HUD PD&R
National Housing Market Summary

Housing Market Indicators Overall Showed a Slowing of Activity in the Second Quarter

Housing market activity slumped in the second quarter of 2020, following the implementation of restrictions in mid-to-late March due to COVID-19 and the resulting economic tightening. New construction fell for both single-family and multifamily housing. Home purchases decreased for both new and previously owned (existing) homes. The listed inventory of homes for sale decreased for new homes but rose for existing homes. The seasonally adjusted (SA) Federal Housing Finance Agency (FHFA) and the CoreLogic Case-Shiller® repeat-sales house price indices showed annual house prices decelerated slightly in the second quarter.

Based on its National Delinquency Survey, the Mortgage Bankers Association (MBA) reported that the overall mortgage delinquency rate spiked in the second quarter. ATTOM Data Solutions reported that both newly initiated and completed foreclosures declined. The Census Bureau reported an increase in the national homeownership rate but cautioned that COVID-19 prevented normal data collection procedures. According to the Bureau of Economic Analysis second estimate, the U.S. economy contracted at a seasonally adjusted annual rate (SAAR) of 31.7 percent, following a decline of 5.0 percent in the first quarter. Real residential investment, which includes investment in new homes and the remodeling of existing homes, declined 37.9 percent following a 19.0-percent gain in the first quarter and decreased real GDP growth by 1.72 percentage points, following a 0.68-percentage-point contribution in the first quarter.

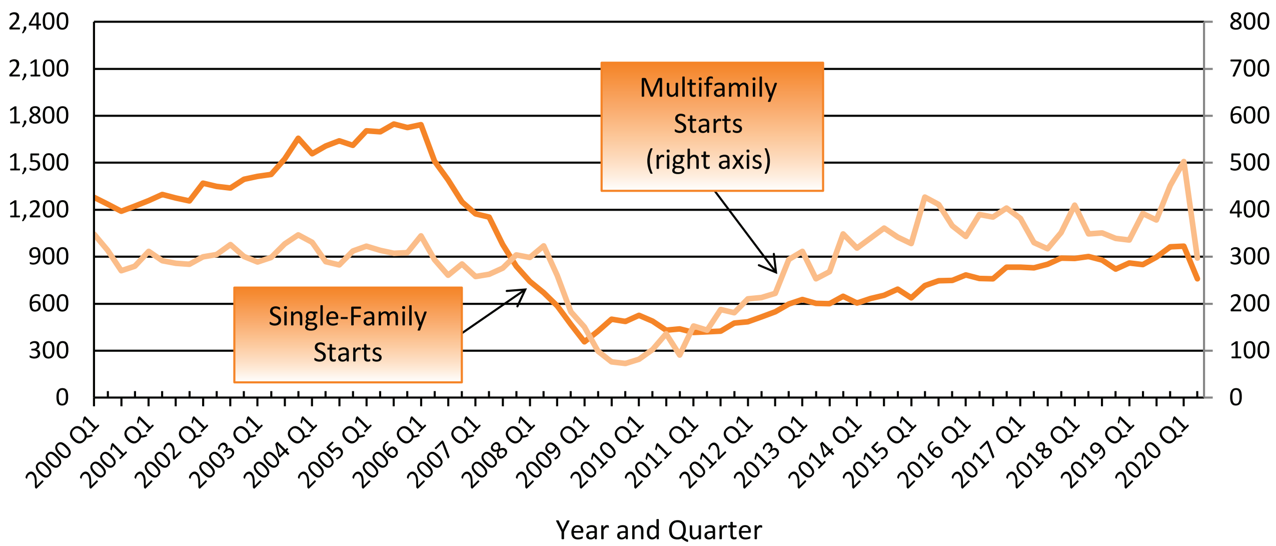
Housing Supply

New construction slumped for both single-family and multifamily housing as starts were delayed by government restrictions on construction activity in some states in response to the pandemic. Housing starts on single-family homes, at 759,000 units (SAAR) in the second quarter of 2020, fell 22 percent from the previous quarter and 11 percent from the previous year. The pace of single-family housing starts is 59 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 297,000 units (SAAR) in the second quarter, were down 41 percent from the previous quarter and 24 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, and their market share has oscillated since. The shares of single-family and multifamily housing starts were 71 and 28 percent, respectively, in the second quarter. 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 declined for new homes but rose for existing homes. The listed inventory of new homes for sale at the end of the second quarter was 304,000 units (SA), a decrease of 8 percent from both the previous quarter and previous year. The supply of new homes on the market would support 4.6 months of sales at the current sales pace, down from 6.5 months the previous quarter and 5.5 months the previous year. The listed inventory of existing homes for sale, at 1.54 million units, was up 3 percent from the first quarter but down 20 percent over the four-quarter period. That inventory represents a 3.9-month supply of homes for sale, up from 3.4 months at the end of the previous quarter but down from 4.3 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 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 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).

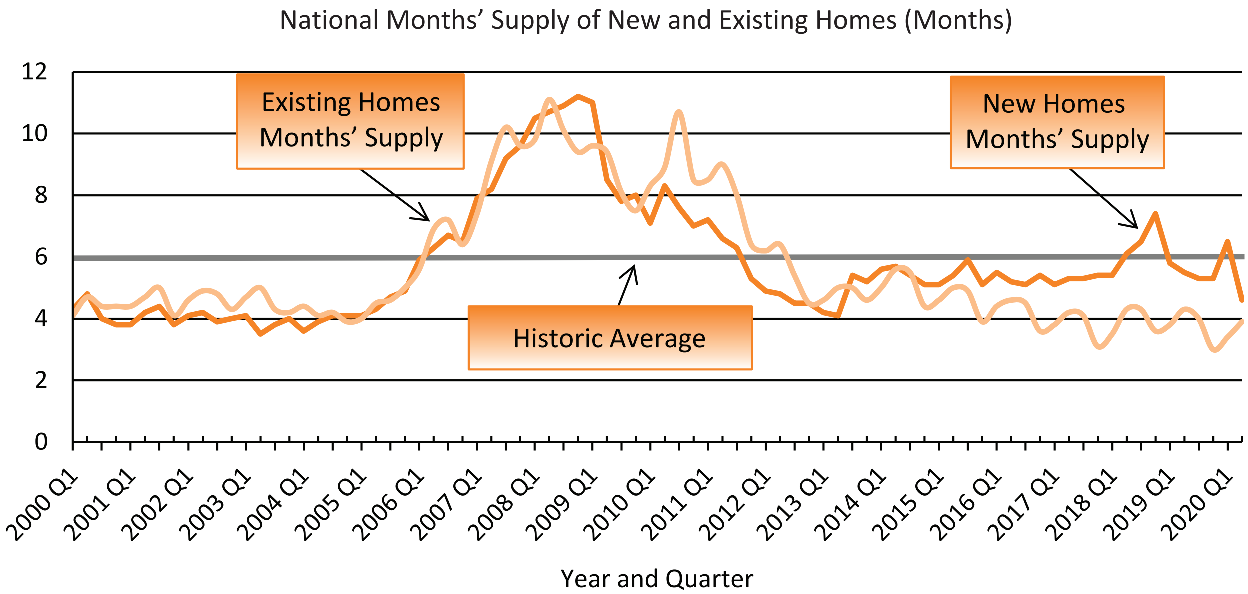
Construction Starts Dropped for Both Single-Family and Multifamily Housing

National Housing Starts (Thousands)



Seasonally Adjusted Annual Rate
Sources: Census Bureau and HUD.

The Months' Supply of Homes for Sale
Fell for New Homes but Rose for Existing Homes



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

Housing Demand

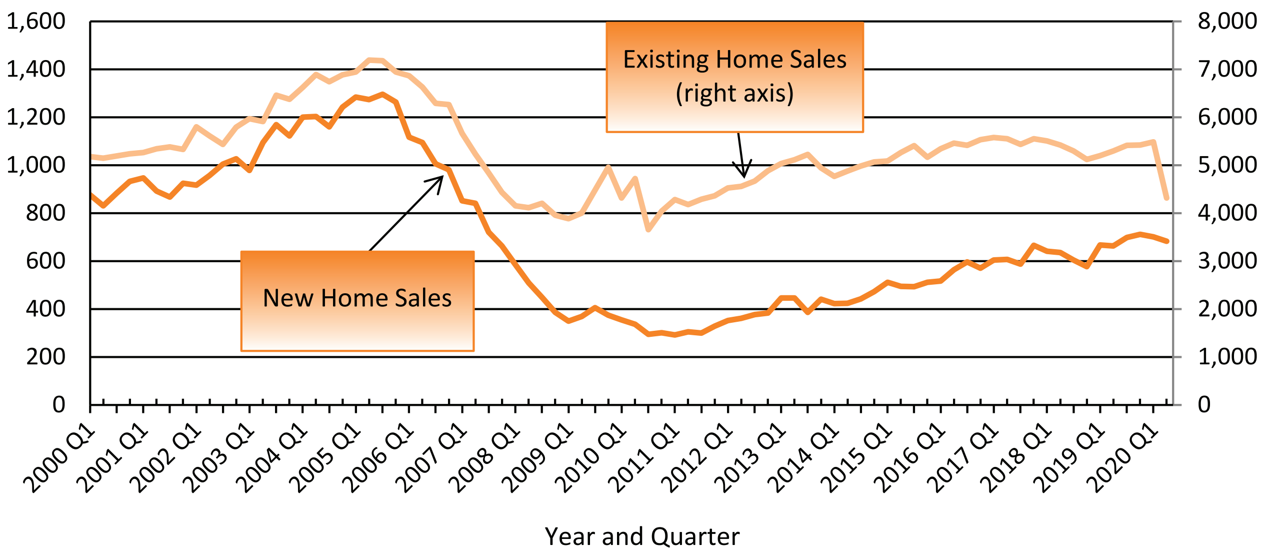
Sales dropped for both new and existing homes as buyers did not venture out under stay-at-home orders in many states. Purchases of new single-family homes, at 683,000 units (SAAR) in the second quarter, fell 3 percent from the previous quarter but were up 3 percent over the four-quarter period. The average annual pace of new home sales was 617,000 in 2018 and 683,000 in 2019. The National Association of Realtors® (NAR) reported that existing homes—including single-family homes, townhomes, condominiums, and cooperatives—sold at a pace of 4.31 million (SAAR) in the second quarter, down 21 percent from the previous quarter and 19 percent from year-ago levels. Previously owned homes sold at an average annual pace of 5.34 million in both 2018 and 2019. Sales to first-time buyers accounted for 35 percent of all sales transactions, up from 33 percent in the first quarter but still 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 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 share of existing home sales is currently 86 percent of the market, with the share of new home sales at 14 percent. In terms of average sales, the ratio of existing to new home sales historically has been 6 to 1, which is the same as the current ratio, although that ratio has fallen since 2011 when it reached 14 to 1.

Year-over-year house price increases decelerated a bit, with annual returns ranging from 4 to 5 percent. The FHFA (SA) purchase-only repeat-sales house price index showed U.S. home prices appreciating at a 0.8-percent rate in the second quarter, down from a 1.7-percent pace in the previous quarter. House prices rose at a 5.4-percent annual pace, down from the 5.9-percent annual gain recorded for the first quarter. The CoreLogic Case-Shiller® (SA) national repeat-sales house price index estimated a 1.0-percent rise in house prices for the second quarter, down from a 1.4-percent rise the previous quarter. House prices rose over the four-quarter period by 4.4 percent, up from the previous quarter's 4.2-percent annual return. House prices continue to increase faster than the general price level and wages for the most part, which had respective gains of 0.7 and 4.9 percent over the same four-quarter period. According to both house price indices, home prices peaked during the housing bubble in the first quarter of 2007. The FHFA index indicates that home prices are 27 percent above their previous peak, whereas the CoreLogic Case-Shiller® index shows home values 18 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 3 percent of all existing home sales, up from 2 percent one year ago. Investor purchases, which tend to put upward pressure on prices, accounted for 11 percent of existing home sales, down from 13 percent one year ago.

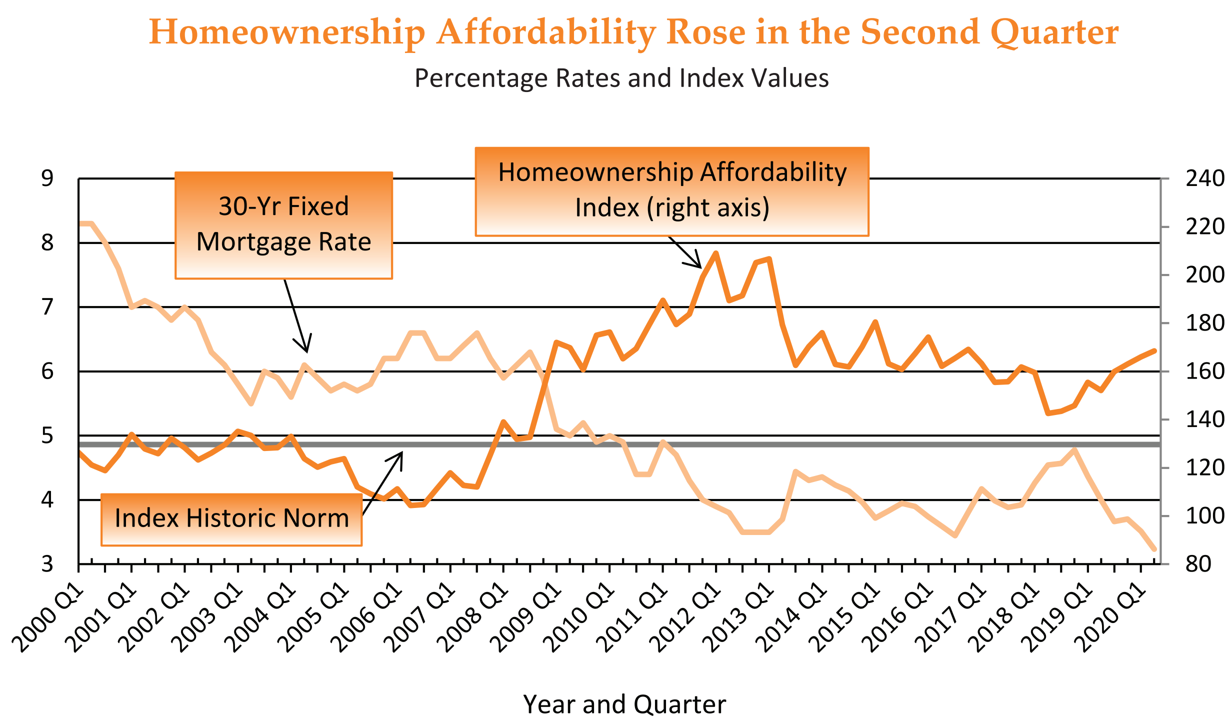
The absorption rate declined for new condominiums and cooperatives and for new apartments as households delayed moves. Of newly completed condominiums and cooperatives in the first quarter, 67 percent sold within 3 months, down from 75 percent in the previous quarter and 73 percent one year ago. Of new apartments completed in the first quarter, 46 percent were leased within the ensuing 3 months, down from 56 percent the previous quarter and 54 percent a year earlier.

Sales Fell for Both New and Existing Homes

National Home Sales (Thousands)



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



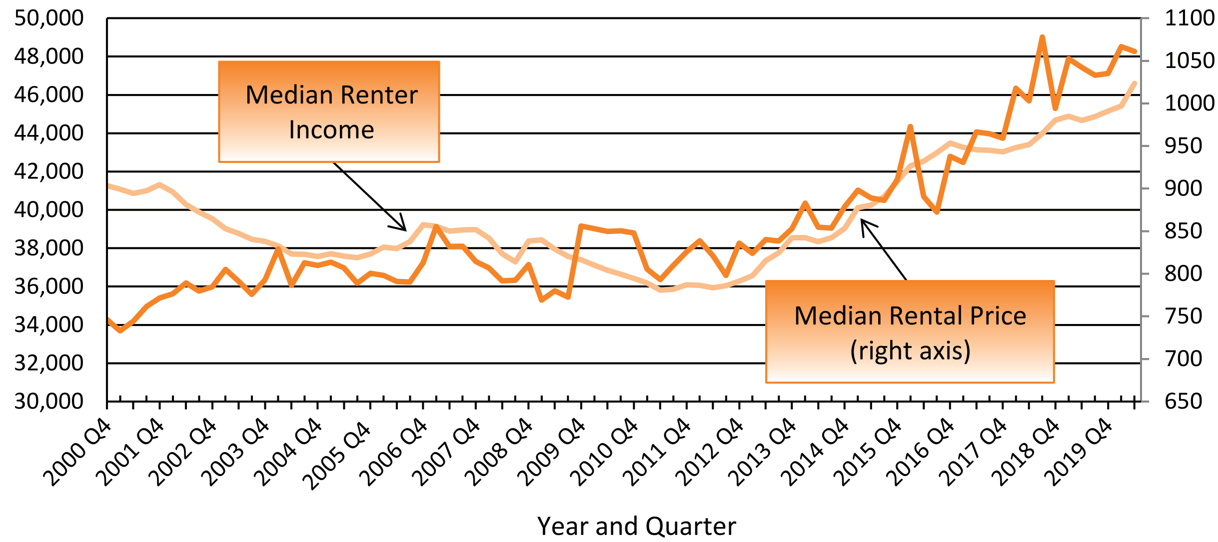
The historic norm of 130 is the median value of the affordability index based on data since 1989.
Sources: Freddie Mac and National Association of Realtors®.

The affordability of purchasing a home rose for the fourth straight quarter. The NAR Composite Housing (Homeownership) Affordability Index increased 1.5 percent to 168.5 in the second quarter and was up 10.8 percent from a year earlier. The increase in the ability to purchase a home resulted from a decline in the mortgage interest rate and an increase in Median Family Income, which more than offset an increase in the median price of a single-family home. The homeownership affordability index peaked in the first quarter of 2012, at 209.0, and fell sharply through the third quarter of 2013, as home prices climbed, and mortgage rates rose. Moderate changes in mortgage rates and fluctuating median house prices caused the series to oscillate between the third quarter of 2013 and the fourth quarter of 2016. Affordability remained at lower levels as interest rates rose through mid-2018 but has improved since as mortgage rates hover at low levels. The NAR 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. HUD's Rental Affordability Index (RAI), at 109.8 in the second quarter, rose 3.1 percent from the previous quarter (106.5) and was up 2.5 percent over the four-quarter period. The rise in the affordability of leasing a home resulted from a 0.5-percent decline in the real, or inflation-adjusted, median price of leased homes and a 2.6-percent increase in the inflation-adjusted median income of renter households. After reaching a high point the first quarter of 2001, the ability to lease a home 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 is 8 percent higher than its low point in the third quarter of 2018. Note that a RAI value of greater than 100 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

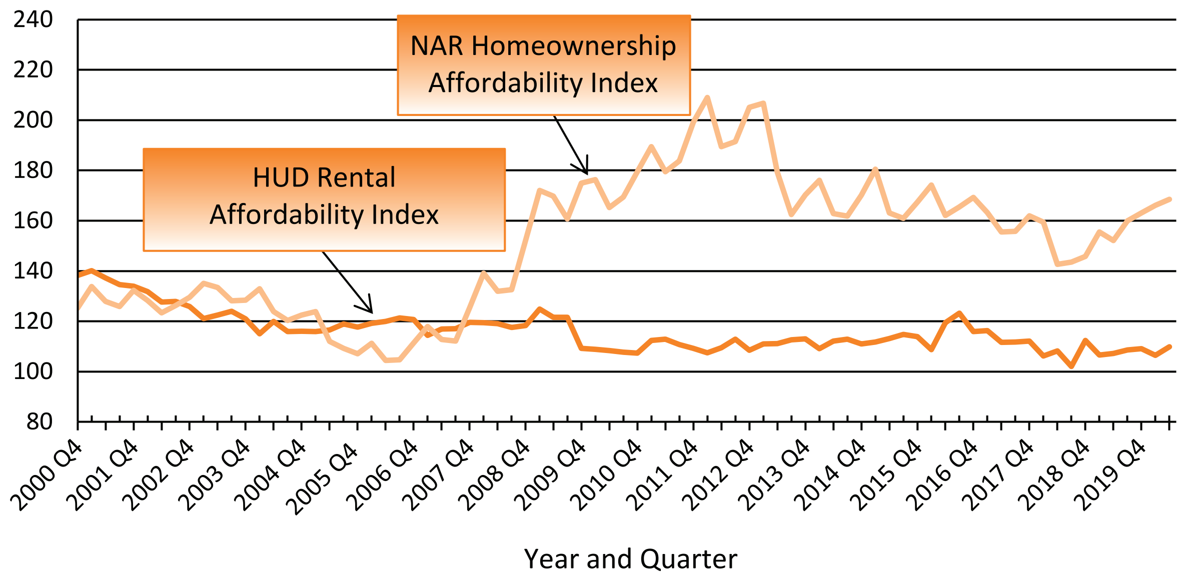
Income and Rents (2019 Dollars)



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



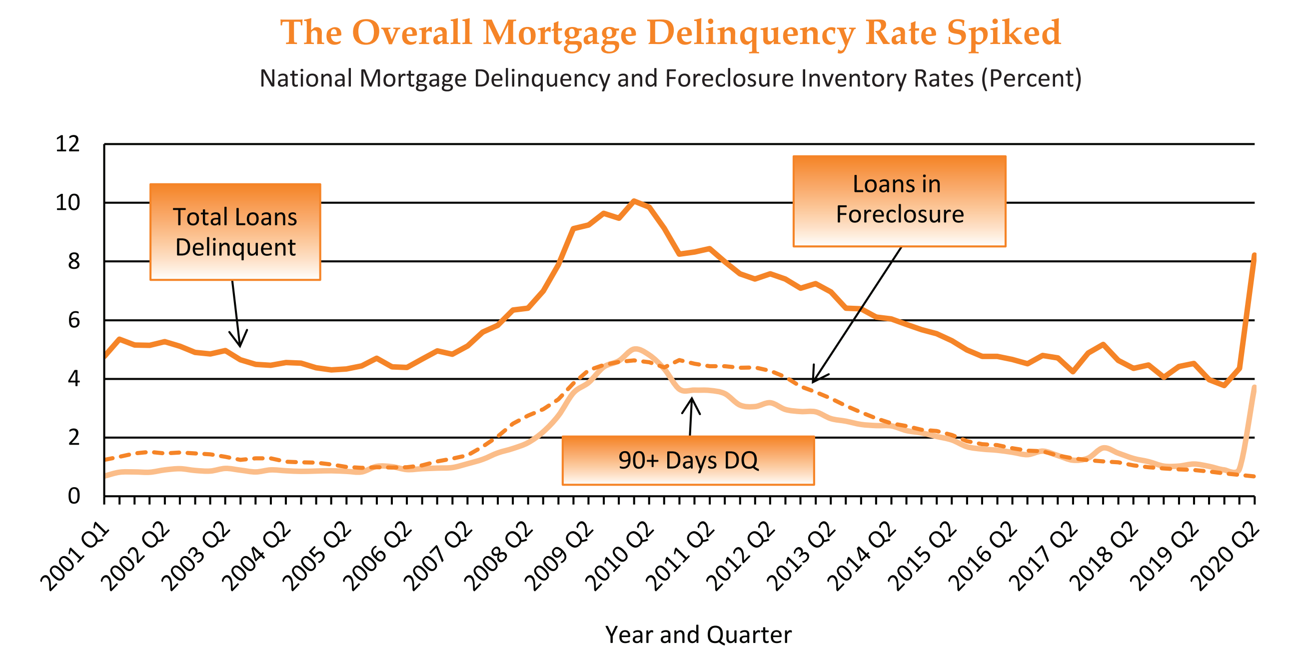
Sources: National Association of Realtors®, Census Bureau ACS and 2000 Decennial Census, BLS, CPS, and HUD.

Housing Finance and Investment

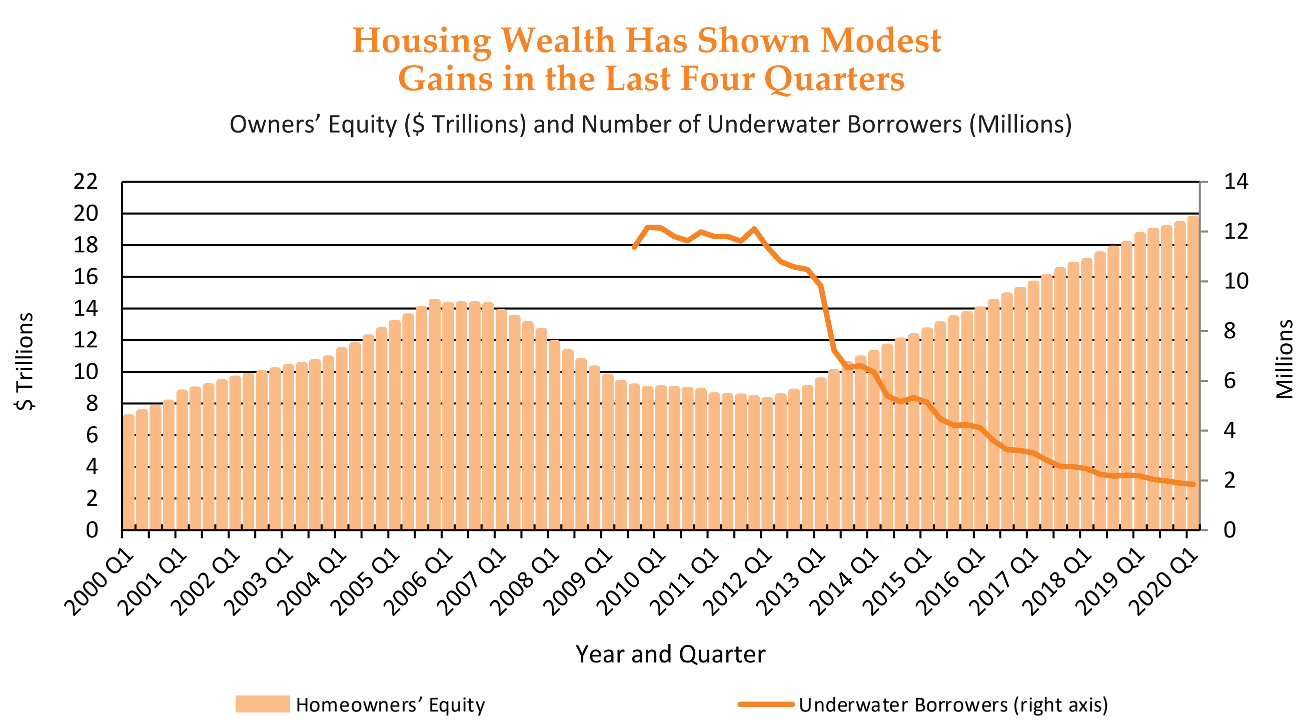
Mortgage delinquencies soared in the second quarter. The delinquency rate on mortgages of one- to four-unit residential properties, at 8.22 percent (SA), or 4.268 million borrowers in the second quarter, was nearly 4 percentage points higher than the 4.36-percent rate in the first quarter and the largest quarterly rise in the history of the MBA survey (origin 1979), according to MBA's quarterly National Delinquency Survey (NDS). The second quarter overall delinquency rate also marks the highest rate in 9 years (since 2nd Q 2011) and reflects the COVID-19 pandemic's impact on the ability of homeowners to make their mortgage payments. Mortgage delinquency rates rose for all loan types. The conventional delinquency rate increased to 6.68 percent from 3.16 percent; the FHA delinquency rate increased to 15.65 percent from 9.69 percent; and the VA delinquency rate increased to 8.05 percent from 4.65 percent. There was also an increase in loans with later stages of delinquency. The 60-day delinquency rate increased to 2.15 percent from 0.77 percent and the 90-day delinquency rate increased to 3.72 percent from 0.93 percent. On a positive note, the 30-day delinquency rate declined to 2.34 percent from 2.67 percent. The five states with the largest increase in delinquency rates include New Jersey (to 11.02 percent from 4.74 percent), Nevada (to 9.10 percent from 3.10 percent), New York (to 10.57 percent from 4.82 percent), Florida (to 9.80 percent from 4.11 percent) and Hawaii (to 7.61 percent from 2.36 percent). Note that loans in forbearance are recorded as delinquent in the MBA survey if payments were not made based on the original terms of the mortgage. Currently, many borrowers are protected from foreclosure for up to one year under the federal forbearance program. The MBA Forbearance Survey estimates that 4.217 million mortgages were in forbearance at the end of the second quarter. However, a substantial proportion of borrowers (26.3 percent) requesting forbearance due to COVID-19 were up to date on their mortgage payments at the end of the second quarter. At 0.03 percent of active loans, the foreclosure starts rate was down from 0.19 percent in the first quarter and 0.25 percent one year ago. The rate of newly initiated foreclosures reflects the moratoriums issued by the federal government on foreclosures and evictions in mid-March. The historic average of newly initiated foreclosures is 0.45 percent.

Newly initiated and completed foreclosures declined. According to ATTOM Data Solutions®, foreclosure starts—default notices or scheduled foreclosure auctions, depending on the state—were filed for the first time on 17,700 U.S. properties in the second quarter, down 78 percent from the previous quarter and 79 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 8,000 U.S. properties in the second quarter, down 73 percent from the previous quarter and 75 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 foreclosures and evictions due to the COVID-19 pandemic—which have been extended through December 31, 2020—impacted the rate of foreclosures.

Homeowners' equity increased at a modest pace in the first quarter, and the number of underwater borrowers continued to decline. The Federal Reserve reported that homeowners' equity (total property value less mortgage debt outstanding) rose $327 billion in the first quarter of 2020 (the data are reported with a lag), to nearly $19.7 trillion. During the housing bubble, equity peaked at $14.4 trillion in the fourth quarter of 2005. Owners' equity has grown by more than $11.3 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, 1.8 million homes, or 3.4 percent of residential properties with a mortgage, were under water in the second quarter (the data are reported with a lag), down from 1.9 million homes, or 3.5 percent in the first quarter. Since the beginning of 2012, the number of underwater borrowers (those who owe more on their mortgage than the value of their home) has fallen more than 85 percent—from 12.1 to 1.8 million—or by 10.3 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.



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



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 was 67.9 percent in the second quarter. The national homeownership rate was 65.3 percent in the first quarter of 2020 and 64.1 percent one year ago. The Census Bureau views the second quarter rate as a break in the series because COVID-19 prevented normal data collection procedures; the data should be viewed with caution. The Census Bureau suspended in-person interviews on March 20, 2020 and has since conducted the survey solely by telephone interviews. In addition, the response rate fell to 67 percent in the second quarter from 79 percent in the first quarter and one year ago. The historic norm for the national homeownership rate since 1965 is 65.2 percent. In the second quarter, the Census Bureau reported that the homeownership rate for White non-Hispanic households rose to 76.0 from 73.7 percent; for Black non-Hispanic households, the rate increased to 47.5 percent from 44.7 percent; and for Hispanic households, the rate rose to 51.4 percent from 48.9 percent. The homeownership rate increased to 62.6 percent from 59.4 percent for other-race non-Hispanic households and rose to 55.5 from 52.0 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, low inventories of homes for sale, slower income growth relative to house prices, fluctuating mortgage rates, and restrictive credit markets have affected homeownership.

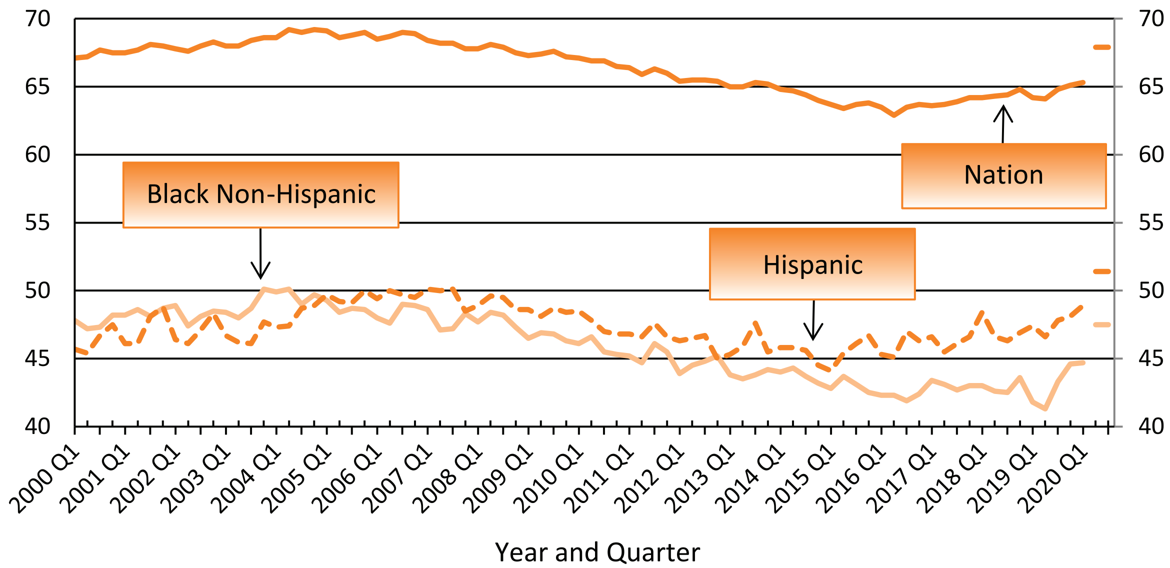
A 2019 NAR annual survey of homebuyers revealed that the share of homebuyers making their first purchase was 33 percent, unchanged from their 2018 report. The annual survey may somewhat overstate the share of first-time homebuyers, however, because the annual survey represents owner-occupants, and few 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 more than thirteen years since the foreclosure crisis began in 2007. Over the past 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 declined for both single-family and multifamily homes, although these estimates were affected by the same pandemic-induced survey issues affecting homeownership rate estimates. According to the U.S. Census Bureau, the overall vacancy rate in the rental market was 5.7 percent in the second quarter, down from 6.6 percent the previous quarter and 6.8 percent in the second quarter of 2019. The single-family rental vacancy rate fell to 4.7 percent from 5.7 percent in both the first quarter and one year ago. Vacancies in the rental market for multifamily units (five or more units in a structure) dropped to 7.2 percent from 7.6 percent in the first quarter and 7.9 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 number of households grew, although this estimate was also affected by the same survey issues affecting homeownership and vacancy rate estimates. The number of U.S. households increased 2.2 percent to 125.6 million by the end of the second quarter of 2020, 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 since, with an average annual growth rate of 1.1 percent from 2014 to 2019.

The National Homeownership Rates Rose in the Second Quarter *

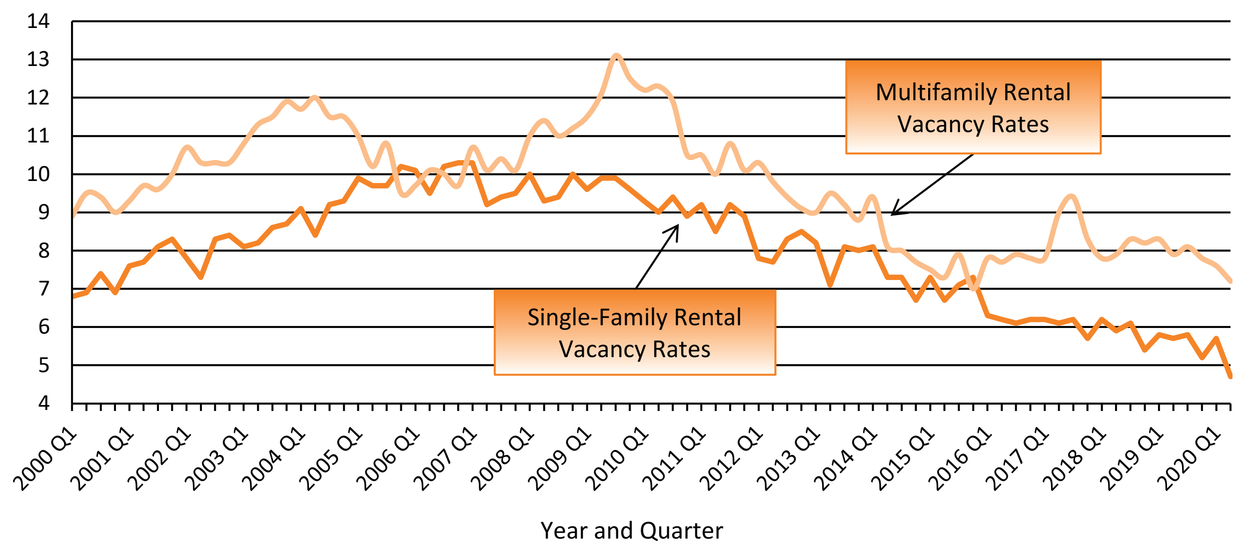
National Homeownership Rates (Percent)



* NOTE: The Q2 2020 homeownership rates represent a break in the series because they are based on a survey conducted under COVID-19 restrictions; they should be viewed with caution. The historic norm of 65.2 percent is the average national homeownership rate since 1965. Sources: Census Bureau and HUD.

Rental Vacancy Rates Fell for Both Single-Family and Multifamily Housing

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)									Q2 2020
Total	1,180	1,443		1,314	-18.2%	(s)	-10.2%	(s)	
Single-Family	751	952		823	-21.1%	(s)	-8.8%	(s)	
Multifamily (5+)	391	447		447	-12.5%	(s)	-12.5%	(s)	
Housing Starts (SAAR, thousands)									Q2 2020
Total	1,064	1,484	(r)	1,257	-28.3%	(s)	-15.3%	(s)	
Single-Family	759	968	(r)	850	-21.6%	(s)	-10.7%	(s)	
Multifamily (5+)	297	503	(r)	392	-41.0%	(s)	-24.2%	(s)	
Under Construction (SA, thousands)									Q2 2020
Total	1,166	1,217	(r)	1,139	-4.2%	(s)	2.4%	(n)	
Single-Family	502	533	(r)	522	-5.8%	(s)	-3.8%	(n)	
Multifamily (5+)	653	671	(r)	606	-2.7%	(n)	7.8%	(s)	
Housing Completions (SAAR, thousands)									Q2 2020
Total	1,209	1,294	(r)	1,243	-6.5%	(n)	-2.7%	(n)	
Single-Family	883	941	(r)	895	-6.2%	(n)	-1.4%	(n)	
Multifamily (5+)	317	344	(r)	339	-7.8%	(n)	-6.5%	(n)	
New Homes for Sale (SA)									Q2 2020
Inventory (thousands)	304	330	(r)	330	-7.9%	(s)	-7.9%	(s)	
Months' Supply (months)	4.6	6.5	(r)	5.5	-29.2%	(s)	-16.4%	(s)	
Existing Homes for Sale									Q2 2020
Inventory (NSA, thousands)	1,540	1,490		1,920	3.4%	(u)	-19.8%	(u)	
Months' Supply (months)	3.9	3.4		4.3	14.7%	(u)	-9.3%	(u)	
Manufactured Home Shipments (SAAR, thousands)	100.3	98.0	(r)	89.7	2.3%	(u)	11.8%	(u)	Q1 2020

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. 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 (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 2020
New Homes Sold (thousands)									
Single-Family	683	701	(r)	663	-2.6%	(n)	3.0%	(n)	
Existing Homes Sold (thousands)									
Single-Family, Townhomes, Condos, Co-ops	4,313	5,483		5,293	-21.3%	(u)	-18.5%	(u)	
Condos and Co-ops	390	577		573	-32.4%	(u)	-32.0%	(u)	
First-Time Buyers (%)	35	33		33	2	(u)	2	(u)	
Investor Sales (%)	11	16		13	-5	(u)	-2	(u)	
Home Sales Prices									Q2 2020
Median ($)									
New Homes	313,200	329,000	(r)	322,500	-4.8%	(u)	-2.9%	(u)	
Existing Homes	288,267	272,433		276,867	5.8%	(u)	4.1%	(u)	
Repeat-Sales Home Price Indices									
FHFA (SA)	284.7	282.3	(r)	270.1	0.8%	(u)	5.4%	(u)	
CoreLogic Case-Shiller (SA)	217.8	215.7	(r)	208.6	1.0%	(u)	4.4%	(u)	
Homeownership Affordability									Q2 2020
Fixed Index	168.5	166.1	(r)	152.1	1.5%	(u)	10.8%	(u)	
National Average Mortgage Interest Rate (%)	3.3	3.6		4.1	-7.8%	(u)	-0.8	(u)	
Median-Priced Existing Single-Family Home ($)	291,300	274,633	(r)	279,500	6.1%	(u)	4.2%	(u)	
Median Family Income ($)	82,471	79,316	(r)	78,654	4.0%	(u)	4.9%	(u)	
Rental Affordability									
HUD's Rental Affordability Index	109.8	106.5	(r)	107.2	3.1%	(u)	2.5%	(u)	Q2 2020
Multifamily Housing									
Apartments									
Completed Previous Quarter (thousands)	62.9	69.7	(r)	68.1	-9.7%	(s)	-7.6%	(s)	Q1 2020
Leased Current Quarter (%)	46	56	(r)	54	-10.0	(s)	-8.0	(s)	Q2 2020
Median Asking Rent ($)	1,562	1,687	(r)	1,604	-7.4%	(s)	-2.6%	(n)	
Condos and Co-ops									
Completed Previous Quarter (thousands)	3.1	3.4	(r)	4.5	-11.1%	(n)	-31.8%	(s)	Q1 2020
Sold Current Quarter (%)	67	75	(r)	73	-8.0	(n)	-6.0	(n)	Q2 2020
Median Asking Price ($)	778,800	478,000	(r)	616,600	62.9%	(n)	26.3%	(s)	
Manufactured Home Placements (sales at SAAR, thousands)									
Shipped Previous Quarter (thousands)	97.3	93.3		90.0	4.3%	(u)	8.1%	(u)	Q4 2019
Sold Current Quarter (%)[1]	63.9	68.4		60.8	-4.5	(n)	3.1	(n)	Q1 2020
Builders' Views of Market Activity (Composite Index)	42	74		64	-43.4%	(u)	-35.2%	(u)	Q2 2020

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. 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 (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 (%)									Q2 2020
30-Year Fixed Rate	3.23	3.51	(r)	4.00	-0.28	(u)	-0.77	(u)	
15-Year Fixed Rate	2.70	2.97	(r)	3.46	-0.27	(u)	-0.76	(u)	
5-Year ARM[2]	3.19	3.25		3.63	-0.06	(u)	-0.44	(u)	
Mortgage Delinquency Rates (%)									Q2 2020
All Loans Past Due (SA)	8.22	4.36		4.53	3.86	(u)	3.69	(u)	
Loans 90+ Days Past Due (SA)	3.72	0.93		1.10	2.79	(u)	2.62	(u)	
Seriously Delinquent (90+ Days DQ & in FC, NSA)	4.26	1.67		1.95	2.59	(u)	2.31	(u)	
FHA Market Share[3]									
Dollar Volume (%)									Q2 2020
All Loans	7.5	11.2		11.8	-3.8	(u)	-4.4	(u)	
Purchase	12.2	13.8		12.4	-1.6	(u)	-0.2	(u)	
Refinance	4.7	9.0		10.4	-4.3	(u)	-5.7	(u)	
Loan Count (%)									
All Loans	9.7	14.5		15.6	-4.8	(u)	-5.9	(u)	
Purchase	15.9	18.2		16.5	-2.3	(u)	-0.6	(u)	
Refinance	6.0	11.5		13.5	-5.5	(u)	-7.5	(u)	
FHA Mortgage Insurance (thousands)[4]									Q2 2020
Applications Received	473.8	440.9		420.8	7.5%	(u)	12.6%	(u)	
Endorsements	313.6	277.2		253.3	13.1%	(u)	23.8%	(u)	
Purchase	191.9	158.2		192.0	21.3%	(u)	-0.1%	(u)	
Refinance	121.7	119.0		61.3	2.3%	(u)	98.5%	(u)	
Private and VA Mortgage Insurance (thousands)									Q2 2020
PMI Certificates		NA			NA	(u)	NA	(u)	
Veterans Affairs Guarantees	331.1	280.1		155.7	18.2%	(u)	112.7%	(u)	
Residential Fixed Investment (SA real annual growth rate, %)	-37.9	19.00	(r)	-2.10	-56.9	(u)	-35.8	(u)	Q2 2020
GDP (SA real annual growth rate, %)	-31.70	-5.0		1.50	-26.7	(u)	-33.2	(u)	
Housing's Contribution to Real GDP Growth (percentage points)	-1.72	0.68	(r)	-0.08	-2.40	(u)	-1.64	(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.

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. URE = usual residence elsewhere.

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] The Q2 data on homeownership and vacancy rates, housing stock, and households should be viewed with caution. The data are based on a Current Population Survey/Housing Vacancy Survey that presents a break in the series because the survey was conducted under COVID-19 restrictions which prevented in-person interviews and resulted in a much lower survey response rate. (https://www.census.gov/housing/hvs/files/qtr220/impact_coronavirus_20q2.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 (%)[5]								Q2 2020
Overall	67.9	65.3	64.1	2.6	(s)	3.8	(s)	
Non-Hispanic								
White	76.0	73.7	73.1	2.3	(s)	2.9	(s)	
Black	47.5	44.7	41.3	2.8	(s)	6.2	(s)	
Other Race	62.6	59.4	57.8	3.2	(s)	4.8	(s)	
Two or More Races	55.5	52.0	52.4	3.5	(s)	3.1	(n)	
Hispanic	51.4	48.9	46.6	2.5	(s)	4.8	(s)	
Vacancy Rates (%)[5]								Q2 2020
Homeowner	0.9	1.1	1.3	-0.2	(s)	-0.4	(s)	
Rental	5.7	6.6	6.8	-0.9	(s)	-1.1	(s)	
Single-Family	4.7	5.7	5.7	-1.0	(s)	-1.0	(s)	
Multifamily (5+)	7.2	7.6	7.9	-0.4	(n)	-0.7	(s)	
Housing Stock (thousands)[5]								Q2 2020
All Housing Units	140,657	140,362	139,490	0.2%	(u)	0.8%	(u)	
Owner-Occupied	86,029	81,265	78,511	5.9%	(s)	9.6%	(s)	
Renter-Occupied	40,752	43,134	43,935	-5.5%	(s)	-7.2%	(s)	
Vacant	13,877	15,963	17,044	-13.1%	(s)	-18.6%	(s)	
Year-Round Vacant	10,419	12,302	13,157	-15.3%	(s)	-20.8%	(s)	
For Rent	2,492	3,053	3,231	-18.4%	(s)	-22.9%	(s)	
For Sale	758	931	1,044	-18.6%	(s)	-27.4%	(s)	
Rented or Sold, Awaiting Occupancy	910	833	1,181	9.2%	(s)	-22.9%	(s)	
Held Off Market	6,258	7,486	7,701	-16.4%	(s)	-18.7%	(s)	
Occasional Use	1,918	2,120	2,192	-9.5%	(s)	-12.5%	(s)	
Occupied—URE	876	1,350	1,370	-35.1%	(s)	-36.1%	(s)	
Other	3,464	4,015	4,138	-13.7%	(s)	-16.3%	(s)	
Seasonal Vacant	3,458	3,661	3,887	-5.5%	(n)	-11.0%	(s)	
Households (thousands)[5]								Q2 2020
Total	126,781	124,399	122,446	1.9%	(s)	3.5%	(s)	

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