2nd Quarter 2021 | September 2021

HUD PD&R National Housing Market Summary

Housing Market Indicators Overall Showed Less Progress in the Second Quarter

Overall housing market activity continued to slow in the second quarter of 2021, but most indicators remained stronger than one year ago. New construction declined for single-family homes but increased for multifamily housing. Housing purchases dropped for both new and existing homes, while 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 second quarter.

Based on its National Delinquency Survey, the Mortgage Bankers Association (MBA) reported that the overall mortgage delinquency rate improved in the second quarter. According to ATTOM Data Solutions, newly initiated and completed foreclosures increased. The Census Bureau reported a decrease in the national homeownership rate but cautioned that the pandemic affected data collection procedures and the resulting estimates. According to the Bureau of Economic Analysis second estimate, the U.S. economy expanded at a seasonally adjusted annual rate (SAAR) of 6.6 percent following a gain of 6.3 percent in the first quarter. Real residential investment, which includes investment in new homes and the remodeling of existing homes, declined 11.5 percent following a 13.3-percent advance in the first quarter and slowed real GDP growth by 0.58 percentage points following a 0.60-percentage-point contribution in the first quarter.

Housing Supply

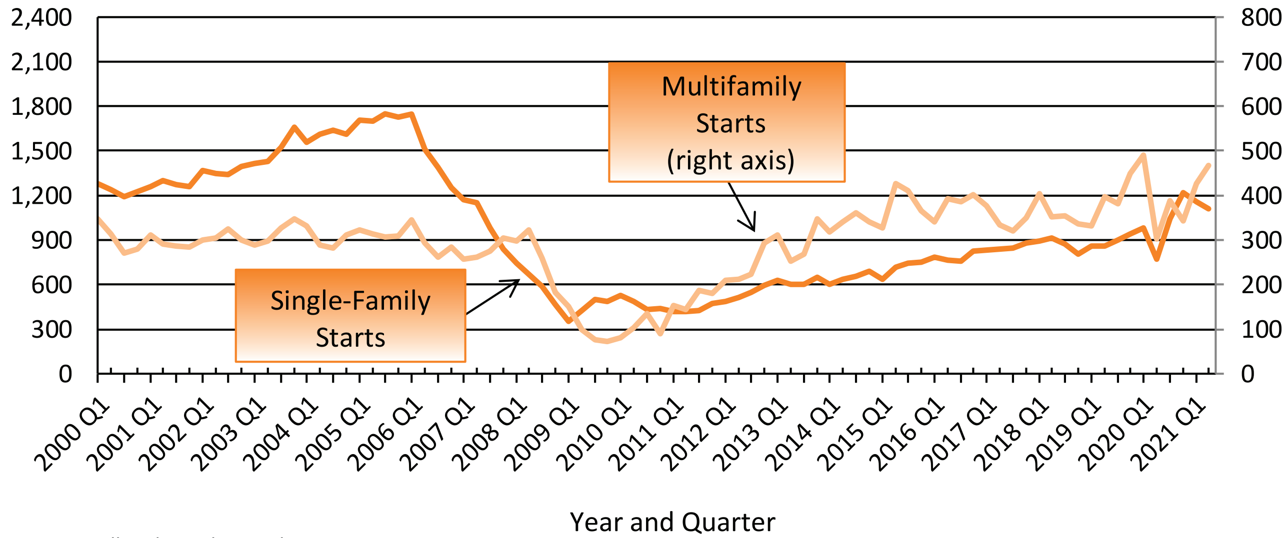
New construction fell for single-family homes but rose for multifamily housing. Housing starts on single-family homes, at 1.11 million units (SAAR) in the second quarter of 2021, fell 4 percent from the previous quarter (1.16 million) but were 43 percent higher than one year ago. The pace of single-family housing starts is 86 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 467,000 units (SAAR) in the second quarter, were up 9 percent from the previous quarter (427,000) and 55 percent higher than one year ago. The pace during the period prior to the housing bubble (2000–2002) was 300,000 units (AR). Single-family housing starts were slow to bounce back during the housing recovery, but their market share has been near their historic norm since the second quarter of 2020. Historically, new construction of single-family and multifamily housing has averaged respective market shares of 72 and 24 percent, with two- to four-unit structures making up the rest of the market. The shares of single-family and multifamily housing starts were at the respective rates of 70 and 29 percent in the second quarter of 2021. Total housing starts were down 1 percent from the previous quarter but up 46 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 second quarter was 348,000 units (SA), an increase of 14 percent from the previous quarter and 16 percent from one year earlier. The supply of new homes on the market would support 6.0 months of sales at the current sales pace, up from 4.2 months in the first quarter and 4.3 months last year. The listed inventory of existing homes for sale, at

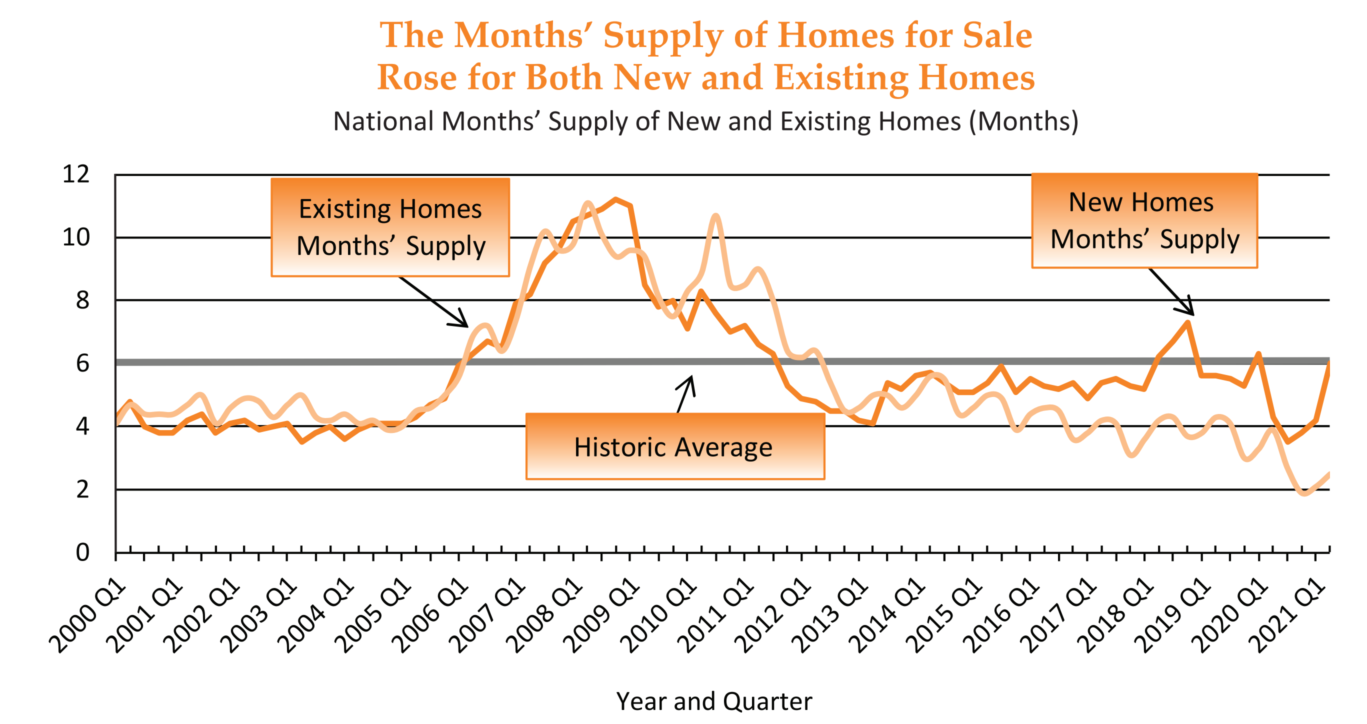
1.23 million units, was up 17 percent from 1.05 million in the first quarter but down 20 percent over the four-quarter period. That inventory represents a 2.5-month supply of homes for sale, up from 2.1 months at the end of the previous quarter. One year ago, the months' supply was 3.9 months. The long-term 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. Homeowners are staying in their homes longer, which is one factor contributing to low inventories. According to the 2020 Profile of Home Buyers and Sellers report put out by the National Association of Realtors® (NAR), the national median number of years homeowners owned their homes before selling remained at a high of 10 years in 2020, the same as it has been since 2016. Historically, the NAR survey has found that homeowners typically remained 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).

Construction Starts Fell for Single-Family Homes but Rose for Multifamily Housing

National Housing Starts (Thousands)



Seasonally Adjusted Annual Rate
Sources: Census Bureau and HUD.



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

Housing Demand

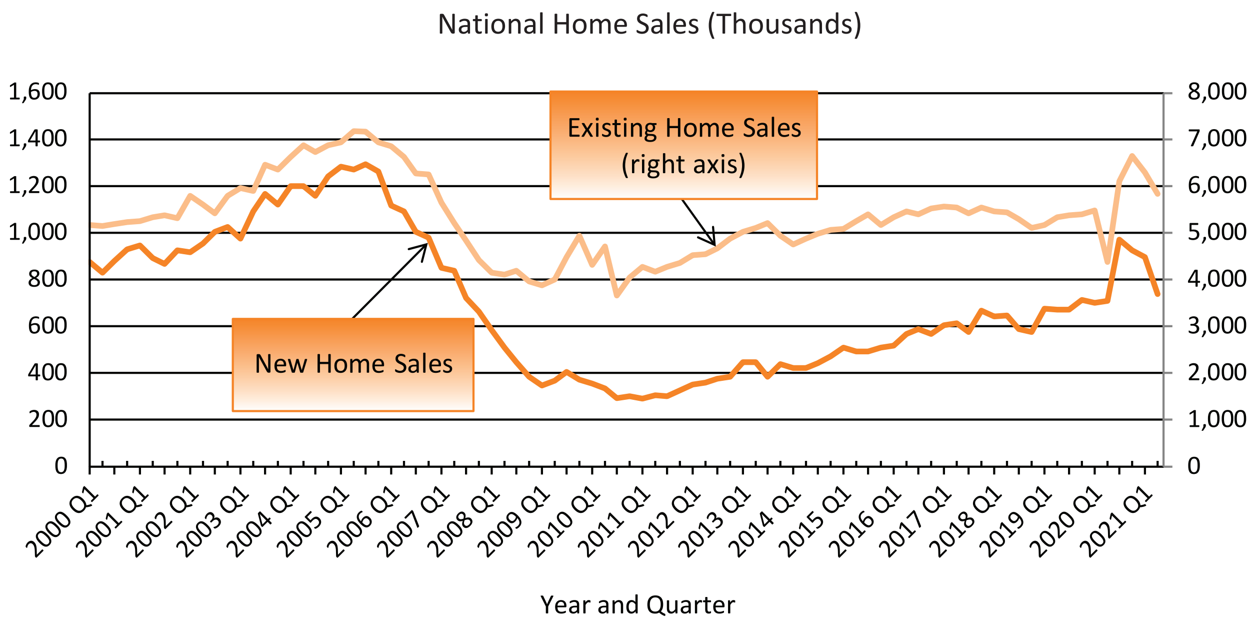
Sales declined for new and existing homes. Purchases of new single-family homes, at 739,000 units (SAAR) in the second quarter, were 18 percent lower than in the previous quarter but were up 4 percent over the four-quarter period. The annual pace of new home sales was 683,000 in 2019 and 822,000 in 2020. The NAR reported that existing homes—including single-family homes, townhomes, condominiums, and cooperatives—sold at a pace of 5.83 million units (SAAR) in the second quarter, which was down 7 percent from 6.30 million in the previous quarter but up 33 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 31 percent of all sales transactions, slightly lower than 32 percent in the first quarter and below the historic norm of 39 percent. More stringent bank lending standards, low sales inventory, and slow growth in income relative to house prices have recently hampered growth in sales. 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 of 17 percent. The FHFA (SA) purchase-only repeat-sales house price index showed U.S. home prices appreciating at a 4.9-percent rate in the second quarter, up from a 3.9-percent pace in the previous quarter. House prices rose at a 17.4-percent annual pace, up from a 12.9-percent annual gain recorded for the first quarter. The CoreLogic Case-Shiller® (SA) national repeat-sales house price index estimated a 5.2-percent rise in house prices for the second quarter, up from a 4.0-percent rise the previous quarter. House prices increased over the four-quarter period by 16.8 percent, up from the previous quarter's 12.2-percent annual return. According to S&P Case-Shiller, "The last several months have been extraordinary not only in the level of price gains but in the consistency of gains across the country." House prices continue to increase faster than the general price level and wages, which had respective gains of 4.8 and 3.7 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 49 percent above their previous peak, whereas the CoreLogic Case-Shiller® index shows home values 38 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, down from 3 percent one year ago. Investor purchases, which tend to put upward pressure on prices, accounted for 16 percent of existing home sales, up from 11 percent one year ago.

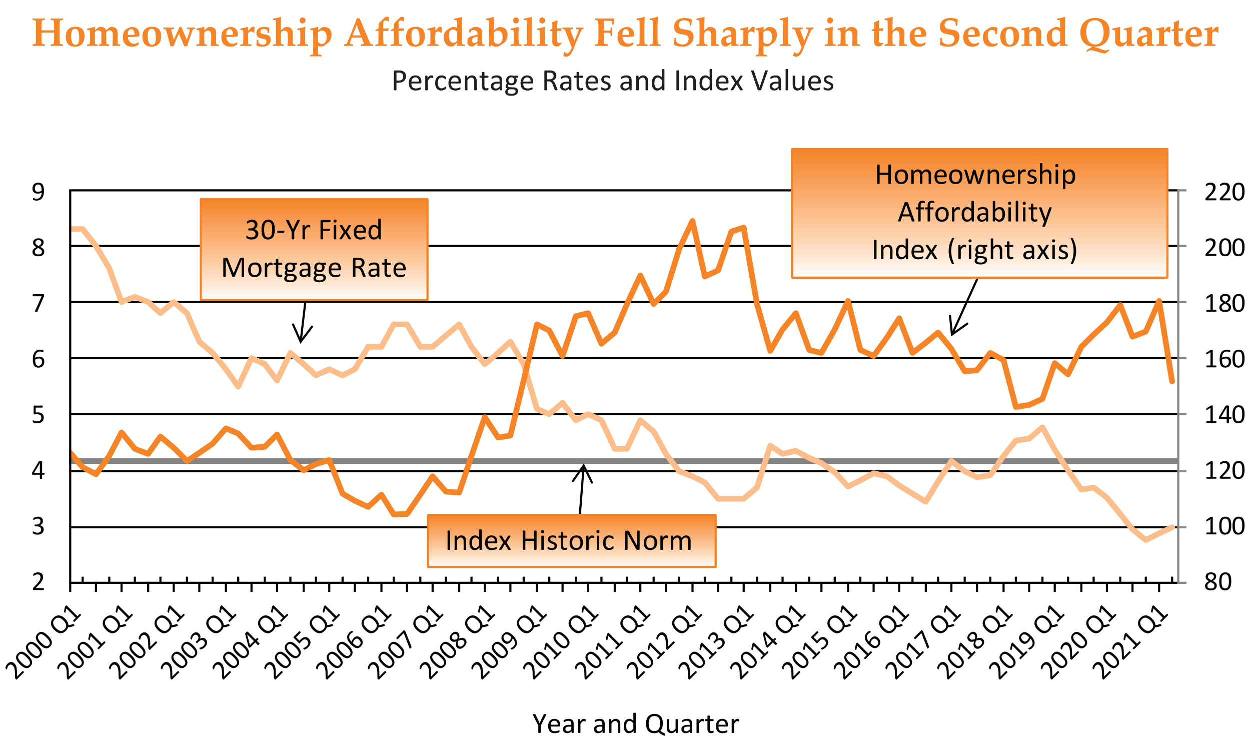
The absorption rate fell for new condominiums and cooperatives but rose for new apartments. Of newly completed condominiums and cooperatives in the first quarter, 67 percent sold within 3 months, down from 76 percent in the previous quarter and 74 percent one year ago. Of new apartments completed in the first quarter, 58 percent were leased within the ensuing 3 months, up from 52 percent the previous quarter and 55 percent a year earlier.

The affordability of purchasing a home took a sharp downturn. The NAR Fixed-Rate Housing (Homeownership) Affordability Index, at 151.9 in the second quarter, was down 15.8 percent from the previous quarter and 15.1 percent from a year earlier. The sharp decrease in the ability to purchase a home

Sales Fell for Both New Homes and Existing Homes



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



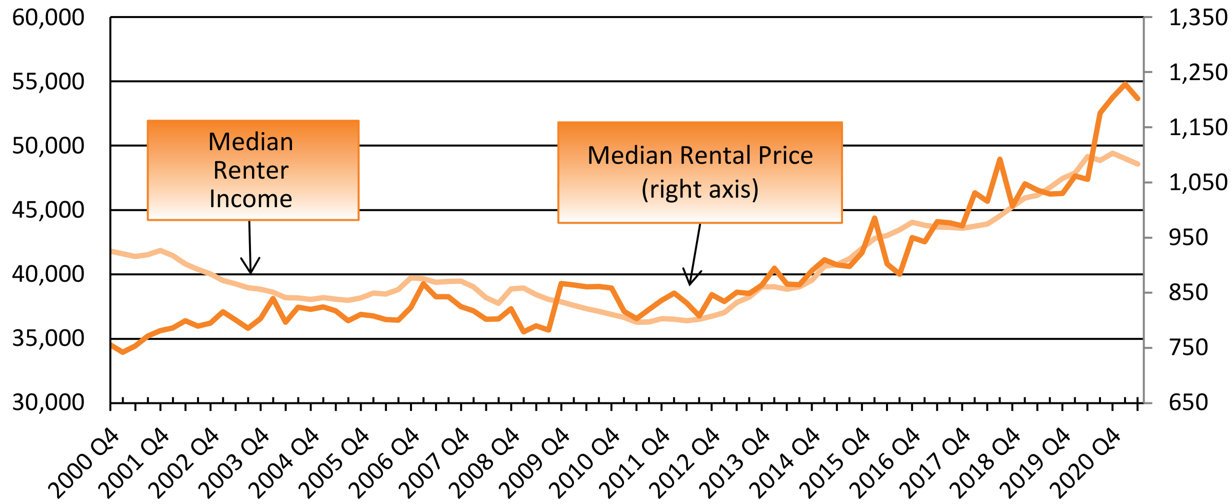
The historic norm of 130 is the median value of the affordability index based on data since 1989.
Sources: Freddie Mac and National Association of Realtors®.

resulted from a decline in Median Family Income, an increase in the median price of a single-family home, and a rise 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 had improved for the most part since, as mortgage rates hovered near historically low levels. 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, although the median rental price underlying that estimate was affected by the same pandemic-induced survey issues influencing the homeownership and vacancy rates (see Homeownership and Housing Vacancy section for more detail). The Department of Housing and Urban Development (HUD) Rental Affordability Index (RAI), at 101.0 in the second quarter, rose 1.2 percent from 99.8 in the previous quarter but was down 12.9 percent over the four-quarter period. The increase in the affordability of leasing a home resulted from a 2.1-percent decrease in the real, or inflation-adjusted, median price of leased homes, which had a larger impact on affordability than a 0.9-percent decrease in the inflation-adjusted median income of renter households. After reaching a high point in 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 28 percent from its peak at the beginning of 2001 but up 1.2 percent from its previous low. Note that a 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)

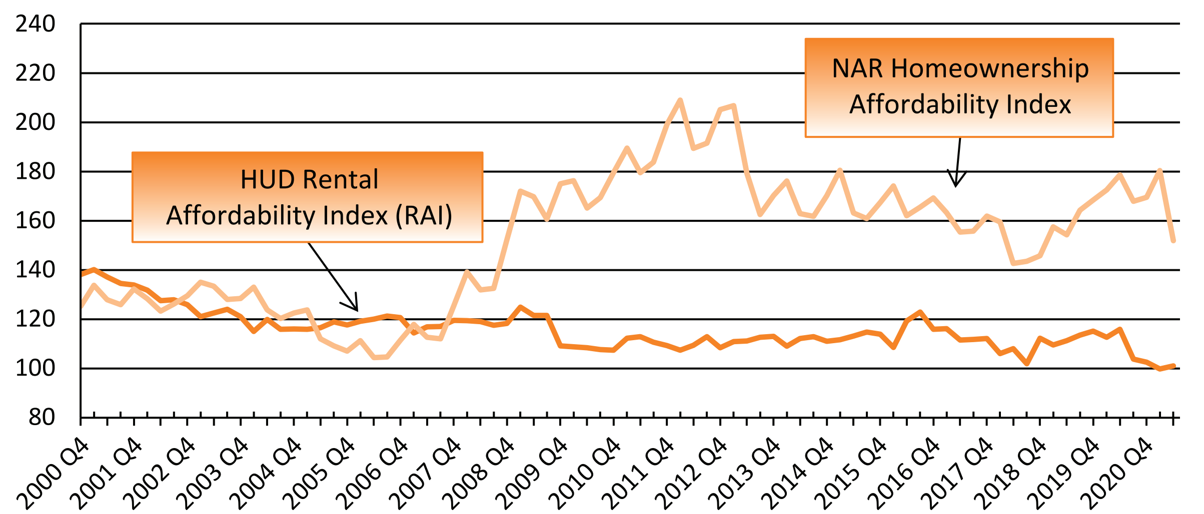


* NOTE: The Q2 2020 through Q2 2021 Median Rental Price (MRP) estimates are based on CPS/HVS surveys conducted under COVID-19 restrictions, which may have affected the results and should be viewed with caution. See section on homeownership rates. The MRP will be revised when ACS rental price data become available.

Sources: Census Bureau ACS and 2000 Decennial Census, 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, which may have affected the results and should be viewed with caution. See homeownership rates section. The RAI will be revised when ACS rental price data become available.

Sources: National Association of Realtors®, Census Bureau ACS and 2000 Decennial Census, BLS CPI, CES and CPS/HVS, and HUD.

Housing Finance and Investment

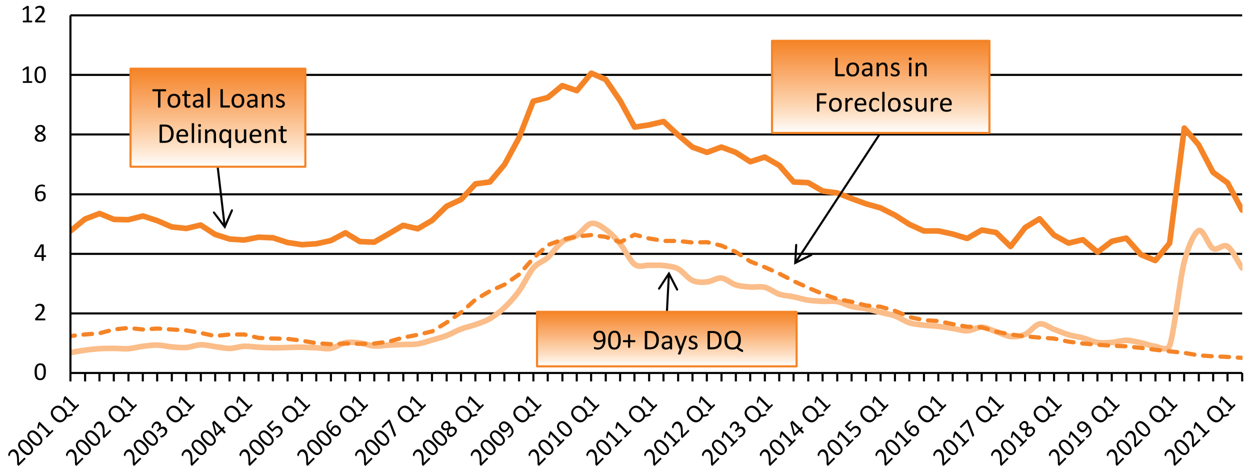
The overall mortgage delinquency rate improved in the second quarter. The delinquency rate on mortgages of one- to four-unit residential properties was 5.47 percent (SA) in the second quarter, representing 2.88 million borrowers; the rate was down from 6.38 percent in the first quarter and 8.22 percent one year ago according to MBA's quarterly National Delinquency Survey (NDS). The historical quarterly norm for the overall delinquency rate is 5.33 percent. The delinquency rate reflects the pandemic's impact on the ability of homeowners to make their mortgage payments and forbearance policies for federally backed mortgages in response to the pandemic. Mortgage delinquency rates fell for all loan types. The conventional delinquency rate decreased to 3.89 percent from 4.57 percent; the Federal Housing Administration (FHA) delinquency rate decreased to 12.77 percent from 14.67 percent; and the Department of Veterans Affairs (VA) delinquency rate decreased to 6.47 percent from 7.62 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 1.94 million mortgages were in forbearance at the end of the second quarter, but some of those borrowers (15 percent) were up to date on their mortgage payments and would not be recorded as delinquent in the MBA NDS. The MBA seriously delinquent rate (90 or more days delinquent or in the foreclosure process) was 4.03 percent, down from 4.70 percent in the first quarter and 4.26 percent last year. At 0.04 percent of active loans, the foreclosure starts rate remained the same but was up slightly from 0.03 percent one year ago. The Centers for Disease Control and Prevention (CDC) extended the residential eviction moratorium until October 31, 2021, to cover counties with high rates of COVID-19 transmission in response to the impact of the Delta variant, but the Supreme Court overturned that ruling. The historic average rate of newly initiated foreclosures is 0.45 percent. The percentage of loans in the foreclosure process was 0.51 percent, down from 0.54 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 19,100 U.S. properties in the second quarter, up 8 percent from both the previous quarter and 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 5,200 U.S. properties in the second quarter, up 14 percent from the previous quarter but down 35 percent from one year ago. The pre-crisis (2005 and 2006) average of foreclosure completions was 69,400 per quarter. Moratoriums issued by the federal government on residential evictions had been extended through the end of October 2021 in areas with heightened levels of COVID-19 transmission, but the Supreme Court overturned the ruling.

Homeowners' equity increased at a faster pace in the first 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 $821 billion in the first quarter of 2021 (the data are reported with a lag), to more than $22.7 trillion. During the housing bubble, equity peaked at $14.4 trillion in the fourth quarter of 2005. Owners' equity has grown by more than $14.3 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, 1.4 million homes, or 2.6 percent of residential properties with a mortgage, were under water in the first quarter (the data are reported with a lag), down from 1.5 million homes, or 2.8 percent, in the fourth quarter. Since the beginning of 2012, the number of underwater borrowers (those who owe more on their mortgage than the value of their home) has fallen more than 88 percent—from 12.1 to 1.4 million—or by 10.7 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

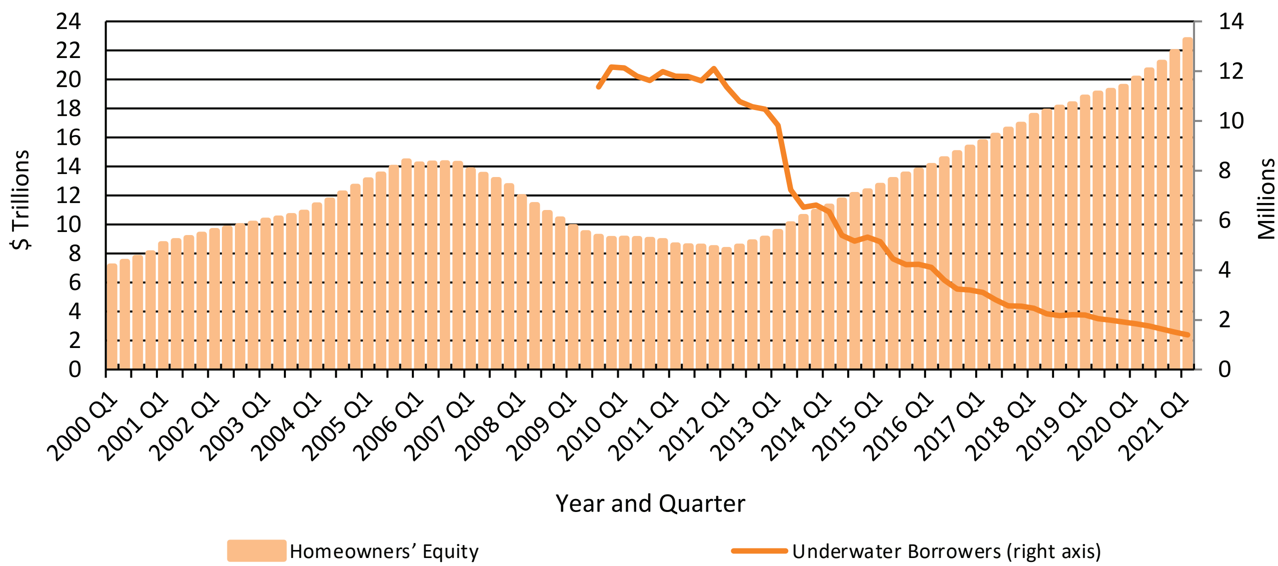
National Mortgage Delinquency and Foreclosure Inventory Rates (Percent)



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 First 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

The Census Bureau reported that the U.S. homeownership rate declined to 65.4 percent in the second quarter. The national homeownership rate was recorded at 65.6 percent in the first quarter of 2021 and 67.9 percent one year ago. The Census Bureau views the homeownership rate estimates for the second quarter of 2020 through the second quarter of 2021 as a break in the series because COVID-19 prevented normal data collection procedures, so the data should be viewed with caution. 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 for, which likely contributed to the decline in the homeownership rate during that time frame. The national homeownership rate for the first quarter of 2020 was 65.3 percent. (For a complete description of the methodology, see https://www.census.gov/housing/hvs/files/qtr221/impact_coronavirus_21q2.pdf). Analysis by the Harvard Joint Center on Housing Studies (JCHS) of data provided by the Census Bureau on a subset of areas where 100 percent of in-person interviews were allowed in the fourth quarter of both 2019 and 2020 suggests 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 with 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.

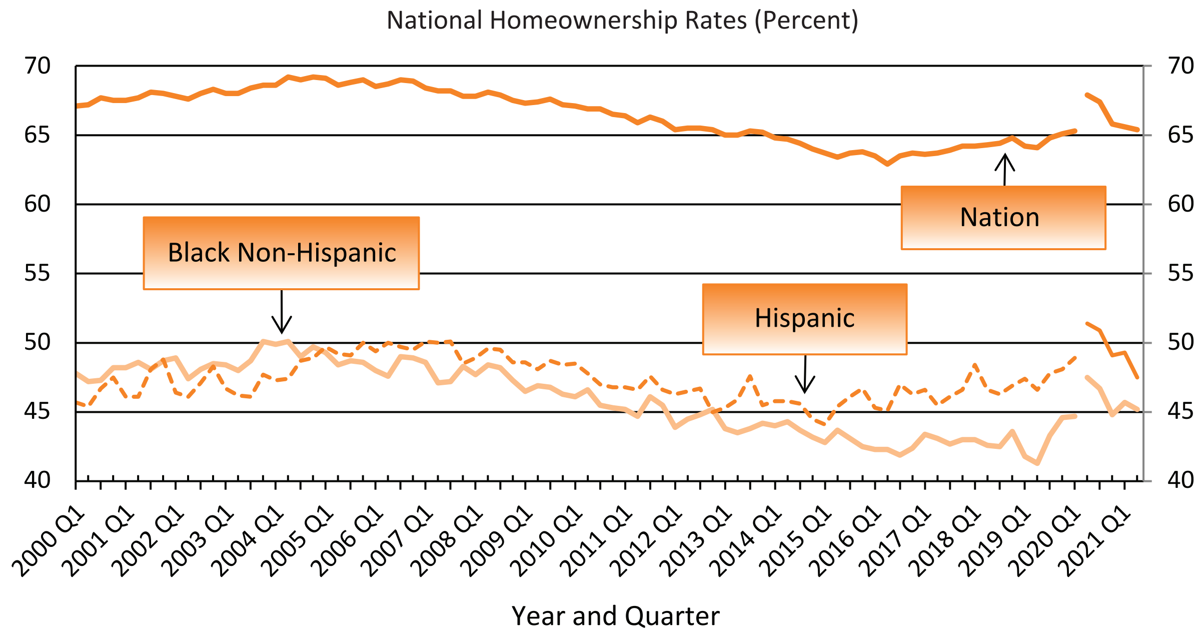
In the second quarter of 2021, the Census Bureau reported that the homeownership rate for White non-Hispanic households rose to 74.2 percent from 73.8 percent; for Black non-Hispanic households, the rate decreased to 45.2 percent from 45.7 percent; and for Hispanic households, the rate fell to 47.5 percent from 49.3 percent. The homeownership rate dropped to 59.5 percent from 60.2 percent for other-race non-Hispanic households and remained at 51.6 percent for two-or-more-races non-Hispanic households. Compared with the early 2000s, the recent relatively low homeownership rates reflect the subprime lending crisis and the high rates of unemployment and underemployment as a result of the severe 2007–2009 recession. More recently, low inventories of homes for sale, slower income growth relative to house prices, fluctuating mortgage rates, and restrictive credit markets have affected homeownership.

A 2020 NAR annual survey of homebuyers revealed that the share of homebuyers making their first purchase was 31 percent, down from 33 percent in their 2019 report and the lowest share since 1987, when it was 30 percent. 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 homeownership rate relatively low for young adults. It has been more than fourteen years since the foreclosure crisis began in 2007. Over the past seven years or more, those who lost their home to foreclosure during the crisis have been positioned to reenter 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 reentering the housing market, however.

The rental market vacancy rate fell for both single-family and multifamily homes. The Census Bureau conducts the Current Population Survey/Housing Vacancy Survey (CPS/HVS) to collect data on homeownership rates, vacancy rates, and household growth, among other variables. The vacancy rate estimates were thus affected by the same pandemic-induced survey issues affecting the homeownership rate estimates described above. The Census Bureau estimate of the overall vacancy rate in the rental market was 6.2 percent in the second quarter, down from 6.8 percent the previous quarter but up from 5.7 percent in the second quarter of 2020. The single-family rental vacancy rate dropped to 4.7 percent from 5.5 percent in the first quarter but remained the same as one year ago. Vacancies in the rental market for multifamily units (five or more units in a structure) fell to 7.8 percent from 8.3 percent in the first quarter but were up from 7.2 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 supplemental Census 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.

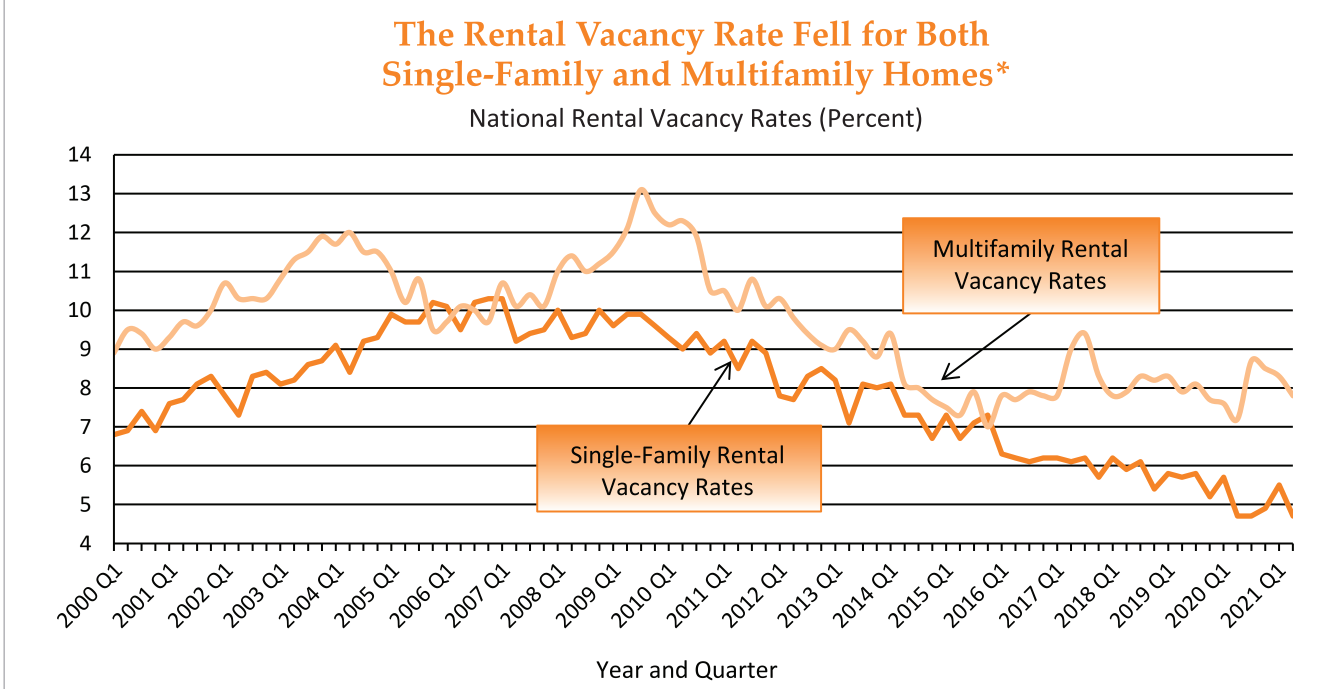
The number of households grew slightly. The Census Bureau relies on the CPS/HVS to estimate household growth and so this estimate was also affected by the same survey issues affecting homeownership and vacancy rates. According to the Census Bureau, the number of U.S. households, at 126.2 million at the end of the second quarter, grew 0.1 percent over the first half of the 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 2.5 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 Fell in the Second Quarter*



* 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. The historic norm of 65.2 percent is the average national homeownership rate since 1965.

Sources: Census Bureau, BLS and HUD.



* NOTE: The Q2 2020 through Q2 2021 vacancy rates represent a break in the series because they are based on surveys conducted under COVID-19 restrictions and should be viewed with caution.
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)									Q2 2021
Total	1,670	1,788		1,212	-6.6%	(s)	37.8%	(s)	
Single-Family	1,116	1,202		759	-7.2%	(s)	47.0%	(s)	
Multifamily (5+)	502	532		414	-5.6%	(s)	21.3%	(s)	
Housing Starts (SAAR, thousands)									Q2 2021
Total	1,586	1,599	(r)	1,086	-0.8%	(n)	46.0%	(s)	
Single-Family	1,107	1,156		774	-4.2%	(n)	43.0%	(s)	
Multifamily (5+)	467	427	(r)	302	9.4%	(n)	54.6%	(s)	
Under Construction (SA, thousands)									Q2 2021
Total	1,368	1,307	(r)	1,187	4.7%	(s)	15.2%	(s)	
Single-Family	679	637		512	6.6%	(s)	32.6%	(s)	
Multifamily (5+)	676	658	(r)	663	2.7%	(n)	2.0%	(n)	
Housing Completions (SAAR, thousands)									Q2 2021
Total	1,361	1,391	(r)	1,204	-2.1%	(n)	13.1%	(s)	
Single-Family	960	1,021	(r)	876	-5.9%	(n)	9.6%	(s)	
Multifamily (5+)	396	363	(r)	319	9.2%	(n)	24.4%	(s)	
New Homes for Sale (SA)									Q2 2021
Inventory (thousands)	348	305	(r)	301	14.1%	(n)	15.6%	(n)	
Months' Supply (months)	6.0	4.2	(r)	4.3	42.9%	(n)	39.5%	(n)	
Existing Homes For Sale									Q2 2021
Inventory (NSA, thousands)	1,230	1,050		1,540	17.1%	(u)	-20.1%	(u)	
Months' Supply (months)	2.5	2.1		3.9	19.0%	(u)	-35.9%	(u)	
Manufactured Home Shipments (SAAR, thousands)	107.0	105.0	(r)	81.3	1.9%	(u)	31.6%	(u)	Q2 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)						Q2 2021
New Homes Sold (thousands)						
Single-Family	739	896 (r)	708	-17.5% (n)	4.4% (n)	
Existing Homes Sold (thousands)						
Single-Family, Townhomes, Condos, Co-ops	5,833	6,303 (r)	4,383	-7.5% (u)	33.1% (u)	
Condos and Co-ops	720	720 (r)	403	0.0% (u)	78.5% (u)	
First-Time Buyers (%)	31	32	35	-1 (u)	-4 (u)	
Investor Sales (%)	16	16	11	0 (u)	5 (u)	
Home Sales Prices						Q2 2021
Median ($)						
New Homes	374,900	369,800 (r)	322,600	1.4% (u)	16.2% (u)	
Existing Homes	351,267	313,533	288,233	12.0% (u)	21.9% (u)	
Repeat-Sales Home Price Indices						
FHFA (SA)	332.7	317.1 (r)	283.4	4.9% (u)	17.4% (u)	
CoreLogic Case-Shiller (SA)	254.4	241.9 (r)	217.9	5.2% (u)	16.8% (u)	
Homeownership Affordability						Q2 2021
Fixed Index	151.9	180.4 (r)	179.0	-15.8% (u)	-15.1% (u)	
National Average Mortgage Interest Rate (%)	3.1	2.9 (r)	3.3	0.1 (u)	-0.2 (u)	
Median-Priced Existing Single-Family Home ($)	357,867	318,200 (r)	291,067	12.5% (u)	23.0% (u)	
Median Family Income ($)	88,515	92,111 (r)	87,506	-3.9% (u)	1.2% (u)	
Rental Affordability						
HUD's Rental Affordability Index[1]	101.0	99.8 (r)	116.0	1.2% (u)	-12.9% (u)	Q2 2021
Multifamily Housing						
Apartments						
Completed Previous Quarter (thousands)	64.0	75.7 (r)	62.8	-15.5% (s)	1.9% (n)	Q1 2021
Leased Current Quarter (%)	58	52	55	6 (s)	3 (s)	Q2 2021
Median Asking Rent ($)	1,715	1,602 (r)	1,580	7.1% (s)	8.5% (s)	
Condos and Co-ops						
Completed Previous Quarter (thousands)	3.7	6.4 (r)	3.6	-42.4% (s)	3.1% (n)	Q1 2021
Sold Current Quarter (%)	67	76 (r)	74	-9.0 (n)	-7 (n)	Q2 2021
Median Asking Price ($)	570	Z (r)	709	Z (n)	-19.6% (n)	
Manufactured Homes (SAAR)						
Shipped Previous Quarter (thousands)	105.0	100.7 (r)	99.3	4.3% (u)	5.7% (u)	Q1 2021
Sold and Placed Within Four Months (%)[2]	63.4	63.4	59.1	0.0 (s)	4.3 (s)	Q2 2021
Builders' Views of Market Activity (Composite Index)	82	83 (r)	42	-0.8% (u)	97.6% (u)	Q2 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 (see Homeownership and Housing Vacancy section). The rental price will be revised when ACS data become available.

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

U.S. NATIONAL HOUSING INDICATORS (continued)

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

Indicator	Current Quarter	Previous Quarter	Year-Ago Quarter	Change From Previous Quarter	Change From Year-Ago Quarter	Current Quarter as-of Date
HOUSING FINANCE and INVESTMENT						
Mortgage Interest Rates (%)[3]						Q2 2021
30-Year Fixed Rate	3.00	2.88	3.23	0.12 (u)	-0.23 (u)	
15-Year Fixed Rate	2.30	2.28	2.70	0.02 (u)	-0.40 (u)	
5-Year ARM[3]	2.66	2.83	3.19	-0.17 (u)	-0.53 (u)	
Mortgage Delinquency Rates (%)						Q2 2021
All Loans Past Due (SA)	5.47	6.38	8.22	-0.91 (u)	-2.75 (u)	
Loans 90+ Days Past Due (SA)	3.53	4.25	3.72	-0.72 (u)	-0.19 (u)	
Seriously Delinquent (90+ Days DQ & in FC, NSA)	4.03	4.70	4.26	-0.67 (u)	-0.23 (u)	
FHA Market Share[4]						
Dollar Volume (%)						Q1 2021
All Loans	6.97	7.29	11.83	-0.3 (u)	-4.9 (u)	
Purchase	13.15	13.33	14.57	-0.2 (u)	-1.4 (u)	
Refinance	4.42	3.94	9.53	0.5 (u)	-5.1 (u)	
Loan Count (%)						
All Loans	8.98	9.17	14.90	-0.2 (u)	-5.9 (u)	Q1 2021
Purchase	17.65	17.13	18.25	0.5 (u)	-0.6 (u)	
Refinance	5.74	5.02	11.98	0.7 (u)	-6.2 (u)	
FHA Mortgage Insurance (thousands)[5]						Q2 2021
Applications Received	475.3	474.2 (r)	473.9	0.2% (u)	0.3% (u)	
Endorsements	366.1	358.4	313.6	2.2% (u)	16.7% (u)	
Purchase	204.0	193.5	191.9	5.4% (u)	6.3% (u)	
Refinance	162.2	164.9	121.7	-1.6% (u)	33.3% (u)	
Private and VA Mortgage Insurance (thousands)						Q2 2021
PMI Certificates	N/A	N/A	N/A	N/A (u)	N/A (u)	
Veterans Affairs Guarantees	335.1	418.9	280.1	-20.0% (u)	19.6% (u)	
Residential Fixed Investment (SA real annual growth rate, %)	-11.5	13.3 (r)	-30.70	-24.8 (u)	19.2 (u)	Q2 2021
GDP (SA real annual growth rate, %)	6.60	6.30 (r)	-31.20	0.3 (u)	37.8 (u)	
Housing's Contribution to Real GDP Growth (percentage points)	-0.58	0.60 (r)	-1.36	-1.18 (u)	0.78 (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.

[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. See https://www.census.gov/housing/hvs/files/qtr221/impact_coronavirus_21q2.pdf.

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]						Q2 2021
Overall	65.4	65.6	67.9	-0.2 (u)	-2.5 (u)	
Non-Hispanic						
White	74.2	73.8	76.0	0.4 (u)	-1.8 (u)	
Black	45.2	45.7	47.5	-0.5 (u)	-2.3 (u)	
Other Race	59.5	60.2	62.6	-0.7 (u)	-3.1 (u)	
Two or More Races	51.6	51.6	55.5	0.0 (u)	-3.9 (u)	
Hispanic	47.5	49.3	51.4	-1.8 (u)	-3.9 (u)	
Vacancy Rates (%)[6]						Q2 2021
Homeowner	0.9	0.9	0.9	0.0 (u)	0.0 (u)	
Rental	6.2	6.8	5.7	-0.6 (u)	0.5 (u)	
Single-Family	4.7	5.5	4.7	-0.8 (u)	0.0 (u)	
Multifamily (5+)	7.8	8.3	7.2	-0.5 (u)	0.6 (u)	
Housing Stock (thousands)[6]						Q2 2021
All Housing Units	141,794	141,533	140,572	0.2% (u)	0.9% (u)	
Owner-Occupied	82,511	82,578	85,982	-0.1% (u)	-4.0% (u)	
Renter-Occupied	43,644	43,366	40,718	0.6% (u)	7.2% (u)	
Vacant	15,639	15,590	13,872	0.3% (u)	12.7% (u)	
Year-Round Vacant	11,793	11,835	10,416	-0.4% (u)	13.2% (u)	
For Rent	2,917	3,179	2,491	-8.2% (u)	17.1% (u)	
For Sale	721	735	758	-1.9% (u)	-4.9% (u)	
Rented or Sold, Awaiting Occupancy	1,116	940	910	18.7% (u)	22.6% (u)	
Held Off Market	7,038	6,981	6,256	0.8% (u)	12.5% (u)	
Occasional Use	1,973	1,973	1,917	0.0% (u)	2.9% (u)	
Occupied—URE	1,163	1,225	876	-5.1% (u)	32.8% (u)	
Other	3,902	3,783	3,463	3.1% (u)	12.7% (u)	
Seasonal Vacant	3,847	3,754	3,457	2.5% (u)	11.3% (u)	
Households (thousands)[6]						Q2 2021
Total	126,155	125,944	126,700	0.2% (u)	-0.4% (u)	

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