeowners' equity (total property value less mortgage debt outstanding) rose $3.4 billion in the third quarter of 2019 (the data are reported with a lag), to nearly $18.7 trillion. During the housing bubble, equity peaked at $14.4 trillion in the fourth quarter of 2005. Owners' equity has grown by nearly $10.4 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, 2.0 million homes, or 3.7 percent of residential properties with a mortgage, were under water in the third quarter (the data are reported with a lag). 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 84 percent—from 12.1 to 2.0 million—or by 10.1 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 Fell to Its Lowest Level in 40 Years

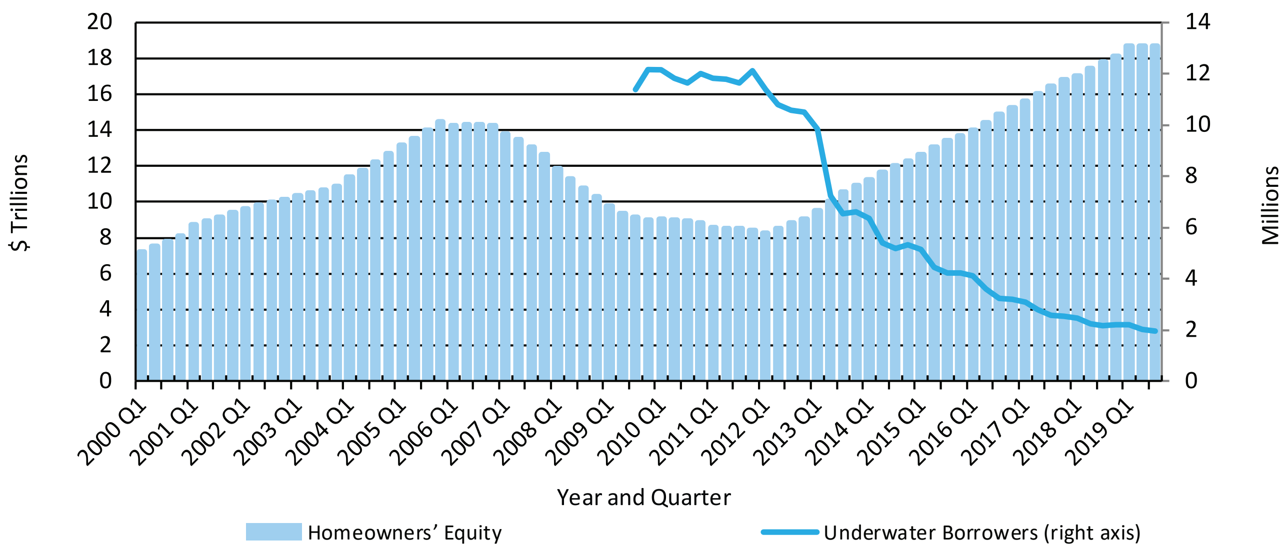
National Mortgage Delinquency and Foreclosure Inventory Rates (Percent)



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 Has Shown Modest Gains in the Second and Third Quarter of 2019

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

The U.S. homeownership rate increased for a second consecutive quarter. The national homeownership rate rose to 65.1 percent in the fourth quarter of 2019 from 64.8 in both the previous quarter and one year ago. The homeownership rate peaked at 69.2 percent in the second and fourth quarters of 2004 and fell as a result of the Great Recession, reaching a low of 62.9 percent the second quarter of 2016—the lowest rate since 1965. The national homeownership rate declined for seven straight quarters starting with the fourth quarter of 2013 and fluctuated for several quarters before beginning to rise in the second quarter of 2017. It has risen or remained the same since then, except for the first two quarters of 2019. For the fourth quarter of 2019, the homeownership rate for White non-Hispanic households rose to 73.7 percent from 73.4 percent; for Black non-Hispanic households, the rate increased to 44.6 percent from 43.3 percent; and for Hispanic households, the rate rose to 48.1 percent from 47.8 percent. The homeownership rate declined to 57.1 percent for other-race non-Hispanic households but rose to 53.7 percent for two-or-more-races non-Hispanic households. For all of 2019, the national homeownership rate was 64.6 percent, up from 64.4 percent in 2018; for White non-Hispanic households, the homeownership rate was 73.3 percent, up from 73.0 percent in 2018; for Black non-Hispanic households, the rate was 42.8 percent, down slightly from 42.9 percent the previous year; and for Hispanic households, the rate was 47.5 percent, up from 47.1 percent in 2018. The homeownership rate for other-race non-Hispanic households in 2019 was 57.5 percent, down from 58.2 percent in 2018; for two-or-more-races non-Hispanic households, the rate was 52.2 percent, up from 51.0 percent the previous year. As shown in the chart below on annual homeownership rates, the national homeownership rate has improved since reaching a low point in 2016. White non-Hispanics households experienced the same pattern in their homeownership rate as the nation. Black non-Hispanic households saw improvement in their homeownership rate after reaching a low point in 2016 but have experienced a downturn since 2017. In contrast, the homeownership rate for Hispanic households has been improving steadily since 2014. 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, low inventories of homes for sale, slower income growth relative to house prices, fluctuating mortgage rates, and restrictive credit markets have affected homeownership.

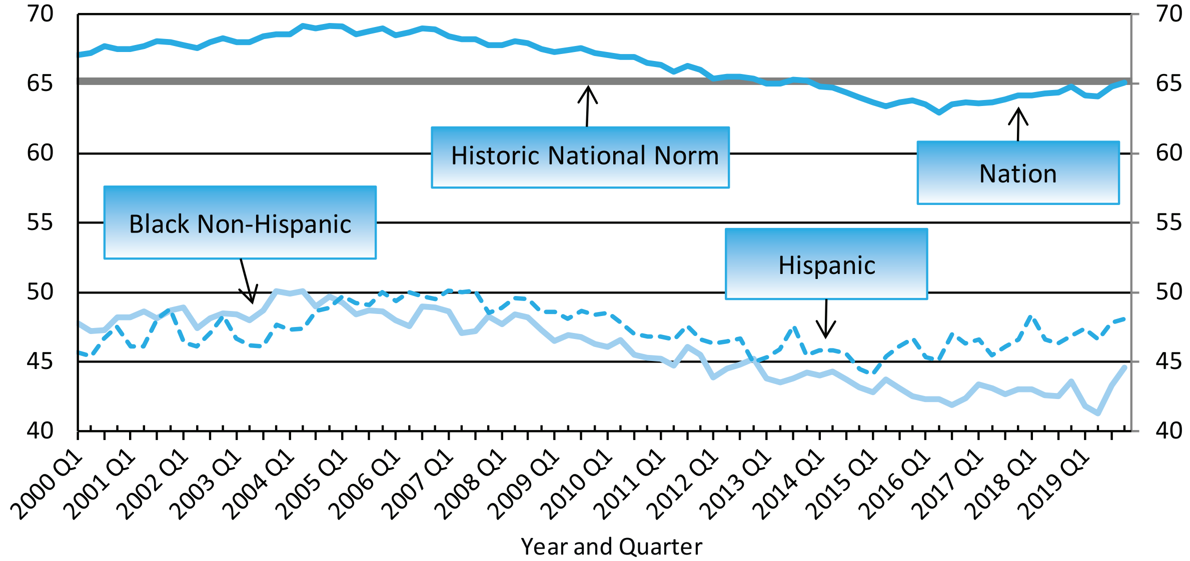
A 2019 NAR annual survey of homebuyers revealed that the share of homebuyers making their first purchase was 33 percent, unchanged from their 2018 report. The annual survey may somewhat overstate the share of first-time homebuyers, however, because the annual survey represents owner-occupants, and few 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 homeownership rate relatively low for young adults. It has been thirteen years since the foreclosure crisis began in 2007. Over the last six years, those who lost their home to foreclosure during the crisis have been positioned to re-enter the housing market as the foreclosure record is removed from their credit history after seven years. The current tight credit environment, fluctuating interest rates, and higher home prices have prevented some from re-entering the housing market, however.

The rental market vacancy rate fell for both single-family and multifamily housing. According to the U.S. Census Bureau, the overall vacancy rate in the rental market was 6.4 percent in the fourth quarter, down from 6.8 percent the previous quarter and 6.6 percent the fourth quarter of 2018. The single-family rental vacancy rate decreased to 5.2 percent from 5.8 percent in the third quarter and was down from 5.6 percent one year ago. Vacancies in the rental market for multifamily units (five or more units in a structure) dropped to 7.8 percent from 8.1 percent in the third quarter but remained the same as 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 number of households grew. The number of U.S. households increased 1.1 percent in 2019 to 122.9 million from 121.5 million in 2018, according to the Census Bureau's CPS/HVS (Current Population Survey/Housing Vacancy Survey). Household formation 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 in 2014 and 2015, with an average annual growth rate of 1.1 percent, fell back to 0.9 percent in 2016 and 2017, and jumped up to 1.3 percent in 2018.

The National Homeownership Rate Rose for a Second Consecutive Quarter

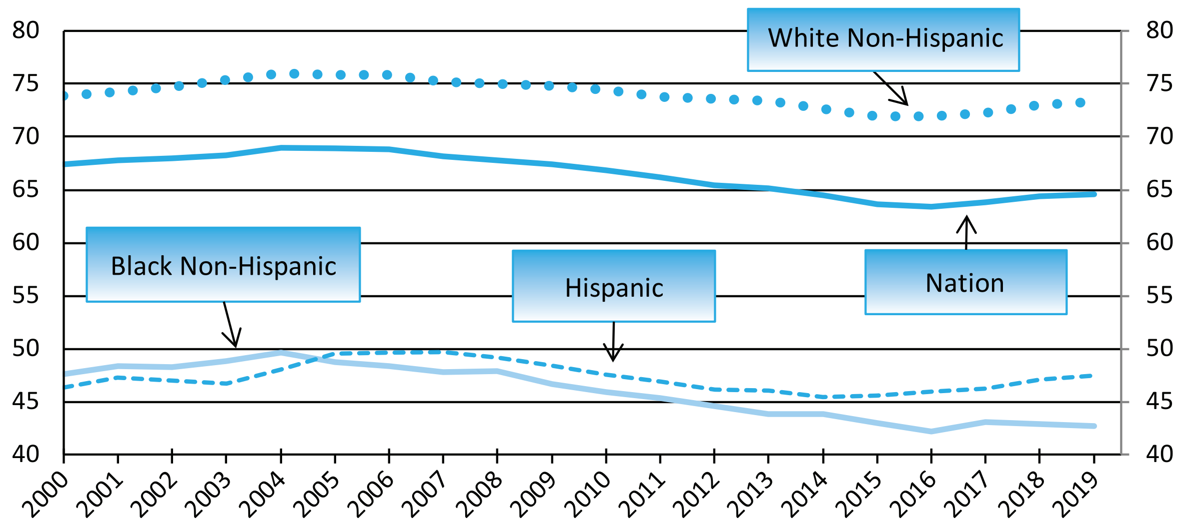
National Homeownership Rates (Percent)



The historic norm of 65.2 percent is the average national homeownership rate since 1965.
Sources: Census Bureau and HUD.

National Annual Homeownership Rates

National Homeownership Rates (Percent)



The historic norm of 65.2 percent is the average national homeownership rate since 1965.
Sources: Census Bureau and HUD.

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 2019
Total	1,452	1,378		1,318	5.4%	(s)	10.1%	(s)	
Single-Family	920	862		839	6.8%	(s)	9.7%	(s)	
Multifamily (5+)	490	476		439	3.0%	(s)	11.5%	(s)	
Housing Starts (SAAR, thousands)									Q4 2019
Total	1,449	1,282		1,185	13.1%	(s)	22.3%	(s)	
Single-Family	976	894	(r)	828	9.1%	(s)	17.9%	(s)	
Multifamily (5+)	456	375	(r)	340	21.4%	(s)	33.9%	(s)	
Under Construction (SA, thousands)									Q4 2019
Total	1,188	1,156		1,154	2.8%	(s)	2.9%	(n)	
Single-Family	530	522		540	1.5%	(n)	-1.9%	(n)	
Multifamily (5+)	646	623		602	3.7%	(n)	7.3%	(s)	
Housing Completions (SAAR, thousands)									Q4 2019
Total	1,272	1,209	(r)	1,097	5.2%	(n)	15.9%	(s)	
Single-Family	914	895		793	2.1%	(n)	15.3%	(s)	
Multifamily (5+)	350	306	(r)	294	14.5%	(n)	19.0%	(n)	
New Homes for Sale (SA)									Q4 2019
Inventory (thousands)	323	321	(r)	346	0.6%	(n)	-6.6%	(s)	
Months' Supply (months)	5.5	5.3	(r)	7.4	3.8%	(n)	-25.7%	(s)	
Existing Homes for Sale									Q4 2019
Inventory (NSA, thousands)	1,390	1,820	(r)	1,530	-23.6%	(u)	-9.2%	(u)	
Months' Supply (months)	3.0	4.0	(r)	3.6	-25.0%	(u)	-16.7%	(u)	
Manufactured Home Shipments (SAAR, thousands)	97.3	93.3		90.0	4.3%	(u)	8.1%	(u)	Q4 2019

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

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 DEMAND						
Home Sales (SAAR)						Q4 2019
New Homes Sold (thousands)						
Single-Family	702	698 (r)	579	0.7% (n)	21.4% (s)	
Existing Homes Sold (thousands)						
Single-Family, Townhomes, Condos, Co-ops	5,420	5,410 (r)	5,120	0.2% (u)	5.9% (u)	
Condos and Co-ops	587	587 (r)	573	0.0% (u)	2.3% (u)	
First-Time Buyers (%)	31	32	32	-1 (u)	-1 (u)	
Investor Sales (%)	16	13	14	3 (u)	1 (u)	
Home Sales Prices						Q4 2019
Median ($)						
New Homes	324,500	318,400 (r)	322,800	1.9% (u)	0.5% (u)	
Existing Homes	272,300	276,900 (r)	255,733	-1.7% (u)	6.5% (u)	
Repeat-Sales Home Price Indices						
FHFA (SA)	277.8	274.3 (r)	264.3	1.3% (u)	5.1% (u)	
CoreLogic Case-Shiller (SA)	212.8	210.2 (r)	205.7	1.3% (u)	3.5% (u)	
Homeownership Affordability						Q4 2019
Fixed Index	162.9	160.0 (r)	145.7	1.9% (u)	11.8% (u)	
National Average Mortgage Interest Rate (%)	3.8	3.7	5.0	1.3% (u)	-1.2 (u)	
Median-Priced Existing Single-Family Home ($)	274,967	279,967 (r)	258,000	-1.8% (u)	6.6% (u)	
Median Family Income ($)	79,740	79,215	77,093	0.7% (u)	3.4% (u)	
Rental Affordability						
HUD's Rental Affordability Index	108.9	108.5 (r)	112.3	0.4% (u)	-3.1% (u)	Q4 2019
Multifamily Housing						
Apartments						
Completed Previous Quarter (thousands)	71.4	68.4 (r)	79.3	4.4% (n)	-10.0% (s)	Q3 2019
Leased Current Quarter (%)	59	56 (r)	57	3.0 (n)	2.0 (n)	Q4 2019
Median Asking Rent ($)	1,654	1,643 (r)	1,634	0.7% (n)	1.2% (n)	
Condos and Co-ops						
Completed Previous Quarter (thousands)	9.2	7.5 (r)	5.0	22.7% (n)	84.0% (s)	Q3 2018
Sold Current Quarter (%)	64	54 (r)	68	10.0 (n)	-4.0 (n)	Q4 2019
Median Asking Price ($)	465,300	644,800 (r)	545,800	-27.8% (s)	-14.7% (u)	
Manufactured Home Placements (sales at SAAR, thousands)						
Shipped Previous Quarter (thousands)	93.3	93.0 (r)	93.0	0.3% (u)	0.3% (u)	Q3 2019
Sold Current Quarter (%)[1]	68.4	69.3	57.0	-0.9 (n)	11.4 (s)	Q4 2019
Builders' Views of Market Activity (Composite Index)	73	67	47	9.0% (u)	54.6% (u)	Q4 2019

SA = 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. Z = Suppressed for data quality reasons.

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 2019
30-Year Fixed Rate	3.70	3.67	4.30	0.03 (u)	-0.60 (u)	
15-Year Fixed Rate	3.16	3.13	4.21	0.03 (u)	-1.05 (u)	
5-Year ARM[2]	3.39	3.40	4.07	-0.01 (u)	-0.68 (u)	
Mortgage Delinquency Rates (%)						Q4 2019
All Loans Past Due (SA)	3.77	3.97	4.06	-0.20 (u)	-0.29 (u)	
Loans 90+ Days Past Due (SA)	0.90	1.02	1.03	-0.12 (u)	-0.13 (u)	
Seriously Delinquent (90+ Days DQ & in FC, NSA)	1.76	1.81	2.06	-0.05 (u)	-0.30 (u)	
FHA Market Share[3]						
Dollar Volume (%)						Q3 2019
All Loans	11.9	11.8 (r)	12.1	0.1 (u)	-0.2 (u)	
Purchase	13.0	12.4 (r)	13.1	0.6 (u)	-0.1 (u)	
Refinance	10.1	10.4 (r)	8.8	-0.3 (u)	1.3 (u)	
Loan Count (%)						
All Loans	14.9	15.6	15.1	-0.7 (u)	-0.2 (u)	
Purchase	16.3	16.4 (r)	16.8	-0.1 (u)	-0.5 (u)	
Refinance	12.5	13.5	10.4	-1.0 (u)	2.1 (u)	
FHA Mortgage Insurance (thousands)[4]						Q4 2019
Applications Received	405.7	457.8	264.1	-11.4% (u)	53.6% (u)	
Endorsements	325.5	306.4	228.7	6.2% (u)	42.3% (u)	
Purchase	197.4	218.1	179.6	-9.5% (u)	9.9% (u)	
Refinance	128.1	88.3	49.1	45.1% (u)	160.9% (u)	
Private and VA Mortgage Insurance (thousands)						Q4 2019
PMI Certificates[5]	NA	NA		NA (u)	NA (u)	
Veterans Affairs Guarantees	256.7	219.1	130.7	17.2% (u)	96.4% (u)	
Residential Fixed Investment (SA real annual growth rate, %)	6.2	4.6 (r)	-4.7	1.6 (u)	10.9 (u)	Q4 2019
GDP (SA real annual growth rate, %)	2.1	2.1	1.1	0.0 (u)	1.0 (u)	
Housing's Contribution to Real GDP Growth (percentage points)	0.22	0.17 (r)	-0.18	0.05 (u)	0.40 (u)	

SA = seasonally adjusted. NSA = not seasonally adjusted. u = statistical significance unavailable.
NA = 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.
Note: Components may not add to totals because of rounding.

[2] 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.

[3] 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.

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

[5] Source: USMI (U.S. Mortgage Insurers), the trade association for the PMI industry. The data represent PMI Certificates issued by five of the six major PMI companies: Essent (Essent Guaranty, Inc.), Genworth (Genworth Mortgage Insurance Corp.), MGIC (Mortgage Guaranty Insurance Corp.), NMI (National Mortgage Insurance Corporation), and Radian (Radian Guaranty Inc.). A sixth major PMI insurer, Arch (Arch Mortgage Insurance Co.), has not been represented since Q2 2016.

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 2019
Overall	65.1	64.8	64.8	0.3	(n)	0.3	(n)	
Non-Hispanic								
White	73.7	73.4	73.6	0.3	(n)	0.1	(n)	
Black	44.6	43.3	43.6	1.3	(s)	1.0	(n)	
Other Race	57.1	58.9	58.1	-1.8	(s)	-1.0	(n)	
Two or More Races	53.7	51.9	50.7	1.8	(n)	3.0	(n)	
Hispanic	48.1	47.8	46.9	0.3	(n)	1.2	(s)	
Vacancy Rates (%)								Q4 2019
Homeowner	1.4	1.4	1.5	0.0	(n)	-0.1	(s)	
Rental	6.4	6.8	6.6	-0.4	(s)	-0.2	(n)	
Single-Family	5.2	5.8	5.6	-0.6	(s)	-0.4	(n)	
Multifamily (5+)	7.8	8.1	7.8	-0.3	(n)	0.0	(n)	
Housing Stock (thousands)								Q4 2019
All Housing Units	140,074	139,785	138,921	0.2%	(u)	0.8%	(u)	
Owner-Occupied	80,676	79,492	79,396	1.5%	(s)	1.6%	(s)	
Renter-Occupied	43,275	43,243	43,128	0.1%	(n)	0.3%	(n)	
Vacant	16,122	17,050	16,396	-5.4%	(s)	-1.7%	(n)	
Year-Round Vacant	12,421	13,169	12,516	-5.7%	(s)	-0.8%	(n)	
For Rent	3,001	3,183	3,099	-5.7%	(s)	-3.2%	(n)	
For Sale	1,146	1,178	1,184	-2.7%	(n)	-3.2%	(n)	
Rented or Sold, Awaiting Occupancy	981	1,178	1,061	-16.7%	(s)	-7.5%	(s)	
Held Off Market	7,293	7,630	7,172	-4.4%	(s)	1.7%	(n)	
Occasional Use	2,156	2,219	2,020	-2.8%	(n)	6.7%	(n)	
Occupied—URE	1,262	1,369	1,368	-7.8%	(n)	-7.7%	(n)	
Other	3,874	4,041	3,784	-4.1%	(n)	2.4%	(n)	
Seasonal Vacant	3,701	3,882	3,880	-4.7%	(n)	-4.6%	(n)	
Households (thousands)								Q4 2019
Total	123,952	122,735	122,524	1.0%	(s)	1.2%	(s)	

s = statistically significant. n = not statistically significant. u = statistical significance unavailable.
URE = usual residence elsewhere.
Note: Components may not add to totals because of rounding.