1st Quarter 2006

U.S. Housing Market Conditions

May 2006

Summary

Economic growth in the first quarter of 2006 was significantly greater than the anemic growth performance of the fourth quarter of 2005. The labor situation in the first quarter saw continued job growth and low unemployment. Mortgage interest rates and housing affordability were basically flat in the quarter. Housing market performance was mixed, with production levels setting new records but housing sales declining. Single-family starts and completions both set new records in the first quarter. Sales of new and existing homes declined but were still at very high levels. Some concern that inventories of homes available for sale were too high resulted from the inventory of new homes available for sale being at a record high level and the inventory of existing homes increasing 40 percent in the past year. The homeownership rate declined to 68.5 percent in the first quarter of 2006.

Housing Production

Housing production was very strong in the first quarter of 2006. Totals for building permits, starts, and completions each totaled more than 2.1 million at a seasonally adjusted annual rate (SAAR). Total permits were at the sixth highest level, total starts were at the eighth highest level, and total completions were at the third highest level. Single-family production was even stronger, setting new quarterly records for single-family starts and completions. Single-family permits declined but were still at the fourth highest level. Shipments of manufactured homes declined in the first quarter, but this decline may be the result of the temporarily high level of shipments induced by hurricane-related demand for emergency housing in the fourth quarter of 2005.

- In the first quarter of 2006, builders took out permits for 2,163,000 (SAAR) new housing units, 2.3 percent above the fourth quarter of 2005 and 3.8 percent above the first quarter of 2005. This quarterly level is the sixth highest in the 45-year history of this data series. Single-family permits were issued for 1,636,000 (SAAR) housing units in the first quarter of 2006, down 3.3 percent from the fourth quarter of 2005 but up 2.0 percent from the first quarter of 2005. Even with the decline from the fourth quarter, this quarterly value is the fourth highest reported for single-family permits.

- Construction was started on 2,131,000 (SAAR) new housing units in the first quarter of 2006, up 3.5 percent from the fourth quarter of 2005 and up 2.3 percent from the first quarter of 2005. This quarterly figure is the eighth highest reported for this data series. Single-family starts equaled 1,749,000 (SAAR) units in the first quarter of 2006, up 1.9 percent from the fourth quarter of 2005 and up 2.3 percent from the first quarter of 2005, setting a new quarterly record.

Inside

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Table of Contents

- In the first quarter of 2006, construction was completed on 2,112,000 (SAAR) new homes, up 9.2 percent from the fourth quarter of 2005 and up 13.1 percent from the first quarter of 2005. This level of quarterly completions is the third highest recorded and the highest since the first two quarters of 1973. Single-family completions were 1,760,000 in the first quarter of 2006, up 8.1 percent from the fourth quarter of 2005 and up 11.6 percent from the first quarter of 2005. This quarter marked a new record for single-family completions.

- Manufacturers shipped 149,000 (SAAR) new manufactured homes in the first quarter of 2006, down 22.4 percent from the fourth quarter of 2006 but up 8.8 percent from the fourth quarter of 2005. The large fourth quarter value was most likely due to hurricane-related orders for emergency housing.

Housing Marketing

Sales of both new and existing homes declined in the first quarter of 2006. Even with these declines, however, new homes sales were at the 10th highest quarterly value and existing home sales were at the 7th highest level. Prices were somewhat mixed. Both new and existing home prices increased from the fourth quarter of 2005, but new home prices were unchanged from the first quarter of 2005 and existing home prices increased nearly 10 percent from the first quarter of 2005. Inventories were increasing as the inventory of new homes available for sale at the end of the first quarter of 2006 increased 24 percent from a year earlier, setting a new record, and the inventory of existing homes available for sale increased nearly 40 percent from a year earlier. Builders, who were less optimistic in the first quarter, showed their concern across current sales expectations, future sales expectations, and prospective buyer traffic.

- During the first quarter of 2006, builders sold 1,159,000 (SAAR) new single-family homes, down 9.7 percent from the fourth quarter of 2005 and down 7.3 percent from the first quarter of 2005. Even with this decline, new home sales for the first quarter were at the 10th highest level in the 43-year history of this data series.

- REALTORS® sold 6,797,000 (SAAR) existing homes in the first quarter of 2006, down 2.1 percent from both the fourth and first quarters of 2005. Because both 2005 quarters were part of a record-setting year, the decline in 2006 was from a very high level and the first quarter value was still the seventh highest in the 38-year history of this data series.

- The median price for new homes sold in the first quarter of 2006 was $232,500, down 4.6 percent from the fourth quarter of 2005 but unchanged from the first quarter of 2005. The average sales price declined 1.4 percent from the fourth quarter of 2005 but increased 0.6 percent from the first quarter of 2005 to $290,100. The price of a constant-quality new home was estimated to be $262,600 in the first quarter of 2006, up 1.1 percent from the fourth quarter of 2005 and up 6.0 percent from the first quarter of 2005.

- Existing homes sold during the first quarter of 2006 had a median price of $218,700, down 2.9 percent from the fourth quarter of 2005 but up 9.5 percent from the first quarter of 2005. The average price was $266,000, down 1.7 percent from the fourth quarter of 2005 but up 6.4 percent from the first quarter of 2005.

- At the end of the first quarter of 2006, the inventory of new homes available for sale was 555,000, up 8.8 percent from the fourth quarter of 2005 and up 24.4 percent from the first quarter of 2005. This inventory of new homes available for sale is the highest since this data series began in 1963 and would support 5.5 months of sales at the current sales pace, up 0.7 month from the end of the fourth quarter of 2005 and up 1.3 months from the end of the first quarter of 2005. The inventory of existing homes available for sale was 3,194,000 at the end of the first quarter of 2006, up 12.2 percent from the fourth quarter of 2005 and up 39.1 percent from the first quarter of 2005. This record-setting inventory would support 5.5 months of sales at the current sales pace, up 0.4 month from the fourth quarter of 2005 and up 1.5 months from the first quarter of 2005.

- Homebuilders were less optimistic in the first quarter of 2006 than they were in the fourth quarter of 2005, according to the National Association of Home Builders/Wells Fargo composite Housing Market Index. The index was 56 in the first quarter, down 6 index points from the fourth quarter of 2005 and down 14 index points from the first quarter of 2005. All three components of the composite index declined—

current sales expectations were down 7 points, future sales expectations were down 4 points, and prospective buyer traffic was down 6 points.

Affordability and Interest Rates

In the first quarter of 2006, the interest rate for 30-year, fixed-rate mortgages averaged 6.24 percent, up 2 basis points from the fourth quarter of 2005 and up 48 basis points from the first quarter of 2005. The first quarter value of 6.24 percent is the 14th lowest ever reported by the Freddie Mac Primary Mortgage Market Survey since it began reporting this data in 1971. Housing affordability improved slightly from the past quarter but worsened significantly from the first quarter of 2005 according to the index published by the NATIONAL ASSOCIATION OF REALTORS®. The composite index indicates that in the first quarter of 2006 the family earning the median income ($58,634) had 112.1 percent of the income needed to purchase the median-priced ($217,900) existing home using standard lending guidelines. This value is up 2.5 points from the fourth quarter of 2005 but down 14.9 points from the first quarter of 2005. This slight improvement in the first quarter is attributable to a 3.3-percent decline in the median house price and an increase of 0.9 percent in median family income, more than offsetting the 20-basis-point increase in the interest rate. The decline from the first quarter of 2005 was caused by a 10.3-percent increase in the median house price and a 63-basis-point increase in the mortgage interest rate, offsetting the 4.1-percent increase in the median family income. This decline in affordability most likely contributed to the decline in homeownership. The national homeownership rate in the first quarter of 2006 was 68.5 percent, down 0.5 percentage point from the fourth quarter of 2005 and down 0.6 percentage point from the first quarter of 2005.

Multifamily Housing

The multifamily (5+ units) sector is improving. At the end of the first quarter of 2006, all production indicators were positive, absorption of new rental units was above recent record lows, and the annual vacancy rate had declined from recent record highs.

- In the first quarter of 2006, builders took out building permits for 435,000 (SAAR) new multifamily units, up 27.9 percent from the fourth quarter of 2005 and up 9.9 percent from the first quarter of 2005.
- Builders started construction on 349,000 (SAAR) new multifamily units in the first quarter of 2006, up 13.3 percent from the fourth quarter of 2005 and up 6.1 percent from the first quarter of 2005.
- Builders completed 298,000 (SAAR) new multifamily units in the first quarter of 2006, up 8.4 percent from the fourth quarter of 2005 and up 20.2 percent from the first quarter of 2005.
- The rental vacancy rate in the first quarter of 2006 was 9.5 percent, down 0.1 percentage point from the fourth quarter of 2005 and down 0.6 percentage point from the first quarter of 2005. The record high quarterly vacancy rate was 10.4 percent set in the first quarter of 2004.
- Market absorption of new rental apartments was unchanged in the first quarter of 2006. Of new apartments completed in the fourth quarter of 2005, 64 percent were leased or absorbed in the first 3 months following completion. Although absorption rate is historically low, it is considerably above the all-time low of 56 percent experienced in the fourth quarters of 2003, 2002, and 2001.

The Impact of Hurricanes Katrina, Rita, and Wilma on the Gulf Coast Housing Stock

In an 8-week period between August 29 and October 24, 2005, three powerful hurricanes changed how we think about housing in hurricane-prone areas. Hurricanes Katrina, Rita, and Wilma unleashed terrible destruction across Alabama, Florida, Louisiana, Mississippi, and Texas. All told, more than 1.2 million housing units received some damage and more than 309,000 units sustained major or severe damage from one or more of these hurricanes. This article provides a detailed look at the overall extent of housing damage resulting from the three hurricanes and the degree of intense housing damage in specific communities.

Data

The data used for this analysis are based on inspections conducted by the Federal Emergency Management Agency (FEMA) of owner- and renter-occupied housing as of February 2006. These inspections were done to determine the eligibility of registrants for FEMA Individual Assistance (IA) grants. The inspections were generally quick and assessed three basic categories of damage: minor—it would cost less than $5,200 to make the home livable, not necessarily fully repaired; major—the extent of damage is somewhere between minor and severe; and severe—the home is half destroyed.[1] Because it is highly likely that even owners and renters with insurance will have expenses that are not covered by that insurance, nearly everyone who registers for FEMA assistance and has damage has an inspection conducted, which permits an assessment of the number of damaged housing units and the extent of that damage.

Although the FEMA data has near universal coverage, it can provide only general information about the cost of rebuilding from one jurisdiction to the next. Therefore, to supplement the FEMA data, this analysis also uses data from the Small Business Administration (SBA) disaster loan program. Data from the SBA disaster loan program is not as universal in coverage as the FEMA data, but it tends to be much more detailed. SBA conducts inspections only on housing units of individuals who have applied for an SBA disaster loan and been determined to have adequate income and credit to initially qualify for the low-interest loans.

This analysis uses SBA data to determine, at the county level, what it means to have major or severe damage. It links FEMA inspection data for addresses with major and severe damage to the detailed SBA inspection for "verified loss." For those cases that match, it is possible to calculate the median SBA verified loss for the FEMA major and severe categories. In sum, FEMA provides a rough damage categorization for nearly every home with damage caused by the disaster and SBA provides a detailed dollar estimate of damage for a subset of those homes that are extrapolated to represent the average per unit amount of damage for the universe of damaged units within each damage category.

FEMA registrant data also provide information on unit location, resident tenure, age of householder, size of household, resident income, type of insurance (if any), and type of damage (flood and wind for these disasters). Some FEMA data, however, are subject to data integrity issues of multiple registrants for the same property and incorrect addresses. To undertake this analysis, HUD staff implemented a number of routines to identify and consolidate the data from duplicate registrants for the same housing unit.

HUD also adopted a routine using U.S. Postal Service delivery point bar codes to determine if the housing units were "single-family" or "multifamily." Although these definitions do not conform to traditional definitions of single-family or multifamily structures, they do operate as a rough approximation.[2] For units that flooded, HUD also geocoded each address to determine if it was in a FEMA-designated 100-year flood plain or if it was not using the FEMA Q3 digitized flood maps.[3]

Big Picture

For each housing unit in the HUD analysis, this information provides a relatively informative picture of the extent of damage, the occupants' characteristics, and an estimated cost for repairing the housing. Exhibit 1 shows that nearly 1.2 million housing units had some damage; the FEMA data categorized 892,390 of these housing units as having minor damage. If an owner occupant lacks adequate insurance, his or her unit with minor damage is eligible for a FEMA grant up to $5,200 for the necessary repairs to make the unit livable. At the time of this report, it has been more than 220 days since Hurricane Katrina made landfall and units with minor damage are likely to have now been reoccupied while owners make, or prepare to make, final repairs.

Wind alone was responsible for 96 percent of the units categorized as having minor damage. In contrast, flooding (including storm surge) was the cause of damage for 71 percent of the 305,109 housing units with major or severe damage. Unlike the units with minor damage, most units with major or severe damage are likely to remain vacant as their owners determine if they have the desire and ability to repair the property and, if so, make the effort to make those repairs.

One of the most striking things about this disaster was that one-third of the flooded units were outside of a FEMA-designated 100-year flood plain.[4] By law, if a home has a mortgage in a 100-year flood plain, it must have flood insurance. In this disaster, however, more than 80,000 flooded units were outside of the 100-year flood plain.

The areas impacted by the hurricanes had high numbers of single-family rental properties that were damaged. Exhibit 2 shows that of the 30 percent of the damaged housing units occupied by renters, 67 percent were single-family properties. Single-family rental units before the disaster, particularly very affordable nonsubsidized units in New Orleans and other communities in the region with high vacancy rates and very low rents, are probably the least likely to have had insurance.[5]

The FEMA data do not provide insurance status of the rental properties, but they do include substantial information about the insurance status of the owner-occupied dwellings. The insurance status of the units sustaining major or severe damage is most important for long-term recovery. As noted earlier, units with minor damage are at least made habitable through a FEMA grant or their owners' insurance. Most units with major or severe damage, however, have substantially greater needs than can be covered by the FEMA home repair grants ($5,200 for major damage and $10,500 for severe damage).

Exhibit 1. Damage by Severity and Type of Damage

	Extent of Damage by FEMA IA Category			
	Minor	Major	Severe	Total
Homes with flood damage	33,308	102,169	114,909	**250,386**
Homes outside 100-year flood plain[a]	40%	38%	24%	**32%**
Homes with no flood damage (generally wind damage)	859,082	77,209	10,822	**947,113**
Total	**892,390**	**179,378**	**125,731**	**1,197,499**

[a] A "100-year flood plain" refers to an area where there is greater than a 1 percent chance that the area will flood in a 100-year time period. Under federal law, it is mandatory that property owners obtain flood insurance if they are financing a property in a 100-year flood plain.

Exhibit 2. Damage by Severity and Tenure

	Extent of Damage			
	Minor	Major	Severe	Total
Owner	643,827	117,041	75,779	**836,647**
Renter	248,563	62,337	49,952	**360,852**
Single family	69%	57%	71%	**67%**
Total	**892,390**	**179,378**	**125,731**	**1,197,499**

Exhibit 3 shows the insurance status of owner-occupied units with major or severe damage. The shaded areas reflect the units without any insurance or without appropriate insurance for the type of damage incurred. In total, 192,820 owner-occupied units had major or severe damage and approximately half, 91,745, were flooded and located in a 100-year flood plain. Nearly 70 percent of such properties carried flood insurance, suggesting that the mandatory policy of having flood insurance to obtain a mortgage appears to be working in these communities. An additional 40,879 owner-occupied units outside the 100-year flood plain had flood damage, however, and only 36 percent carried flood insurance. Of those units, 46 percent carried hazard insurance and no flood insurance, but that hazard insurance will cover little, if any, of the damage due to flooding.

In addition to the large number of flooded homes without the appropriate insurance, 38 percent of the seriously wind-damaged, owner-occupied homes lacked any insurance. Of the 192,820 owner-occupied units with major or severe damage, approximately 78,000, about 41 percent, did not have any insurance or the correct insurance for the damage incurred. It is possible that many of the other 59 percent of owner-occupied units with insurance have damage that significantly exceeds their insurance coverage.

Low rates of insurance coverage overall and likely underinsurance of those with insurance will make rebuilding a challenge. The challenge is more daunting in communities where nearly every unit was damaged and many are without insurance.

Damage Concentration

The hurricanes caused damage impacting remarkably high percentages of all occupied housing units over large areas of land. This concentration of damage is most noticeable in Louisiana, where nearly one-third of the housing stock has some damage and 12 percent sustained major or severe damage, and in Mississippi, where one-fifth of the housing stock was impacted. Exhibit 4 shows the extent of damage by state

The damage in Louisiana and Mississippi is largely concentrated in a few counties with intense damage. These areas include Orleans Parish, where searing images show the damage from the Lower Ninth Ward, and the Mississippi coastline in Hancock County, where many homes were completely destroyed by Hurricane Katrina's storm surge.

Of the more than 136 counties across the five states that had damage to 10 or more housing units, 12 counties had what is categorized in this analysis as "intense" concentrated damage. Of the units with serious damage (either major or severe) across the five states, 80 percent are in these 12 counties. Exhibit 5 shows three categories of concentrated damage—subtle, noticeable, and intense. Counties where 10 percent or more of the total housing stock had major or severe damage are categorized in this analysis as having intense concentrated damage. Counties with 5 to 10 percent of the housing stock having major or severe damage or more than 20 percent of their stock

Exhibit 3. Seriously[a] Damaged Owner-Occupied Units by Type of Damage and Insurance

	Owner-Occupied With Major or Severe Damage	Insurance Status			
		Hazard & Flood	Hazard Only	No Insurance	Damage Not Covered
Homes with flood damage					
Homes in 100-year flood plain	91,745	69%	17%	15%	**32%**
Homes outside 100-year flood plain	40,879	36%	46%	18%	**64%**
Homes with no flood damage (generally wind damage)	60,196	15%	47%	38%	**38%**
Total	**192,820**	**45%**	**32%**	**23%**	**41%**

[a] In this analysis, we use serious damage to reflect units with either major or severe damage.

Exhibit 4. Extent of Damage by State

	Total Occupied Housing Units	Any Damage	Serious Damage	Percent Any Damage	Percent Serious Damage
Alabama	1,737,080	57,371	3,684	3.3	0.2
Florida	6,337,929	264,585	23,199	4.2	0.4
Louisiana	1,656,053	515,249	204,737	31.1	12.4
Mississippi	1,046,434	220,384	61,386	21.1	5.9
Texas	7,393,354	139,910	12,103	1.9	0.2
Total	**18,170,850**	**1,197,499**	**305,109**	**6.6**	**1.7**

Exhibit 5. Categories of County/Parish Damage

	Extent of Concentrated Damage			Total
	Subtle	Noticeable	Intense	
Alabama	8	4	0	**12**
Florida	11	2	1	**14**
Louisiana	12	19	7	**38**
Mississippi	22	23	4	**49**
Texas	11	12	0	**23**
Total	**64**	**60**	**12**	**136**

having some damage are categorized has having noticeable concentrated damage. The remaining counties with 10 or more damaged units are categorized as having subtle concentrated damage.

Most of the national attention, appropriately, has been on those counties and parishes with intense concentrated damage. The remainder of this article addresses each of those communities.

In Louisiana, seven parishes incurred intense concentrated damage, listed in order from most damage intensity to least:

- St. Bernard Parish
  - Of the 25,123 occupied housing units[6], 81 percent had some damage and 78 percent had serious damage.
  - Among those 19,312 units with serious damage, the SBA median cost to repair is $142,612.
  - Of the 13,376 seriously damaged owner-occupied units, 35 percent did not have any insurance for the damage incurred.
  - Of the 5,936 seriously damaged renter-occupied units, 71 percent were single-family units.
- Cameron Parish
  - Of the 3,592 occupied housing units, 90 percent had some damage and 72 percent had serious damage.
  - Among those 2,576 units with serious damage, the SBA median cost to repair is $126,657.
  - Of the 2,025 seriously damaged owner-occupied units, 63 percent did not have any insurance for the damage incurred.
  - Of the 551 seriously damaged renter-occupied units, 84 percent were single-family units.

- Plaquemines Parish
  - Of the 9,021 occupied housing units, 80 percent had some damage and 58 percent had serious damage.
  - Among those 5,179 units with serious damage, the SBA median cost to repair is $96,176.
  - Of the 3,722 seriously damaged owner-occupied units, 63 percent did not have any insurance for the damage incurred.
  - Of the 1,457 seriously damaged renter-occupied units, 94 percent were single-family units.
- Orleans Parish
  - Of the 188,251 occupied housing units, 72 percent had some damage and 56 percent had serious damage.
  - Among those 105,155 units with serious damage, the SBA median cost to repair is $103,955.
  - Of the 53,474 seriously damaged owner-occupied units, 34 percent did not have any insurance for the damage incurred.
  - Of the 51,681 seriously damaged renter-occupied units, 69 percent were single-family units.
- St. Tammany Parish
  - Of the 69,253 occupied housing units, 71 percent had some damage and 26 percent had serious damage.
  - Among those 17,620 units with serious damage, the SBA median cost to repair is $87,521.
  - Of the 13,689 seriously damaged owner-occupied units, 31 percent did not have any insurance for the damage incurred.
  - Of the 3,931 seriously damaged renter-occupied units, 66 percent were single-family units.
- Jefferson Parish
  - Of the 176,234 occupied housing units, 52 percent had some damage and 20 percent had serious damage.
  - Among those 34,311 units with serious damage, the SBA median cost to repair is $67,248.
  - Of the 20,339 seriously damaged owner-occupied units, 18 percent did not have any insurance for the damage incurred.
  - Of the 13,972 seriously damaged renter-occupied units, 36 percent were single-family units.
- Vermilion Parish
  - Of the 19,832 occupied housing units, 39 percent had some damage and 12 percent had serious damage.
  - Among those 2,576 units with serious damage, the SBA median cost to repair is $55,809.
  - Of the 2,108 seriously damaged owner-occupied units, 61 percent did not have any insurance for the damage incurred.
  - Of the 468 seriously damaged renter-occupied units, 91 percent were single-family units.

More than 315,000 housing units were damaged in these seven Louisiana parishes, 187,000 of them seriously. Five of these parishes—St. Bernard, Plaquemines, Orleans, St. Tammany, and Jefferson—represent most of the population of the New Orleans metropolitan area.

In Mississippi, four counties had intense damage:

- Hancock County
  - Of the 16,897 occupied housing units, 90 percent had some damage and 70 percent had serious damage.
  - Among those 11,786 units with serious damage, the SBA median cost to repair is $115,091.

- Of the 8,273 seriously damaged owner-occupied units, 61 percent did not have any insurance for the damage incurred.
- Of the 3,513 seriously damaged renter-occupied units, 76 percent were single-family units.

■ Harrison County

- Of the 71,538 occupied housing units, 68 percent had some damage and 34 percent had serious damage.
- Among those 24,430 units with serious damage, the SBA median cost to repair is $102,755.
- Of the 13,032 seriously damaged owner-occupied units, 52 percent did not have any insurance for the damage incurred.
- Of the 11,398 seriously damaged renter-occupied units, 48 percent were single-family units.

■ Jackson County

- Of the 47,676 occupied housing units, 64 percent had some damage and 34 percent had serious damage.
- Among those 16,296 units with serious damage, the SBA median cost to repair is $79,479.
- Of the 11,994 seriously damaged owner-occupied units, 66 percent did not have any insurance for the damage incurred.
- Of the 4,302 seriously damaged renter-occupied units, 66 percent were single-family units.

■ Stone County

- Of the 4,747 occupied housing units, 68 percent had some damage and 11 percent had serious damage.
- Among those 533 units with serious damage, the SBA median cost to repair is $46,787.
- Of the 445 seriously damaged owner-occupied units, 56 percent did not have any insurance for the damage incurred.
- Of the 88 seriously damaged renter-occupied units, 90 percent were single-family units.

In these four Mississippi counties, more than 97,000 housing units were damaged, 53,000 of them seriously.

Although it was paid little attention given the intensity of the damage elsewhere, Monroe County, Florida, also suffered in the storms.

■ Of the total housing stock, 11 percent received major or severe damage and 22 percent of its 35,000 housing units were damaged.

■ Among those 3,978 units with serious damage, the SBA median cost to repair is $47,443.

■ Of the 2,501 seriously damaged owner-occupied units, 42 percent did not have any insurance for the damage incurred.

■ Of the 1,477 seriously damaged renter-occupied units, 67 percent were single-family units.

Given the high concentration of damage in these 12 counties across three states, it is likely to be years before their housing markets recover. Recovery will come in phases. The current phase is one of federal and local decisions. Where will owners be allowed to rebuild? Those decisions are beginning to be made. FEMA issued its "Advisory Base Flood Elevations" to guide the impacted areas in building requirements needed to get flood insurance for rebuilt homes. In April 2006, six of the seven impacted parishes in Louisiana (all except Plaquemines Parish), had published advisory flood maps to indicate at what elevation a rebuilt home would have to be built, once adopted by local authorities, to qualify for insurance under the National Flood Insurance Program. Federal funds have been approved and more have been requested to strengthen the levees in New Orleans that protect most of the housing units in the metropolitan area. These important steps toward housing market recovery give assurance that flood insurance will be provided. With that assurance, lenders and government rebuilding programs can begin to make commitments. Through the U.S. Department of Housing and Urban Development's Community Development Block Grant Program, $11.5 billion has been made available to the governments of the five affected states, mostly for Louisiana ($6.21 billion) and Mississippi ($5.06 billion). State and local government officials and property owners now must make decisions about rebuilding.

More information about housing damage caused by Hurricanes Katrina, Rita, and Wilma is available at http://www.huduser.org/publications/destech/GulfCoast_HsngDmgEst.html.

Notes

1. Units with minor damage are eligible for a FEMA repair grant of up to $5,200, units with major damage are eligible for a FEMA repair grant of $5,200, and units with severe damage are eligible for a FEMA repair grant of $10,500.

2. A single-family residence is one in which the two-digit delivery point bar code equals the last two digits of a residential address. If the last two digits of the residential address do not match the delivery point bar code, the structure is categorized as a multifamily unit.

3. The Q3 Flood Data product is a digital representation of certain features of FEMA's Flood Insurance Rate Map (FIRM) product, intended for use with desktop mapping and Geographic Information Systems technology. Digital Q3 Flood Data has been developed by scanning the existing FIRM hard copy, vectorizing a thematic overlay of flood risks (http://www.fema.gov/plan/prevent/fhm/fq_q3.shtm#q346).

4. This assessment was made by overlaying the FEMA damage assessment data on the National Flood Insurance Program Q3 Flood Data product.

5. This assessment is speculative. At the time of this analysis, data were not available on the insurance status of the rental properties.

6. Occupied housing unit counts are based on 2000 Census data.

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Housing Production

Permits*

Permits for construction of new housing units were up 2 percent in the first quarter of 2006, at a seasonally adjusted annual rate (SAAR) of 2,163,000 units, and were up 4 percent from the first quarter of 2005. One-unit permits, at 1,636,000 units, were down 3 percent from the level of the previous quarter but up 2 percent from a year earlier. Multifamily permits (5 or more units in structure), at 435,000 units, were 28 percent above the fourth quarter of 2005 and 10 percent above the first quarter of 2005.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total	2,163	2,114	2,083	+ 2	+ 4
One Unit	1,636	1,692	1,604	– 3	+ 2
Two to Four	92	81	84	+ 14	+ 10
Five Plus	435	340	396	+ 28	+ 10

*Components may not add to totals because of rounding. Units in thousands.
Source: Census Bureau, Department of Commerce

Starts*

Construction starts of new housing units in the first quarter of 2006 totaled 2,131,000 units at a seasonally adjusted annual rate, a statistically insignificant 4 percent above the fourth quarter of 2005 and a statistically insignificant 2 percent above the first quarter of 2005. Single-family starts, at 1,749,000 units, were a statistically insignificant 2 percent higher than the previous quarter and a statistically insignificant 2 percent above the first-quarter level of the previous year. Multifamily starts totaled 349,000 units, a statistically insignificant 13 percent above the previous quarter and a statistically insignificant 6 percent above the same quarter in 2005.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total	2,131	2,059	2,083	+ 4**	+ 2**
One Unit	1,749	1,716	1,709	+ 2**	+ 2**
Five Plus	349	308	329	+ 13**	+ 6**

*Components may not add to totals because of rounding. Units in thousands.
**This change is not statistically significant.
Source: Census Bureau, Department of Commerce

Under Construction*

Housing units under construction at the end of the first quarter of 2006 were at a seasonally adjusted annual rate of 1,415,000 units, a statistically insignificant 1 percent above the previous quarter and 8 percent above the first quarter of 2005. Single-family units stood at 978,000, a statistically insignificant 1 percent above the previous quarter and 7 percent above the first quarter of 2005. Multifamily units were at 408,000, up a statistically insignificant 4 percent from the previous quarter and up 12 percent from the first quarter of 2005.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total	1,415	1,402	1,314	+ 1**	+ 8
One Unit	978	973	913	+ 1**	+ 7
Five Plus	408	394	364	+ 4**	+ 12

*Components may not add to totals because of rounding. Units in thousands.
**This change is not statistically significant.

Sources: Census Bureau, Department of Commerce; and Office of Policy Development and Research, Department of Housing and Urban Development

Completions*

Housing units completed in the first quarter of 2006, at a seasonally adjusted annual rate of 2,112,000 units, were up a statistically insignificant 9 percent from the previous quarter and up 13 percent from the same quarter of 2005. Single-family completions, at 1,760,000 units, were up a statistically insignificant 8 percent from the previous quarter and up 12 percent from the rate of a year earlier. Multifamily completions, at 298,000 units, were a statistically insignificant 8 percent above the previous quarter and 20 percent above the same quarter of 2005.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total	2,112	1,935	1,867	+ 9**	+ 13
One Unit	1,760	1,628	1,577	+ 8**	+ 12
Five Plus	298	275	248	+ 8**	+ 20

*Components may not add to totals because of rounding. Units in thousands.

**This change is not statistically significant.

Sources: Census Bureau, Department of Commerce; and Office of Policy Development and Research, Department of Housing and Urban Development

Manufactured (Mobile) Home Shipments*

Shipments of new manufactured (mobile) homes were at a seasonally adjusted annual rate of 149,000 units in the first quarter of 2006, which is 22 percent below the previous quarter but 9 percent above the rate of a year earlier.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Manufacturers' Shipments	149	192	137	– 22	+ 9

*Units in thousands. These shipments are for HUD-code homes only and do not include manufactured housing units built to meet local building codes, which are included in housing starts figures.

Source: National Conference of States on Building Codes and Standards

Housing Marketing

Home Sales*

Sales of new single-family homes totaled 1,159,000 units at a seasonally adjusted annual rate (SAAR) in the first quarter of 2006, down a statistically insignificant 10 percent from the previous quarter and down a statistically insignificant 7 percent from the first quarter of 2005. The number of new homes for sale at the end of this year's first quarter was 555,000 units, a statistically significant 9 percent above last quarter and a statistically significant 24 percent higher than a year earlier. At the end of March, inventories represented a 5.5 months' supply at the current sales rate, a statistically significant 15 percent above the previous quarter and a statistically significant 31 percent higher than the first quarter of last year.

Sales of existing homes for the first quarter of 2006 reported by the NATIONAL ASSOCIATION OF REALTORS® totaled 6,797,000 (SAAR), down 2 percent from last quarter and down 2 percent from the first quarter of 2005. The number of units for sale at the end of this year's first quarter was 3,194,000, 12 percent higher than the previous quarter and 39 percent above the same quarter last year. At the end of March, a 5.5 months' supply of units remained, which is 8 percent higher than last quarter and 38 percent more than a year ago.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
New Homes					
New Homes Sold	1,159	1,283	1,249	– 10**	– 7**
For Sale	555	510	446	+ 9	+ 24
Months' Supply	5.5	4.8	4.2	+ 15	+ 31
Existing Homes					
Existing Homes Sold	6,797	6,943	6,940	– 2	– 2
For Sale	3,194	2,846	2,297	+ 12	+ 39
Months' Supply	5.5	5.1	4.0	+ 8	+ 38

*Units in thousands.

**This change is not statistically significant.

Sources: New Homes—Census Bureau, Department of Commerce; and Office of Policy Development and Research, Department of Housing and Urban Development; Existing Homes—NATIONAL ASSOCIATION OF REALTORS®

Home Prices

The median price of new homes sold during the first quarter of 2006 was $232,500, down a statistically insignificant 5 percent from the previous quarter but the same as the first quarter of 2005. The average price of new homes sold during the first quarter of 2006 was $290,100, a statistically insignificant 1 percent below last quarter but a statistically insignificant 1 percent above the same quarter a year ago. The price adjusted to represent a constant-quality house was $262,600, a statistically insignificant 1 percent higher than the previous quarter and a statistically insignificant 6 percent above the first quarter of last year. The values for the set of physical characteristics used for the constant-quality house are based on 1996 sales.

The median price of existing homes sold in the first quarter of 2006 was $218,700, down 3 percent from last quarter but up 10 percent from the first quarter of 2005, according to the NATIONAL ASSOCIATION OF REALTORS®. The average price of existing homes sold, $266,000, was 2 percent lower than the previous quarter but 6 percent higher than the first quarter of last year.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
New Homes					
Median	$232,500	$243,600	$232,500	– 5**	—
Average	$290,100	$294,200	$288,500	– 1**	+ 1**
Constant-Quality House[1]	$262,600	$259,800	$247,800	+ 1**	+ 6**
Existing Homes					
Median	$218,700	$225,300	$199,700	– 3	+ 10
Average	$266,000	$270,700	$250,000	– 2	+ 6

**This change is not statistically significant.

[1]Effective with the release of the first quarter 2001 New Home Sales Price Index in April 2001, the Census Bureau began publishing the Fixed-Weighted Laspeyres Price Index on a *1996 base year*. (The previous base year was 1992.) "Constant-quality house" data are no longer published as a series but are computed for this table from price indexes published by the Census Bureau.

Housing Affordability

Housing affordability is the ratio of median family income to the income needed to purchase the median-priced home based on current interest rates and underwriting standards, expressed as an index. The NATIONAL ASSOCIATION OF REALTORS® composite index of housing affordability for the first quarter of 2006 shows that families earning the median income have 112.1 percent of the income needed to purchase the median-priced existing single-family home. This figure is 2 percent higher than last quarter but 12 percent lower than the first quarter of 2005.

The increase in the first quarter 2006 housing affordability index reflects current changes in the marketplace. The national average home mortgage interest rate of 6.39 is 19 basis points higher than the previous quarter. The median price of existing single-family homes declined to $217,933, 3 percent below last quarter but 10 percent higher than the first quarter of 2005. Median family income increased 0.9 of a percent from the previous quarter to $58,634, a 4.1-percent gain over last year's first quarter.

The first quarter fixed-rate index of housing affordability for 2006 increased 3 percent from last quarter but was 11 percent below the first quarter of 2005. The adjustable-rate index was 1 percent higher than the previous quarter but 13 percent lower than last year's first quarter.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Composite Index	112.1	109.6	127.0	+ 2	– 12
Fixed-Rate Index	111.2	108.1	124.8	+ 3	– 11
Adjustable-Rate Index	114.5	113.3	131.8	+ 1	– 13

Source: NATIONAL ASSOCIATION OF REALTORS®

Apartment Absorptions

In the fourth quarter of 2005, 25,100 new, unsubsidized, unfurnished, multifamily (five or more units in structure) rental apartments were completed, down a statistically significant 19 percent from the previous quarter and down a statistically significant 23 percent from the fourth quarter of 2004. Of the apartments completed in the fourth quarter of 2005, 64 percent were rented within 3 months. This absorption rate is unchanged from last quarter but is a statistically insignificant 2 percent above the same quarter of the previous year. The median asking rent for apartments completed in the fourth quarter was $974, a statistically insignificant increase of 6 percent over the previous quarter but nearly unchanged from the fourth quarter of 2004.

For all of 2005, 111,900 rental apartments were completed, which is a statistically significant decline of 27 percent from 2004. Of these rental apartments, 64 percent were rented within 3 months. This absorption rate is a statistically insignificant 3 percent higher than the previous year. The median asking rent in 2005 was $943, a statistically insignificant decrease of 3 percent from 2004.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Apartments Completed*	25.1	31.0	32.5	– 19	– 23
Percent Absorbed Next Quarter	64	64	63	—	+ 2**
Median Rent	$974	$920	$975	+ 6**	—

*Units in thousands.
**This change is not statistically significant.

Sources: Census Bureau, Department of Commerce; and Office of Policy Development and Research, Department of Housing and Urban Development

Manufactured (Mobile) Home Placements

Manufactured homes placed on site ready for occupancy in the fourth quarter of 2005 totaled 121,300 at a seasonally adjusted annual rate, a statistically insignificant 1 percent above the level of the previous quarter and 4 percent above the fourth quarter of 2004. The number of homes for sale on dealers' lots at the end of the fourth quarter totaled 38,000 units, 7 percent below the previous quarter and a statistically insignificant 3 percent below the same quarter of 2004. The average sales price of the units sold in the fourth quarter was $63,300, a statistically insignificant 4 percent above the previous quarter and 10 percent above the price in the fourth quarter of 2004.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Placements*	121.3	119.7	116.7	+ 1**	+ 4
On Dealers' Lots*	38.0	41.0	39.0	– 7	– 3**
Average Sales Price	$63,300	$61,200	$57,500	+ 4**	+ 10

*Units in thousands. These placements are for HUD-code homes only and do not include manufactured housing units built to meet local building codes, which are included in housing completions figures.
**This change is not statistically significant.

Note: Percentage changes are based on unrounded numbers.
Sources: Census Bureau, Department of Commerce; and Office of Policy Development and Research, Department of Housing and Urban Development

Builders' Views of Housing Market Activity

The National Association of Home Builders (NAHB)/Wells Fargo conducts a monthly survey focusing on builders' views of the level of sales activity and their expectations for the near future. NAHB uses these survey responses to construct indices of housing market activity. (The index values range from 0 to 100.) For the first quarter of 2006, the current market activity index for single-family detached houses stood at 61, down 7 points from last quarter and down 15 points from the first quarter of 2005. The index for future sales expectations, 64, declined 4 points from the fourth quarter of 2005 and fell 15 points below last year's first quarter. Prospective buyer traffic had an index value of 40, which is down 6 points from the previous quarter and down 11 points from the first quarter of last year. NAHB combines these separate indices into a single housing market index that mirrors the three components quite closely. For the first quarter of 2006, this index stood at 56, 6 points lower than the fourth quarter of 2005 and 14 points below the first quarter of last year.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Housing Market Index	56	62	70	– 10	– 20
Current Sales Activity—Single-Family Detached	61	68	76	– 10	– 20
Future Sales Expectations—Single-Family Detached	64	68	79	– 6	– 19
Prospective Buyer Traffic	40	46	51	– 13	– 22

Source: Builders Economic Council Survey, National Association of Home Builders

Housing Finance

Mortgage Interest Rates

The contract mortgage interest rate for 30-year, fixed-rate, conventional mortgages reported by Freddie Mac increased to 6.24 percent in the first quarter of 2006, 2 basis points higher than the previous quarter and 48 basis points higher than the first quarter of 2005. Adjustable-rate mortgages (ARMs) in the first quarter of 2006 were going for 5.31 percent, 25 basis points above the previous quarter and 114 basis points above first quarter of 2005. Fixed-rate, 15-year mortgages, at 5.85 percent, were up 8 basis points from the fourth quarter of the past year and up 59 basis points from the first quarter of 2005.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Conventional, Fixed-Rate, 30-Year	6.24	6.22	5.76	—	+ 8
Conventional ARMs	5.31	5.06	4.17	+ 5	+ 27
Conventional, Fixed-Rate, 15-Year	5.85	5.77	5.26	+ 1	+ 11

Sources: Federal Home Loan Mortgage Corporation; and Office of Housing, Department of Housing and Urban Development

FHA 1–4 Family Mortgage Insurance*

Applications for FHA mortgage insurance on 1–4 family homes were received for 168,600 (not seasonally adjusted) properties in the first quarter of 2006, up 26 percent from the previous quarter but down 8 percent from the first quarter of 2005. Total endorsements or insurance policies issued totaled 115,200, down 4 percent from the fourth quarter of 2005 and down 16 percent from the first quarter of the past year. Purchase endorsements, at 69,000, were down 12 percent from the previous quarter and down 14 percent from the first quarter 2005. Endorsements for refinancings increased to 46,200, up 10 percent from the fourth quarter of 2005 but down 19 percent from the first quarter a year ago.

Loans	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Applications Received	168.6	134.2	184.1	+ 26	– 8
Total Endorsements	115.2	120.6	136.9	– 4	– 16
Purchase Endorsements	69.0	78.8	80.2	– 12	– 14
Refinancing Endorsements	46.2	41.8	56.8	+ 10	– 19

*Units in thousands of properties.
Source: Office of Housing, Department of Housing and Urban Development

PMI and VA Activity*

Private mortgage insurers issued 330,000 policies or certificates of insurance on conventional mortgage loans during the first quarter of 2006, down 13 percent from the fourth quarter of 2005 and down 5 percent from the first quarter of 2005; these numbers are not seasonally adjusted. The Department of Veterans Affairs (VA) reported the issuance of mortgage loan guaranties on 28,700 single-family properties in the first quarter of 2006, down 22 percent from the previous quarter and down 27 percent from the first quarter of the past year.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total PMI Certificates	330.0	379.7	346.3	– 13	– 5
Total VA Guaranties	28.7	36.8	39.6	– 22	– 27

*Units in thousands of properties.
Sources: PMI—Mortgage Insurance Companies of America; and VA—Department of Veterans Affairs

Delinquencies and Foreclosures

Total delinquencies for all loans past due were at 4.70 percent at the end of 2005's fourth quarter, up 6 percent from the third quarter of 2005 and up 7 percent from the fourth quarter of 2004. Delinquencies for subprime loans past due were at 11.63 percent, up 8 percent from the third quarter of 2005 and up 13 percent from the fourth quarter of the previous year. Ninety-day delinquencies for all loans were at 1.02 percent, up 23 percent from the third quarter of 2005 and up 19 percent from the fourth quarter a year ago. Subprime loans that were 90 days past due stood at 2.94 percent at the close of 2005, up 29 percent from 2005's third quarter and up 11 percent from the end of 2004. During the fourth quarter of 2005, 0.42 percent of all loans entered foreclosure, an increase of 2 percent from the third quarter of 2005 but a decrease of 9 percent from the fourth quarter of the previous year. In the subprime category, 1.47 percent began foreclosure in the fourth quarter of 2005, an increase of 6 percent over the third quarter of 2005 but was unchanged from the fourth quarter of 2004.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Total Past Due (%)					
All Loans	4.70	4.44	4.38	+ 6	+ 7
Subprime Loans	11.63	10.76	10.33	+ 8	+ 13
90 Days Past Due (%)					
All Loans	1.02	0.83	0.86	+ 23	+ 19
Subprime Loans	2.94	2.28	2.66	+ 29	+ 11
Foreclosures Started (%)					
All Loans	0.42	0.41	0.46	+ 2	– 9
Subprime Loans	1.47	1.39	1.47	+ 6	—

Source: National Delinquency Survey, Mortgage Bankers Association

Housing Investment

Residential Fixed Investment and Gross Domestic Product*

Residential Fixed Investment (RFI) for the first quarter of 2006 was at a seasonally adjusted annual rate of $804.4 billion, 2 percent above the value from the fourth quarter of 2005 and 12 percent above the first quarter of 2005. As a percentage of the Gross Domestic Product (GDP), RFI for the first quarter of 2006 was 6.2 percent, unchanged from the previous quarter but 0.3 percentage point above the same quarter a year ago.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
GDP	$13,020.9	$12,766.1	$12,198.8	+ 2	+ 7
RFI	$804.4	$791.4	$718.5	+ 2	+ 12
RFI/GDP (%)	6.2	6.2	5.9	—	+ 5

*Billions of dollars.
Source: Bureau of Economic Analysis, Department of Commerce

HOUSING INVENTORY

Housing Stock*

At the end of the first quarter of 2006, the estimate of the total housing stock, 125,373,000 units, was up a statistically insignificant 0.7 percent from the fourth quarter of 2005 and increased a statistically insignificant 1.6 percent above 2005's first quarter level. The number of occupied units increased a statistically insignificant 0.4 percent from 2005's fourth quarter and rose a statistically insignificant 1.4 percent above the first quarter of 2005. Owner-occupied units decreased a statistically insignificant 0.4 percent from the fourth quarter of 2005 but were up a statistically insignificant 0.5 percent above last year's first quarter. Rentals increased a statistically insignificant 2.0 percent from the previous quarter and increased 3.4 percent from the first quarter of 2005. Vacant units were up 3.0 percent from last quarter and increased 3.2 percent from 2005's first quarter.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
All Housing Units	125,373	124,509	123,341	+ 0.7**	+ 1.6**
Occupied Units	109,289	108,888	107,755	+ 0.4**	+ 1.4**
Owner Occupied	74,883	75,163	74,488	– 0.4**	+ 0.5**
Renter Occupied	34,406	33,725	33,267	+ 2.0**	+ 3.4
Vacant Units	16,084	15,621	15,586	+ 3.0	+ 3.2

*Components may not add to totals because of rounding. Units in thousands.
**This change is not statistically significant.
Source: Census Bureau, Department of Commerce

Vacancy Rates

The homeowner vacancy rate for the first quarter of 2006, at 2.1 percent, was up a statistically insignificant 0.1 percentage point from the fourth quarter of 2005 and up 0.3 percentage point from the first quarter of 2005.

The 2006 first quarter national rental vacancy rate, at 9.5 percent, was down a statistically insignificant 0.1 percentage point from the previous quarter and down a statistically insignificant 0.6 percentage point from the same quarter of last year.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
Homeowner Rate	2.1	2.0	1.8	+ 5**	+ 17
Rental Rate	9.5	9.6	10.1	– 1**	– 6**

**This change is not statistically significant.
Source: Census Bureau, Department of Commerce

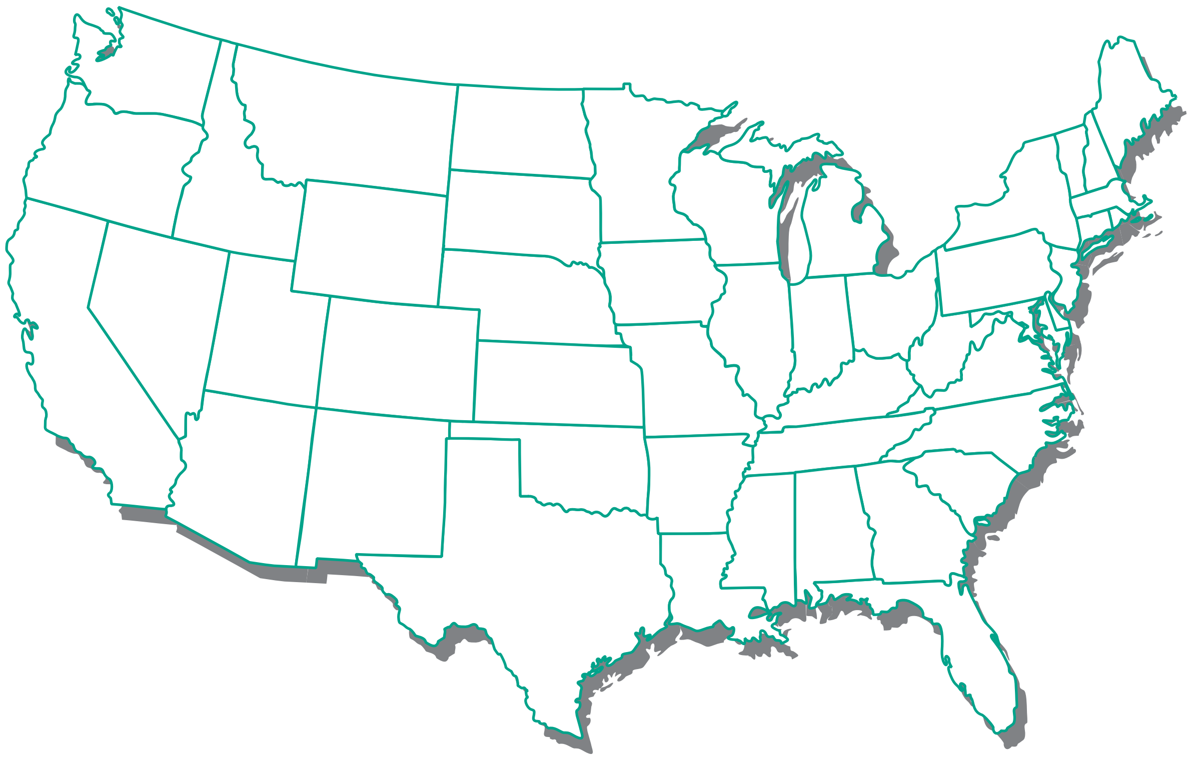
Homeownership Rates

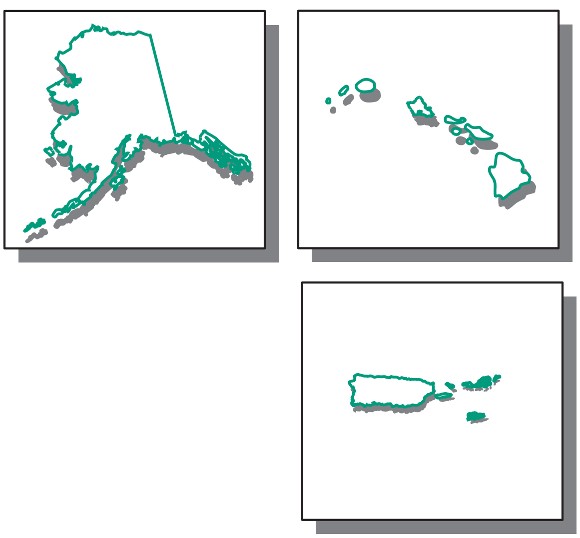
The national homeownership rate for all households was 68.5 percent in the first quarter of 2006, down 0.5 percentage point from last quarter and down 0.6 percentage point from the first quarter of 2005. The homeownership rate for minority households, at 51.0 percent, decreased 0.5 percentage point from the fourth quarter of 2005 and decreased 0.6 percentage point from the first quarter of 2005. The 62.4-percent homeownership rate for young married-couple households was down 1.5 percentage points from the fourth quarter of 2005 and down 1.2 percentage point from the first quarter of 2005.

	Latest Quarter	Previous Quarter	Same Quarter Previous Year	% Change From Previous Quarter	% Change From Last Year
All Households	68.5	69.0	69.1	– 0.7	– 0.9
Minority Households	51.0	51.5	51.6	– 1.0	– 1.2
Young Married-Couple Households	62.4	63.9	63.6	– 2.3	– 1.9

Source: Census Bureau, Department of Commerce

Regional Activity

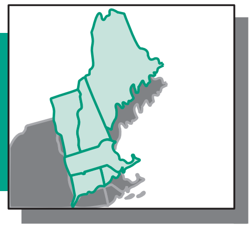




The following summaries of housing market conditions and activities have been prepared by economists in the U.S. Department of Housing and Urban Development's (HUD's) field offices. The reports provide overviews of economic and housing market trends within each region of HUD management. Also included are profiles of selected local housing market areas that provide a perspective of current economic conditions and their impact on the housing market. The reports and profiles are based on information obtained by HUD economists from state and local governments, from housing industry sources, and from their ongoing investigations of housing market conditions carried out in support of HUD's programs.

Regional Reports

New England



During the 12 months ending March 2006, nonfarm employment in the New England region averaged 6.9 million jobs, an increase of 44,300 jobs, or 0.6 percent, from the 12 months ending March 2005. Massachusetts led the region with almost 19,000 jobs created, primarily in the professional and business services and educational and health services sectors. The job total for New Hampshire increased by 1.1 percent, nearly twice the rate for the region, with 7,000 jobs gained primarily in the same sectors. After making some gains in 2005 from 2004, goods-producing industries in the region declined by 9,600 jobs during the 12 months ending March 2006. Gains in construction have been more than offset by the loss of manufacturing jobs. Only Vermont was able to maintain a flat level of manufacturing jobs. During the 12 months ending March 2006, service-providing industries throughout the region gained almost 54,000 jobs, an increase of 0.9 percent, with all states registering gains. Massachusetts had the greatest increase of service-providing jobs, at 22,300. Increases in Connecticut and New Hampshire, at 15,600 and 7,700 jobs, respectively, however, were considerably higher than their respective shares of total service-providing jobs in the region, at 24 percent and 9 percent, respectively. Overall, New England continued to lag the nation and all other regions in the rate of job growth.

The unemployment rate in New England remained relatively unchanged from a year ago. During the 12 months ending March 2006, the average unemployment rate was 4.8 percent, down from 4.9 percent during the previous 12 months. Vermont and New Hampshire had the lowest average rates of unemployment in the region, at 3.4 percent and 3.6 percent, respectively. The unemployment rate increased only in Maine during the 12-month period, from 4.6 percent to 4.8 percent.

According to the Census Bureau, as of July 2005, an estimated 14.2 million people resided in the New England region, an increase of 18,000 people since July 2004 and 317,200 people, or 2.3 percent, since April 2000. New Hampshire had the highest rate of growth, at 6 percent, between 2000 and 2005 as Massachusetts residents continued to migrate to southern and coastal New Hampshire counties due, in part, to the lack of a state income tax. Massachusetts lost population during the 2 years between July 2003 and July 2005. Massive job losses in the early part of the decade and significantly increasing housing costs have led to out-migration to higher growth areas, particularly to southern and western states. Rhode Island also lost population between 2004 and 2005.

The number of single-family homes permitted in the region during the 12 months ending March 2006 was virtually flat at 41,500 units, an increase of fewer than 200 units. For the most part, gains in the number of permits issued for the construction of single-family housing in Massachusetts and Vermont, at 6 percent and 5 percent, respectively, were offset by decreases in single-family housing permits in the other four states. Maine, New Hampshire, and Rhode Island had small declines, but the total number of single-family units permitted in Connecticut decreased by more than 600 units, or 0.7 percent, to 8,400 units. Local sources indicate that increases in the cost of land, recent significant increases in the cost of building materials, and shortages of skilled labor in the region may begin to affect the level of housing construction in the near future.

Although the sales market for existing single-family homes has been strong throughout the region, increased interest rates and previously higher levels of appreciation have begun to slow sales and moderate gains in home sales prices. In Massachusetts, total home sales for the 12 months ending March 2006 declined by about 5 percent to approximately 48,350 units, according to the Massachusetts Association of REALTORS® (MAR). The median home sales price for this period increased by 4 percent to $359,650. The Maine Real Estate Information System, Inc., reports that total home sales for the 12 months ending March 2006 were down 1 percent to 14,440 units and the median sales price was $192,260, up 8 percent but down from the average annual appreciation rate of 11 percent since 2000. The Rhode Island Association of REALTORS® reported that during the first quarter of 2006 single-family home sales were down 12.5 percent to 1,600 units compared with the first quarter of 2005. The median sales price increased 16 percent to $280,000 during the first quarter of 2006, considerably higher than the average annual appreciation rate of 10 percent since 2000.

The condominium market continues to post strong sales, but a rising inventory of units for sale, recent appreciation levels, and rising interest rates have begun to slow activity. The MAR reports that condominium sales in Massachusetts were up 11 percent to 23,130 units during the past 12 months and that the median sales price was up 5 percent to $277,600. According to Listing Information Network, Inc., in the first quarter of 2006, condominium sales in downtown Boston were down 1 percent and the median sales price held steady at $455,000 compared with the first quarter of 2005. Condominium sales in Rhode Island slowed by 18 percent in the first quarter of 2006, but the median price rose 21 percent to $230,000 compared with the first quarter of 2005.

Sales of multifamily properties, 2-4 unit buildings, in Massachusetts decreased to 7,980 in 2005 from 9,400 in 2004, a 15-percent decline. The median selling price increased by 17 percent to $369,900. The decline in sales of multifamily properties, a popular resource for condominium conversions, is a direct result of the current increased inventory of for-sale condominiums on the market. The MLS Property Information Network reports that more than 6,500 condominium units were on the market at the end of 2005, almost twice the total for the previous year.

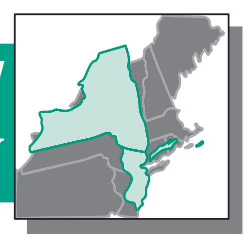
According to the Office of Federal Housing Enterprise Oversight (OFHEO), price appreciation in New England was 9.9 percent for the fourth quarter of 2005 compared with the fourth quarter of 2004. This rate of appreciation has been in a downward trend since its recent peak of 14.9 percent in the third quarter of 2004.

During the 12 months ending March 2006, multifamily building activity in the region, as measured by units permitted, was up almost 5 percent, totaling more than 16,100 units. More than 75 percent of those units were built in Massachusetts and Connecticut, where units totaled 9,100 and 3,150, respectively. The number of multifamily units permitted in Rhode Island almost doubled to 1,300 as a result of several projects permitted in downtown Providence. Multifamily building activity was down by about one-third in both New Hampshire and Vermont, where units permitted totaled 1,250 and 500, respectively. With 7,900 units permitted, multifamily building activity in the Boston-Cambridge-Quincy, Massachusetts-New Hampshire metropolitan area represents almost 50 percent of the units authorized in the region for the 12-month period ending March 2006.

Rental markets in New England generally have improved during the past year. Data recently released by the Census Bureau indicates that the 2005 average rental vacancy rate for states in the region was 6.5 percent compared with 6.7 percent in 2004. This rental vacancy rate is the second lowest in the nation; the New York/New Jersey region has the lowest rate. Vermont, at 4.4 percent, and New Hampshire, at 5.1 percent, rank first and second in the nation in terms of rental vacancy rates.

In the Boston metropolitan area, Reis, Inc. reported that the rental vacancy rate was 5.1 percent in the first quarter of 2006, down from 5.4 percent a year earlier. Despite this decrease, it is anticipated that the 8,200 rental units expected to be completed during 2006 and 2007 will result in a higher vacancy rate. The average asking rent in Boston increased 1.7 percent to $1,583 between the first quarter of 2005 and the first quarter of 2006. This is the second year of moderate rent increases after 2 years of declines. Reis, Inc., indicates that the rental vacancy rate in the Hartford, Connecticut metropolitan area was 5.0 percent in the first quarter of 2006, unchanged from a year ago. A series of new, upscale residential projects are under construction and planned in downtown Hartford. More than 1,000 units will enter the market during the next few years in a continuing effort to revitalize the downtown Hartford residential real estate market. The Burlington, Vermont metropolitan area rental market continues to be tight. Local sources indicate the rental vacancy rate is about 2.5 percent as a result of the continually strong labor market and limited additions to rental unit inventory. The Fairfield County, Connecticut rental market also remains tight, with a vacancy rate of 3.5 percent in the first quarter of 2006. According to Reis, Inc., more than 1,500 new rental units are expected to enter the market during 2006 and 2007. Even though this market is usually supply constrained, the asking rent increased only 2.1 percent during the past year.

NEW YORK/ NEW JERSEY



The New York/New Jersey region benefited from moderate employment growth and favorable housing market conditions through the first quarter of 2006. During the 12-month period ending March 2006, total nonfarm employment increased by 114,500, or 0.9 percent, to 12.5 million jobs. In New York, 67,400 jobs were added, an increase of 0.8 percent to 8.5 million jobs, while in New Jersey 47,100 jobs were created, a

1.2-percent net gain to 4 million jobs. In both states, job growth in service-providing sectors, including leisure and hospitality, educational and health services, and financial activities, offset losses in the manufacturing sector.

The strongest employment growth occurred in New Jersey and Downstate New York. During the 12-month period ending March 2006, nonfarm employment increased in all downstate metropolitan areas, ranging from 0.5 percent in the Kingston, New York metropolitan area to 1.0 percent in the Poughkeepsie-Newburgh-Middleton, New York metropolitan area. Aggregate employment also increased between 1 and 2 percent in most metropolitan areas in New Jersey, continuing the growth trend of the last 3 years. In the 12-month period ending March 2006, the strongest employment growth was in the Atlantic City and Trenton-Ewing, New Jersey metropolitan areas, where total nonfarm employment increased by 1.7 and 1.9 percent, respectively. Employment growth occurred in all other metropolitan areas in New Jersey except for Ocean City and Newark-Union, which remained relatively stable. In Upstate New York, employment increased by 1 percent or less in the Albany-Schenectady-Troy, Syracuse, and Utica-Rome metropolitan areas. Conversely, total nonfarm employment declined in the Binghamton, Buffalo-Niagara Falls, Elmira, and Rochester metropolitan areas.

Significant employment growth occurred in New York City (NYC) due to an expanding service-providing sector, especially the financial activities and the professional and business services sectors. During the 12-month period ending March 2006, 50,700 total jobs were created, a 1.4-percent increase to 3.6 million jobs. NYC employment increased because of an improving stock market and gains in the securities industry. Increases in tourism and healthy real estate market conditions also contributed to employment growth.

During the 12-month period ending March 2006, the average annual unemployment rate in New York State decreased from 5.5 percent to 4.9 percent compared with a year earlier. Similarly, in New Jersey, the average annual unemployment rate declined from 4.7 percent to 4.4 percent during the same period.

For the past 2 years, favorable economic conditions and low residential mortgage interest rates have contributed to exceptionally strong residential activity. According to the New York State Association of REALTORS®, the median sales price of a single-family home increased 11 percent to $255,000 between 2004 and 2005. In 2005, the level of home sales set a record of 105,000 units, representing a 2-percent increase above the previous year's high sales volume. According to the New Jersey Association of REALTORS®, the median sales price of a single-family home increased 10 percent to $344,300. In Northern New Jersey, the most expensive area of the state, the median sales price of a single-family home increased 11 percent to $427,900. In Southern New Jersey, the median sales price increased 21 percent to $220,000. Annual home sales in New Jersey decreased 2 percent to 184,600 units during 2005. The number of sales transactions declined in all three major geographic areas of the state, ranging from decreases of 2,100 units in Northern New Jersey and 1,800 units in Central New Jersey to a negligible 200 units in Southern New Jersey.

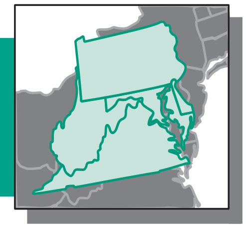
Wall Street bonuses and strong employment growth in NYC promoted housing sales price inflation in Manhattan. According to Prudential Douglas Elliman, Inc., in the first quarter of 2006 the median sales price of a Manhattan apartment increased by 9 percent to $825,000 from the first quarter of 2005. Sales were oriented toward the larger two-, three-, and four-bedroom units, resulting in a large median sales price increase. Home sales activity declined approximately 1 percent to 2,000 units, while both the time units spent on the market and the listing inventory increased. During the first quarter of 2006, for-sale units in Manhattan remained on the market for an average of 138 days, an increase of 44 days from the first quarter of 2005. The number of units currently available for sale increased 15 percent from 6,000 units to 6,900 units. The increased inventory, along with the housing units currently under construction (especially condominium developments), should help create a more balanced home sales market in NYC.

Conditions in the Upstate New York sales housing markets improved during the first quarter of 2006, compared with the fourth quarter of 2005. According to the Greater Capital Association of REALTORS®, during the 12-month period ending March 2006, sales of existing single-family homes in the Albany-Schenectady-Troy metropolitan area declined by 5 percent to 9,650 units compared with the previous 12 months. During this period, the median sales price increased an estimated 12 percent to $184,000. Buffalo-Niagara Association of REALTORS® data indicated that 10,650 homes were sold in the Buffalo metropolitan area during the 12-month period ending March 2006, a 4-percent increase from a year ago. During the same period, the median sales price of single-family homes and condominium units increased by approximately 4 percent to $97,100. In the first quarter of 2006, total sales increased 7 percent to 2,550 units, but new residential listings were up 23 percent, increasing the available inventory and easing market conditions. In the Rochester metropolitan area, single-family home sales increased 3 percent during the first quarter of 2006. During this period, the sales price of an existing home in the area increased by approximately 3 percent to $104,400. Price inflation is expected to remain low in the Rochester area because of a significant increase in the available inventory and a weak local economy.

Residential construction activity in the New York/New Jersey region, as measured by building permits, continued at a strong pace through the first quarter of 2006. During the 12-month period ending March 2006, homebuilding activity increased 6 percent from approximately 92,000 units to 97,300 units. During this period, the number of units permitted increased by 6 percent to 61,200 units in New York and by 6 percent to 36,100 units in New Jersey. During the 12-month period ending March 2006, the number of single-family homebuilding permits issued in the region remained stable at 45,300 units. In New Jersey, the number of single-family homebuilding permits issued decreased by 1,150 units, a 5-percent decline, which was offset by an increase of 1,100 permits for single-family homes, or 5 percent, issued in New York State. Total residential construction activity in the region increased as a result of higher levels of multifamily housing activity, which rose by approximately 12 percent to almost 52,000 units.

Tight rental markets and increasing apartment rents currently exist in NYC and both Central and Northern New Jersey. More balanced market conditions, with lower rent appreciation, exist in Upstate New York. Preliminary first quarter 2006 Reis, Inc., data indicated strong absorption of apartment units and low vacancy rates in NYC and in Central and Northern New Jersey. During the first quarter of 2006, average asking monthly rents in NYC rose to $2,430, a 5-percent increase, and the apartment vacancy rate was only 3 percent. During this period, average annual apartment rents in Central and Northern New Jersey increased by less than 1 percent, with vacancy rates of approximately 4 percent. The more affordable Upstate New York metropolitan areas of Buffalo, Syracuse, and Rochester were characterized by average monthly apartment asking rents ranging from $625 in Syracuse to $660 in Rochester. Through 2005, annual average apartment vacancy rates were balanced in all three metropolitan areas, ranging from 5 to 6 percent; apartment rent increases during this period were limited.

MID-ATLANTIC



Nonfarm employment in the Mid-Atlantic region averaged 13.8 million during the 12 months ending March 2006, an increase of 207,100 jobs, or 1.5 percent, compared with the same period ending March 2005. Gains were reported in all states in the region with the most significant increase in Virginia, where 82,800 jobs were added. Employment in the professional and business services sector increased by 25,900 in the state, with approximately two-thirds of those jobs located in the Northern Virginia suburbs of the Washington, D.C. metropolitan area. Employment growth in Pennsylvania totaled 61,900, with almost half of the new jobs, or 31,000, being in the educational and health services sector. Pennsylvania also accounted for 55 percent of the total regional gain in employment in the educational and health services sector, compared with 47 percent during the 12-month period ending March 2005.

The unemployment rate in the Mid-Atlantic region for the 12 months ending March 2006 was 4.2 percent, down from 4.7 percent reported a year ago. Rates declined in all of the states in the region except Delaware, where the rate remained stable at 4.1 percent. The labor market of the Northern Virginia suburbs in the Washington, D.C. metropolitan area is one of the strongest in the nation due in part to the large number of federal and federal-support jobs. The 2.5-percent unemployment rate in those suburbs contributed to the state having the lowest rate, at 3.4 percent, of all of the states in the region. The average unemployment rate in the District of Columbia fell from 7.5 percent for the 12 months ending March 2005 to the current rate of 6.0 percent.

According to the Census Bureau, the population of the Mid-Atlantic region increased by 988,300 to 28,808,400 as of July 2005, a 3.6-percent increase since April 1, 2000. All states in the region reported population growth, but the highest rates were in Delaware and Virginia, where population increased by 7.6 and 6.9 percent, respectively. The population increase in Virginia since the 2000 Census was the 11th highest among all states in the nation, with almost half the growth in the state attributed to net in-migration.

Continued economic growth kept the demand for existing homes strong in the Mid-Atlantic region, but the record sales pace of the past 2 years is easing as buyers adjust to increases in interest rates. According to the Maryland Association of REALTORS®, the average monthly inventory of homes for sale during the 12 months ending March 2006 rose to 22,100 homes, 60 percent more than the monthly average during the same period ending in 2005. Approximately 97,200 existing homes were sold in Maryland between April 1, 2005, and March 31, 2006, a decrease of 4 percent compared with the 101,100 homes sold during the 12-month period ending March 2005. The average price rose slightly more than 13 percent to $341,746. In the Baltimore metropolitan area, almost 43,500 homes were sold at an average price of $293,851, reflecting a 2.5-percent decrease in sales but a 15-percent increase in price since March 2005.

The Virginia Association of REALTORS® reported approximately 134,963 existing home sales during the 12 months ending March 2006, 3 percent fewer than the number of homes sold during the 12 months ending March 2005. During the 12-month period ending March 2006, the average home price was $265,666, which is 13 percent greater than a year ago. The number of sales in the Northern Virginia suburbs of the Washington, D.C. metropolitan area declined by almost 12 percent during the year, and the average number of days that homes remained on the market rose from 21 to 34. During the 12 months ending March 2006, the average price of a home in Northern Virginia increased almost 9 percent to $529,718. During this same period, the average price of an existing home in the Richmond, Virginia metropolitan area rose almost 5 percent to $224,380 and the number of sales declined by less than 1 percent to 16,315 homes.

Existing home sales activity in the remainder of the Mid-Atlantic region remained strong through the end of 2005 (the most recent data available). The NATIONAL ASSOCIATION OF REALTORS® reported sales of approximately 254,500 homes in Pennsylvania, 38,400 in West Virginia, and 19,300 in Delaware. Sales in these states exceeded the number of homes sold during 2004 by 3, 7, and 2 percent, respectively.

Homebuilding activity, as measured by single-family building permits, continued at a relatively high pace in most of the states in the Mid-Atlantic region, with increased production outside the larger metropolitan areas in the nonmetropolitan fringe and the smaller metropolitan areas. Building permits were issued for approximately 125,550 homes during the 12 months ending March 2006, an increase of almost 6 percent over the number issued during the same period ending in 2005. The largest increase in single-family activity occurred in Pennsylvania, where permits were issued for 39,000 homes, 10 percent more than in the comparable period ending in 2005. High levels of activity also continued in Virginia and Maryland, where permits issued increased by 1,900 and 1,800, respectively. During the 12 months ending March 2006, activity in the largest metropolitan areas in the region was relatively unchanged from activity during the period ending March 2005 with the exception of Richmond, where the number of permits issued increased by 8 percent to approximately 8,800 homes, and Baltimore, where the number increased from 7,750 to 8,650. In the Washington, D.C. metropolitan area, the 24,100 permits issued represented a 9-percent decline from the previous 12 months as developers sought more affordable tracts of land outside the borders of the metropolitan area.

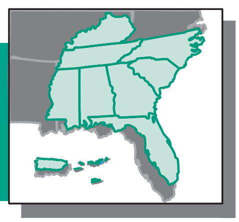
Multifamily building permit activity in the region declined by almost 3,600 units, or 12 percent, during the 12 months ending March 2006. Increased numbers of units permitted were reported only in Delaware, where permits were issued for 400 more units than the 900 issued in the comparable period ending in 2005, and in the District of Columbia, where the 3,000 units permitted was an increase of almost 1,150 over the number issued in the 12 months ending March 2005. At least half of the new multifamily permits issued in the District of Columbia are estimated to be for condominium development. During the 12 months ending March 2006, activity in the largest metropolitan areas in the region exceeded that of the previous period only in the Washington, D.C. area, where permits for approximately 10,950 units were issued.

Rental apartment vacancy rates remain low throughout most of the mid-Atlantic region, but conditions in certain submarkets of Baltimore and Philadelphia have softened during the past 12 months. In the Baltimore metropolitan area, Delta Associates reported that vacancy rates increased in both the northern suburbs and the city of Baltimore from 2.1 and 3.3 percent, respectively, in March 2005 to 2.8 and 4.3 percent, respectively, in March 2006. Conditions tightened in the apartment market in the southern suburbs and contributed to an overall reduction in the metropolitan area's vacancy rate, which fell from 3.3 to 3.0 percent during the year.

Overall, the apartment vacancy rate for the Philadelphia metropolitan area increased from 3.3 to 3.7 percent during the 12-month period. Vacancy rates in the Pennsylvania suburbs of the Philadelphia metropolitan area rose from 3.2 percent in March 2005 to the current rate of 4.3 percent, according to Delta Associates. In the New Jersey suburbs, vacancy rates declined from 2.9 to 2.2 percent and, in Center City Philadelphia, vacancy rates in Class A highrise properties remained stable at 3.9 percent.

The rental market continued to tighten in the Washington, D.C. metropolitan area. According to Delta Associates, the vacancy rate for Class A apartments in the metropolitan area declined from 3.1 percent in March 2005 to the current rate of 2.3 percent. The vacancy rate for Class A highrise units in the District of Columbia was 2.9 percent, unchanged from a year ago.

Southeast/ Caribbean



Following 3 years of contraction during the early 2000s, the economy of the Southeast/Caribbean region continued its 2-year expansion during the first quarter of 2006. Total nonfarm employment increased by 610,500 jobs, or 2.4 percent, to 26,424,200 for the 12 months ending March 2006. Most of the increase in jobs resulted from growth in the service-providing sector, which now accounts for almost 83 percent of nonfarm employment. The professional and business services, educational and health services, and leisure and hospitality sectors accounted for a combined 294,800 new service-providing jobs during the past 12 months. In the goods-producing sector, strong growth in construction employment of 92,500 jobs offset a decrease of 21,800 manufacturing jobs.

All eight states in the region recorded gains in nonfarm employment, including Mississippi, where a small increase was reported despite extensive damage from Hurricane Katrina. In Mississippi, significant gains were reported in sectors contributing to the rebuilding efforts, including construction and professional and business services. Other sectors, such as manufacturing and leisure and hospitality, declined because of damage to plants, casinos, and resort hotels near the Gulf Coast. To support a rapidly increasing population, largely as a result of significant net in-migration, Florida continued to record strong employment growth across a broad spectrum of sectors and accounted for half of the new nonfarm jobs added in the region. Construction contributed to the 6.5-percent growth in the goods-producing sector in the state with a gain of 57,000 jobs. In the service-providing sector, the professional and business services and the leisure and hospitality sectors had increases of 75,600 and 30,900 jobs, respectively.

The expanding economy during the past 2 years led to a small decrease in the unemployment rate in the region from 5.5 percent to 5.2 percent during the 12-month period ending March 2006. Strong employment growth in Alabama and Florida produced full percentage point decreases in rates to 3.8 percent and 3.5 percent, respectively. Unemployment in Mississippi increased 1.5 percentage points to 8.2 percent during the past 12 months because of the impact of Hurricane Katrina.

Homebuilding activity in the eight states continued to expand since a brief contraction at the beginning of the current decade. Building permits were issued for 521,600 single-family homes during the 12 months ending March 2006, an increase of 10 percent from a year ago. Increases were reported in all states in the region, except for Kentucky, where 1,750 fewer permits were issued. Florida accounted for 45 percent of the increase in building permit activity. In South Carolina, single-family home permits increased by 23 percent, due in large part to a substantial increase in single-family home construction in the Myrtle Beach metropolitan area.

Rising mortgage interest rates have impacted home sales markets to varying degrees. Rapid sales and escalating prices occurred in some areas while other markets recorded fewer sales, rising inventories, and lower price increases. According to data from the Florida Association of REALTORS®, sales of single-family homes statewide decreased by 9,650, or 4 percent, during the 12-month period ending March 2006 compared with the previous year. Comparisons of first quarter sales for 2005 and 2006 show an even greater decline of 20 percent. Data from the Greater Tampa Association of REALTORS® indicated a 9-percent increase in home sales for the past 12 months but a 7.5-percent decrease when first quarter 2006 sales are compared with first quarter 2005 sales. Home sales for the Orlando metropolitan area showed accelerated growth during the first quarter. The 10-percent increase from the first quarter of 2005 to the first quarter of 2006 exceeded the 7-percent increase reported during the past year. Rising inventories, however, were reported in both areas. In the Orlando area, the first quarter 2006 average existing home inventory was more than four times the level of a year ago. The large inventories are expected to slow price increases.

In Alabama, strong labor market conditions, particularly in activities related to the growing automobile assembly presence, have given a boost to the residential real estate market. Sales of existing homes increased 10 percent during the 12 months ending February 2006 to 60,600, compared with 55,000 for the same period a year earlier, according to the Alabama Real Estate Research and Education Center. Statewide, the median sales price for existing homes increased by 14 percent. Double-digit price increases were reported on the Gulf Coast, including Mobile and adjacent Baldwin County. Home price increases have also been very strong in Calhoun and Russell Counties because of the large transportation equipment manufacturing industry.

Favorable economic conditions and a robust second-home market produced strong sales growth in South Carolina and North Carolina. Based on data from the South Carolina Association of REALTORS®, the number of homes sold increased by 18 percent to 73,700 during the 12-month period ending March 2006. Sales of vacation and investment homes contributed to a 27-percent increase in sales in the Coastal Carolinas area that includes Myrtle Beach, North Myrtle Beach, Conway, and Georgetown. The North Carolina Association of REALTORS® reported 136,800 existing homes were sold during the past 12 months, an increase of 15 percent. The average sales price increased by 6.6 percent to $210,600. Reflecting strong employment growth, Charlotte led the three largest metropolitan areas of the state in existing home sales with a 20-percent increase to 40,400. Sales of new and existing homes in Raleigh increased 18 percent to 36,100.

Of the three largest Tennessee metropolitan areas, Knoxville recorded the fastest rate of growth in single-family home sales during the past 12 months. The number of homes sold in Knoxville increased by 14 percent to 17,650. In Nashville, the increase was 8 percent to 39,800 homes sold, while in Memphis the increase was 12 percent to 18,300 homes sold. Reflecting their increasing popularity, sales and prices of condominiums are increasing at faster rates than single-family homes in Memphis and Nashville as new developments are completed. In Memphis, condominium sales increased 39 percent while their median sales price increased 12 percent during the past year. In Nashville, the corresponding rates of increase were 14 percent and 13 percent, respectively. In the downtown areas of Memphis and Nashville, an estimated 2,855 and 1,500 condominium units, respectively, have recently been completed, are under construction, or are planned.

Multifamily construction, as measured by building permits, grew at a modest pace during the past 12 months, although activity in local markets varied substantially. The number of multifamily housing units permitted in the region increased by 2,725, or 2 percent, to 129,800 during the 12 months ending March 2006. The active Orlando metropolitan area had a 44-percent increase, while the Atlanta market declined by 20 percent.

Most major metropolitan apartment markets in the region showed continued strengthening during the first quarter of 2006. According to surveys prepared by Reis, Inc., vacancy rates decreased in 14 of the 17 market areas surveyed compared with the first quarter of 2005. Rapid economic and population growth combined with conversions of apartments to condominiums have produced extremely tight markets in Florida. M/PF YieldStar reports a 1.6-percent apartment vacancy rate for the Miami metropolitan area as of the first quarter of 2006 and an increase in average rent of 9 percent since last year. The company reported in its fourth quarter 2005 survey that 10,000 rental units in Miami-Dade County and 17,000 rental units in Broward County were converted to condominiums during 2005 alone. Several South Florida apartment properties that were originally purchased with the intent to convert to condominiums are reported to have reverted to rental properties because of the strong market.

Strong absorption aided by restrained production resulted in a decrease in the vacancy rate for the Atlanta area apartment market. M/PF YieldStar reported the vacancy rate fell from 8.4 percent during the first quarter of 2005 to 5.6 percent during the first quarter of 2006. The market absorbed 16,800 units for the year ending March 2006 while 6,025 units were placed in service. Particularly strong absorption was reported for the central submarkets located within the Interstate Route 285 perimeter. Despite the 2.8-percentage point decline in vacancy rate, rent increases were minor and concessions remained prevalent. During the past year, the effective rent increased by 1 percent to $777, and 56 percent of the properties surveyed still offered discounts.

MIDWEST

Economic conditions in the Midwest region improved moderately during the first quarter of 2006. Nonfarm employment for the 12 months ending March 2006 rose by 0.7 percent to an average 24.2 million, an increase of 159,100 jobs compared with the previous 12-month period. Gains in the educational and health services, leisure and hospitality, and professional and business services sectors offset losses in the manufacturing and information sectors. All states in the region except Michigan recorded net job gains for the 12 months ending March 2006 compared with the previous 12 months. The gains ranged from 0.5 percent in Ohio to about 1 percent in the remaining four states. The Michigan economy has not recovered from the economic slowdown of the early 2000s. The average unemployment rate in the region declined from 5.9 percent for the 12 months ending March 2005 to 5.5 percent for the 12 months ending March 2006. Unemployment rates ranged from a low of 4 percent in Minnesota to a high of 6.6 percent in Michigan.

Employment in the Chicago metropolitan area increased by 43,700 jobs, or 1.1 percent, during the 12 months ending March 2006. In comparison, the number of jobs rose by 30,000 during the previous 12 months. In north suburban Chicago, the redevelopment of industrial space for research in biotechnology is expected to cost $500 million and add up to 1,000 jobs during the next 2 years. Job growth is also expected to come from continued strengthening in the professional and business services, educational and health services, and leisure and hospitality sectors during the next 2 years.

Although employment has grown only moderately and mortgage interest rates have risen, home sales in many Midwest markets reached record levels in 2005, partly because of affordable home sales prices. According to data from the Illinois Association of REALTORS®, a record 183,100 homes were sold in Illinois in 2005. The statewide average home sales price in 2005 was about $251,700, up 9 percent from 2004. More than 70 percent of the sales occurred in the Chicago area, where the average home sales price was nearly $298,400. The average home sales price for the remainder of the state was $126,800. According to the Ohio Association of REALTORS®, home sales in 2005 totaled a record 146,800 units, up 3 percent from 2004. In 2005, the average home sales price was $156,700, a 3-percent increase from 2004.

Home sales in 2005 in the Indianapolis area were at a record high of approximately 30,300 units, 8 percent higher than the previous record of 29,950 home sales in 2004. In 2005, the average home sales price for the area was $155,500. During the same period in the Milwaukee and Madison areas of Wisconsin, home sales set records with increases of 6 and 3 percent, respectively. In the Twin Cities area, the average sales price rose 6 percent to about $272,500 between 2004 and 2005 but home sales declined by 2 percent to nearly 57,300 units. The Michigan Association of REALTORS® reports that about 134,300 homes were sold in the state during 2005, down 2 percent from 2004. Between 2004 and 2005, the average sales price increased by about 1 percent to $151,300.

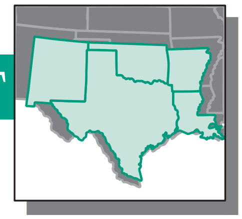
Residential building activity in the region, as measured by the number of units permitted, declined by approximately 11,600 units, or 4 percent, to approximately 280,000 units for the 12 months ending March 2006 compared with the previous 12 months. The decline is attributable to a 6-percent decrease in building permits for single-family units. During the same period, multifamily units showed a small increase in the number of permits issued. Markets for new single-family units softened in Michigan, Minnesota, Ohio, and Wisconsin, where decreases in permits issued ranged from 6 to 19 percent, partly because of rising mortgage interest rates. An increase in the inventory of unsold homes has also contributed to the decline in Minnesota. The 19-percent decrease in single-family home sales in Michigan is consistent with the weaker economic conditions in the state. In Indiana, the number of single-family units permitted during the 12 months ending March 2006 was nearly the same as the number permitted during the previous 12 months. With a 4-percent increase in single-family permit activity, Illinois is the only state in the region that registered any significant increase during this period. The increase reflects strong activity in the Champaign-Urbana, Chicago, and Rockford metropolitan areas.

During the 12 months ending March 2006, permits were issued in the region for 60,400 multifamily units, up 3,300 units, or 6 percent, from the previous 12-month period. Increases in multifamily activity of 44 and 18 percent were registered in Illinois and Ohio, respectively. Much of the increase in Illinois is attributable to continued strong condominium construction activity in Chicago. The number of multifamily units permitted in Ohio during the 12 months ending March 2006 is close to the total number of multifamily units permitted in 2003 after a significant decline in 2004. The declines in multifamily housing permitting activity in the remaining states ranged from 5 to 27 percent and were attributable to overbuilding relative to demand when low mortgage interest rates caused a large number of renter households to become homeowners. Demand for condominiums continues to increase. Production for the direct rental market has declined in most markets.

The Chicago condominium housing market is strong and projected to grow. Construction of new condominium units in downtown Chicago has been very active for the past several years, and this activity is expected to remain strong during the next 2 years. Approximately 5,000 new condominium units entered the market in 2005 and 6,500 new condominium units are forecast to enter the market during 2006. By contrast, in 2005 approximately 1,300 new apartment units came on line in downtown Chicago and only 400 apartment units are expected to enter the market in 2006. Because of the low production levels, occupancy rates for downtown apartments have risen to 95 percent for the first quarter of 2006 compared with 92 percent in the first quarter of 2005 and concessions have nearly been eliminated. In suburban Chicago, about 500 new apartment units were constructed in 2005 and a similar number are forecast to come on line in 2006. During the first quarter of 2006, occupancy rates in the suburbs were in the range of 94 to 95 percent and rents increased 2 to 4 percent compared with the first quarter of 2005.

Most other major rental markets in the region also were tighter during the first quarter of 2006 compared with the first quarter of 2005 because of reductions in the number of rental units constructed. In most areas, the number of renter households has increased because of improved economic conditions. According to GVA Marquette Advisors, rental demand in the Twin Cities area is up and the vacancy rate was 5.5 percent for the first quarter of 2006. Reis, Inc., reported first quarter 2006 vacancy rates between 8 and 9 percent for both Columbus and Cincinnati. The vacancy rate has been under 7 percent in Cleveland because of relatively less rental housing construction during the past 2 years. The Dayton and Detroit rental markets, with vacancy rates of 7 and 9 percent, respectively, did not tighten during this period; these areas had unemployment rates that were above the region average. Rents throughout the remaining rental markets in the region have risen moderately, by about 1 percent or less.

SOUTHWEST



Nonfarm employment in the Southwest region averaged 15.2 million jobs during the 12 months ending March 2006. This figure represents a gain of 248,000 positions, or 1.7 percent, compared with the 12 months ending March 2005. The most significant increases occurred in three employment sectors. The professional and business services sector added 65,000 jobs; the trade, transportation, and utilities sector added 50,000 jobs; and government employment increased by 40,000 jobs. In addition, the natural resources and mining sector increased 8 percent, or by 20,000 jobs, with gains recorded throughout the region because of natural gas recovery innovations and higher fuel prices. The construction sector increased by 31,000 jobs, or 3.7 percent, as residential and other building activity continued at high levels in all states. During the 12 months ending March 2006, nonfarm employment increased 2.7 percent in both Texas and Oklahoma; in each state, the largest gains in employment occurred in the same sectors as the employment gains recorded in the whole region. In New Mexico and Arkansas, the number of jobs increased by 20,000 each, or 2.6 percent and 1.6 percent, respectively. Data available for Louisiana indicate the recovery in the number of jobs is continuing, but it is likely that nonfarm employment will not reach prehurricane levels for quite some time.

For the 12 months ending March 2006, the unemployment rate in the Southwest region decreased to an average of 5.1 percent, down from 5.7 percent in the previous 12 months. Unemployment rates declined in all states in the region except Louisiana. In both Texas and New Mexico, the unemployment rate declined from 5.8 percent to 5.2 percent and 5.1 percent, respectively. In Arkansas, the unemployment rate dropped from 5.6 percent to 4.9 percent and, in Oklahoma, the rate dropped from 4.8 percent to 4.3 percent.

According to the Census Bureau, an estimated 35.6 million people resided in the Southwest region as of July 2005. This figure represents an increase of approximately 485,000 people since July 2004 and 2.4 million people since April 2000. The population of Texas, which increased by 1.7 percent and added

388,500 residents between July 2004 and July 2005, contributed 80 percent of the regional gain in population. Harris County, which includes Houston, and Tarrant County, which includes Fort Worth, were 2 of the 10 fastest growing large counties in the nation, gaining 52,000 and 32,000 residents, respectively, between July 2004 and July 2005. Collin County, a suburban county north of Dallas, was also in the top 10 fastest growing large counties and increased by 33,450 residents during the same period. The population growth levels can be attributed to the strong employment growth in the counties and the reasonable cost of housing—especially single-family homes.

Single-family construction activity in the Southwest region, as measured by building permits, totaled 230,400 homes during the 12 months ending March 2006, up 12 percent compared with the 12 months ending March 2005. Texas recorded the largest numerical gain in the five-state region with 169,600 single-family homes permitted, a gain of 24,800 units, or 17 percent higher than during the previous 12 months. In Oklahoma, permits were issued for 15,560 single-family homes, an increase of 15 percent, or 2,000 units, compared with the previous 12 months. In Arkansas, the number of single-family permits increased by 1,150, or 11 percent, to 11,350 units.

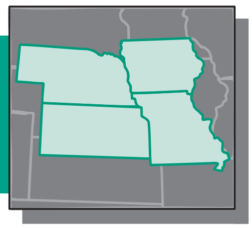
Elsewhere in the region, the double-digit growth rates of single-family construction during the past 3 years showed signs of slowing. In New Mexico, the number of homes permitted during the 12 months ending March 2006 increased by 850, or 5 percent, compared with the 12 months ending March 2005. During this same period, Louisiana registered a gain of 900 permits, or 7 percent. Single-family housing construction levels were down in the New Orleans and Lake Charles metropolitan areas but were up in Baton Rouge, Houma, and Shreveport.

Sales levels continued to set new records in Texas. According to multiple listing service (MLS) data, 271,900 homes were sold during the 12 months ending March 2006. The number of home sales in Texas represented a 10-percent increase compared with the previous 12-month period and a 23-percent increase compared with the 12-month period ending March 2004. The average sales price was nearly $180,500, up 7 percent from the 12-month period ending March 2005. Among the region's largest metropolitan areas, the highest rate of growth in sales activity occurred in Austin. MLS data indicate a 17-percent increase in the number of homes sold in the Austin area during the 12 months ending March 2006. Austin continued to have the highest average home sales price in Texas, at $215,500; the price increased 8 percent during the past 12 months. The Fort Worth area had the lowest average home sales price, at $134,950, up 8 percent from the previous year. In both San Antonio and Fort Worth during the 12 months ending March 2006, home sales were 13 percent higher than during the 12 months ending March 2005. In San Antonio, where nearly 24,000 homes sold, the average home sales price increased 11 percent to $161,300. In the Houston area between April 2005 and March 2006, the MLS recorded 75,300 sales, a gain of 11 percent compared with the previous 12 months. In the Dallas area during the 12 months ending March 2006, the number of sales increased 8 percent as 59,900 homes were sold. Average prices in the Houston and Dallas areas were $187,400 and $204,600, respectively.

In the Southwest region during the 12 months ending March 2006, 52,100 multifamily units were permitted, an increase of 1 percent compared with the previous 12-month period. Decreases in the number of multifamily building permits were 28 percent in Arkansas and 18 percent in New Mexico, indicating that builders are responding to soft rental markets in the major metropolitan areas of these states. The 26-percent permit decrease in Louisiana was partially due to insurance and building code flood map concerns in the 10 coastal parishes. The number of multifamily units permitted in Texas increased by 8 percent to 36,300 units; the number of multifamily units permitted in Oklahoma increased by 28 percent to 2,850 units.

Apartment rental markets in major metropolitan areas of the Southwest region improved during the past year. Increases in occupancy that followed the arrival of evacuees from Hurricanes Katrina and Rita resulted in average rent increases during the first quarter of 2006; this is the first time rents have increased in more than 2 years. According to ALN Systems, Inc., during the 12 months ending March 2006, the apartment occupancy rate in Austin increased by 2.7 percent to 92.5 percent and the average monthly rent increased 2 percent to $724. In Houston, apartment occupancy increased by 3 percent to 90.5 percent, and the average rent increased 1.7 percent to $686. In San Antonio, average apartment occupancy increased by less than 1 percent to 91 percent, but average rents increased 2.5 percent to $654. In Dallas, between April 2005 and March 2006, apartment occupancy increased by 2 percent to about 90 percent, but average rents remained unchanged. In Fort Worth, the softest large rental market, apartment occupancy increased by 1.5 percent to 89 percent, and average rents were flat. Concessions have been reduced in many areas, but high construction levels throughout the major markets are expected to keep occupancy levels around 90 percent. The number of multifamily units under construction is estimated at more than 15,000 each in the Houston and Dallas metropolitan areas, 10,000 in San Antonio, and 7,000 in Austin.

Great Plains



The economy in the Great Plains region continued the trend of the past 18 months, showing signs of a broad-based recovery. During the 12-month period ending March 2006, nonfarm employment increased to 6.6 million jobs, or by approximately 1.2 percent, compared with the same period ending March 2005. Jobs were added in all states in the region with increases recorded in the major economic sectors in all states. The construction sector led with a 3.5-percent increase, followed by gains of 2 percent each in the financial activities, professional and business services, and educational and health services sectors. All states in the region recorded a decline in the unemployment rate during this period, with the region posting an unemployment rate of 4.2 percent in March 2006 compared with 4.3 percent in March 2005.

Nonfarm employment increased in all major metropolitan areas in the region. In Des Moines, jobs rose to 310,300, up nearly 3.5 percent. Construction led all sectors in the metropolitan area with a 13-percent increase, followed by a 4-percent increase in the manufacturing sector. The increase in the number of construction jobs in Des Moines occurred because of the construction of several infrastructure projects in the downtown area. Employment rose nearly 2 percent in Kansas City, supported by a 9-percent increase in the construction sector. The sharp increase in construction jobs in Kansas City is attributable to jobs created by the expansion of the Nebraska Furniture Mart and other retail and entertainment developments around the Kansas Speedway in Kansas City, Kansas. Construction jobs have also been added in Kansas City, Missouri, as a result of the construction of the new performing arts center and the Sprint Center sports arena downtown. In economically hard-hit Wichita, jobs increased 1.5 percent primarily because of an increase in aircraft orders and defense manufacturing contracts. Employment rose 2 percent in Omaha and 1 percent in St. Louis.

Improved economic conditions continued to stimulate demand for new homes throughout the region. Approximately 53,000 single-family building permits were issued during the 12-month period ending March 2006, nearly the same number of permits issued during the 12 months ending March 2005. Annual permit activity through March 2006 continues to be 10 percent above the total permits issued during the 12 months ending March 2004. Kansas and Nebraska had increases in single-family building permit activity of 4 percent and 11 percent, respectively, while activity in Iowa remained at the same level during this period.

The existing homes sales market remained active during the 12 months ending March 2006. The Greater St. Louis Board of REALTORS® reported 24,500 existing homes sold during the 12 months ending March 2006, a 2-percent increase compared with the same period a year earlier, with the average sales price rising 3 percent to $146,000. According to the Heartland Association of REALTORS®, home sales in Kansas City totaled nearly 31,000 units, a 3-percent increase over the past year, with the average sales price rising 2 percent to approximately $178,000. Sales activity declined 4 percent in Johnson County, Kansas, the fastest growing county in the metropolitan area. The decline in sales of existing homes in the county is attributable, in part, to the availability of newly constructed homes and the affluence of home purchasers who can choose between new or existing units. The average home sales price in the county rose 4 percent to $257,000, the highest average sales price of any county in the area.

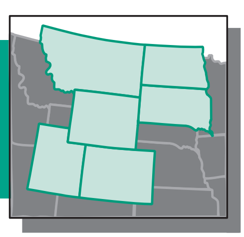
In 2005, the number of existing home sales in Kansas increased by 7 percent from 2004 to 77,000 and by 3 percent in Iowa to 76,000. In Missouri, sales remained relatively unchanged at 140,700 compared with 140,500 a year ago. Existing sales in Nebraska dropped 1 percent to 38,000 units.

Increased job growth has contributed to an increased demand for additional rental housing. Multifamily building permit activity in the region increased during the 12 months ending March 2006. During this period, permits were issued for nearly 15,000 units in the region, up approximately 11 percent compared with the previous 12 months. All states registered increases except Nebraska. Activity rose 43 percent in Kansas, 25 percent in Missouri, and 2 percent in Iowa. Approximately 98 percent of multifamily units developed in the Great Plains region become rental units. The condominium market is limited in the region because of the affordability of single-family homes in the area.

During the past 12 months ending March 2006, rental markets remained balanced to soft in the major metropolitan areas in the region but are beginning to tighten. Rental vacancy rates are declining and rents are beginning to increase. According to CB Richard Ellis, the vacancy rate in Des Moines was 7 percent in March 2006, down from 9 percent in March 2005, and rents increased by 1 percent during the past year. Kansas City posted an 8-percent vacancy rate in March 2006 compared with 9 percent a year earlier. The average rent was $750 during this period, approximately 2 percent higher than during the previous 12 months. With a 9-percent vacancy rate, Overland Park in Johnson County was the weakest submarket in the area, but the rental vacancy rate was 10 percent in March 2005 and 12 percent in March 2004. Rental concessions nearly have disappeared in the submarket compared with a year ago when properties offered rental concessions of 1 to 2 months' free rent in exchange for a 12-month lease. The strongest submarket areas are in Platte County, Missouri, and Leavenworth County, Kansas; each has vacancies of 5 percent.

In St. Louis, the vacancy rate was 8 percent in March 2006, down from 9 percent in 2005 and 10 percent in 2004. St. Charles County had the highest vacancy rate, at 11 percent, followed by a 9-percent vacancy rate in the city of St. Louis. Property managers estimate that approximately 50 percent of tenant turnover in the metropolitan area during the past year was a result of homeownership opportunities for residents. The average rent in the St. Louis metropolitan area was $760, up 1 percent from a year ago. Rental concessions remained prevalent throughout the St. Louis area, typically consisting of 1 month of free rent in exchange for a 1-year lease. The vacancy rate was 7 percent in Omaha in March 2006. The Sarpy County submarket posted the lowest vacancy rate, at 4 percent, while soft market conditions continued in North Omaha with a 9-percent vacancy rate.

ROCKY MOUNTAIN



The economy of the Rocky Mountain region continued its 2-year expansion during the first quarter of 2006, adding jobs at a rate not seen since 2000. For the 12 months ending March 2006, average nonfarm employment increased by 126,200 jobs, or 2.7 percent, compared with the same period a year ago. The rate of growth in Utah during the past 12 months was 4.3 percent, or 47,500 jobs. Colorado followed closely with 47,300 jobs, or a 2.2-percent increase. Major employment advances in the construction, trade, and professional and business services sectors occurred in both Utah and Colorado. Montana and Wyoming gained 8,800 and 8,300 jobs, respectively, supported by increases in the construction and natural resources and mining sectors. The steady growth in North Dakota and South Dakota of approximately 7,000 jobs each enhanced the strong performance for the region. Except for Colorado, unemployment rates were lower than the national rate of 4.7 percent. The average 12-month rates as of March 2006 varied from 3.4 percent in North Dakota to 4.8 percent in Colorado.

Increasing demand for domestic energy supplies encouraged oil and gas exploration throughout the region. In Colorado, approximately 4,600 permits were issued for new oil and gas wells in the 12 months ending March 2006, up 47 percent from a year ago. In some instances, plans for energy production growth conflict with residential development. On land surrounding Denver International Airport, energy companies propose to significantly increase the number of wells. The 53 existing wells generate in excess of $3.8 million annually for the airport, and, with the prospect of more drilling, local residents are concerned about the impact on their neighborhoods. The oil and gas extraction industry in Colorado, which grew by 16 percent during the 12 months ending March 2006, accounts for approximately 5,000 jobs.

Reflecting a strengthening economy, single-family and multifamily home construction remained at high levels, although production in most states of the region subsided from the levels recorded last year. For the 12-month period ending March 2006, the number of single-family homes permitted increased to 70,000, or by 1 percent, compared with the previous 12 months. Strong gains in Utah and Wyoming offset slight declines in Colorado, Montana, North Dakota, and South Dakota. Colorado and Utah continued to lead single-family building permit activity for the region, accounting for 85 percent of the total. Multifamily building permit activity declined by 15 percent to 13,400 units, primarily due to cutbacks in apartment construction in Colorado and Utah. Even so, Colorado and Utah still account for 70 percent of multifamily building permit activity in the region.

Sales market conditions in the Rocky Mountain region continued to be strong during the fourth quarter of 2005. According to the NATIONAL ASSOCIATION OF REALTORS®, the annualized rate of single-family home sales was 252,000, an increase of 4 percent compared with a year ago. Except for North Dakota and Wyoming, all the states in the region reported an increase in existing home sales. The annual growth in home sales in Utah was an impressive 19 percent ahead of the fourth quarter of 2004, followed by 10 percent in Montana. According to the Office of Federal Housing Enterprise Oversight (OFHEO), home prices for the fourth quarter of 2005 increased in all states in the Rocky Mountain region. For the first time since 2001, home price increases in the region are beginning to approach the national rate of appreciation, which now stands at 13 percent. Montana, Utah, and Wyoming were above or near the national rate with increases of 15, 13, and 13 percent, respectively, compared with 1 year earlier. A gain of 8 percent in South Dakota was above the rate recorded last year, while the 8-percent increase in North Dakota was slightly below last year's rate. With the resurgence in employment growth, the 6-percent home price increase in Colorado was above the 4-percent annual average gain since 2001. Although home price appreciation has recently accelerated in Rocky Mountain states, the relatively low rate of appreciation since 2001 and recent strong employment growth should help maintain price levels despite rising interest rates.

Sales market conditions for single-family homes in the region remain strong and balanced for most metropolitan areas. The Salt Lake City Board of REALTORS® reports the volume of existing home sales for the 12 months ending March 2006 was 16 percent greater than the volume for the same period in 2005. The average sales price increased by 15 percent to $231,800. Sales in the Provo-Orem area increased by 21 percent, according to the Utah County Association of REALTORS®, while the average sales price increased by 9 percent to $223,500. Other indicators of market strength are a 20-percent reduction of inventory at the end of March 2006 compared with a year ago and a decline, by 16 percent to 63 days, in the average time required for a home to sell during the past 12 months. These factors are expected to continue to exert upward pressure on prices in the Salt Lake City and Provo-Orem areas.

In Denver and Colorado Springs, single-family home markets are generally balanced, but a recent buildup of inventory is causing some concern to local real estate officials. According to the Denver Board of REALTORS®, existing single-family home sales gained momentum in the first quarter of 2006 and, for the 12 months ending in March 2006, increased by 1 percent from a year ago. The average single-family home sales price increased by 6 percent to $310,200. The Colorado Springs Association of REALTORS® reported that existing sales activity was up 9 percent from the record pace of last year and the average single-family home sales price increased by 7 percent to $249,000. Contrary to these positive characteristics of a healthy market—increasing sales and prices—is the escalating supply of inventory on the market. Active listings as of March 2006 are up by approximately 20 percent from a year ago in the Denver and Colorado Springs markets and are at their highest levels in 2 years. Because of the high usage of interest-only and adjustable rate mortgages, many local homeowners have seen their monthly payments increase due to rising interest rates, forcing some to put their homes on the market or face foreclosure. Despite this unsettling trend, the existing home sales markets in Denver and Colorado Springs are expected to remain healthy because of strong employment growth and a reduction in new home construction.

The strengthening economy and housing market in Denver have set the stage for the biggest alteration of the city's downtown skyline in 20 years. At least a dozen highrise buildings along the fringe of the central business district are under way or planned. The buildings are in mixed stages of development, but several are already completed or will be completed during the next few years. Hotel and condominium towers will be the predominant building type instead of the highrise offices that were built during the 1980s. Together, the buildings represent more than $1.2 billion in new construction. Three of the developments include the 37-story Hyatt Regency Denver at the Colorado Convention Center completed in 2005, the proposed 50-story Four Seasons hotel and condominiums, and the 55-story Great Gulf condominiums. The highrise developments will change the view of downtown from all directions and strengthen the economy of downtown Denver.

Strong employment growth and reduced levels of construction have also led to improved rental market conditions throughout the region during the first quarter of 2006. According to the Denver Apartment Association's first quarter 2006 survey, the vacancy rate decreased by 2.6 points to 7.4 percent from a year ago and the average rent was unchanged at $834. In the Colorado Springs area, the market remains soft but has significantly improved. According to a survey by Doug Carter, LLC, the vacancy rate declined from 13.4 percent to 9.8 percent between the first quarters of 2005 and 2006. The rental market in the Salt Lake

City area is beginning to tighten. In the RealFacts first quarter 2006 survey, the apartment vacancy rate declined to 5.8 percent from 6.5 percent a year ago while average rent increased by 2 percent to $683. With escalating interest rates, expanding economies, and limited apartment construction, rental markets throughout the region are expected to continue to strengthen.

PACIFIC

Economic conditions in the Pacific region remained strong through the first quarter of 2006. Nonfarm employment rose by 2.6 percent, or 493,000 jobs, in the 12 months ending March 2006. The increase accounted for nearly one-quarter of the nonfarm jobs added in the nation during that time. Hiring in the service-providing industries was responsible for more than four-fifths of the new jobs, led by employment gains of 4.1 and 3.6 percent in the professional and business services and the leisure and hospitality sectors, respectively. High levels of building throughout most of the region supported the addition of 104,000 new construction jobs. In California, employment increased by 1.8 percent, or nearly 270,000 jobs, a substantial increase from the 190,000 jobs added in the previous 12 months. Approximately 62 percent of the new jobs in the state were added in the professional and business services, wholesale and retail trade, and construction sectors. Hiring occurred primarily in Southern California and the Central Valley, although the San Francisco Bay Area added more than 37,000 new jobs in the past 12 months after several years of declining or stagnant employment.

Arizona nonfarm employment increased by 5.5 percent, or 131,800 new jobs, in the 12 months ending March 2006, led by increased employment in the professional and business services and construction sectors. In Nevada, employment rose by 6 percent, or 72,800 new jobs, in the same period. Nearly four-fifths of the increase occurred in the Las Vegas metropolitan area, while employment in the Reno area gained 12,000 jobs, a record number of new jobs for both metropolitan areas. Employment in Hawaii rose by 3.3 percent, or 19,300 jobs.

Because of strong economic conditions, the unemployment rate in the region declined to an average of 5.0 percent in the 12 months ending March 2006 from 5.7 percent in the previous 12 months. Unemployment rates among the states in the region ranged from 2.7 percent in Hawaii, the lowest of any state in the country, to 5.2 percent in California.

Home sales activity in the Pacific region remained at high levels but the pace has slowed in many areas during the past year. Existing home sales declined 6 percent to 594,000 units in the 12 months ending March 2006 compared with record-level sales activity in the previous 12-month period, according to the California Association of REALTORS®. The median home sales price in the state rose 15 percent to $542,000, after a gain of 21 percent in the previous 12 months. In Southern California, total new and existing home sales maintained a near-record volume. Increased numbers of home sales in the relatively affordable Riverside-San Bernardino area nearly offset fewer sales in Los Angeles and San Diego. Total sales in the San Francisco Bay Area decreased 10 percent in the 12 months ending March 2006, cooling from an 8-percent gain in the previous 12 months. The median sales prices for total home sales in the San Francisco Bay Area and Southern California rose 15 percent and 16 percent, respectively, in the 12-month period ending March 2006.

Sales of existing homes in the Las Vegas area totaled 56,740 in the 12 months ending March 2006, down 9 percent from the previous 12-month period, the Las Vegas Housing Market Letter reported. This sales volume was exceeded only by the very high number of sales in 2004 and 2005. Home sales prices rose 13.5 percent to approximately $280,000 during the past 12 months but price increases have slowed recently due to higher interest rates and competition among a record number of active listings. According to the Phoenix Housing Market Letter, sales of existing and new homes rose 7 and 16 percent, respectively, in the 12 months ending March 2006 compared with the previous 12 months, and activity in both sectors remained near 2005 records. The Honolulu Board of REALTORS® reported nearly 12,500 existing sales in the 12 months ending March 2006, which nearly equaled the record existing sales volume of 2005. Median sales prices for single-family and condominium units rose 26 percent and 32 percent, respectively, during that period.

Home building activity in the region eased slightly, reflecting higher interest rates, but generally remained at or near record production levels. Single-family building activity for the four-state region declined 2 percent to approximately 269,000 homes permitted in the 12 months ending March 2006 and decreased less than 5 percent from the 2004 record. In California, 142,240 single-family permits were issued in the 12-month period ending March 2006, 4 percent below the total number of single-family building permits issued during the 12 previous months. In Arizona, single-family building permits declined 2 percent to almost 76,500 homes in the 12 months ending March 2006 compared with the previous 12 months. This volume greatly exceeded the average production of 57,000 single-family homes from 1996 through 2005. In Nevada, single-family building permits rose 7 percent to 39,000 homes, matching the 2004 record pace. In Hawaii, single-family home building activity measured 6,600 homes permitted, a 7-percent increase from the previous 12-month period.

Rental market conditions in the Pacific region remained balanced to tight through the first quarter of 2006. Contributing to the strength of the market were high levels of employment growth, a moderate level of apartment construction, condominium conversions, and the diminished affordability of home prices. The apartment vacancy rate in both the San Francisco and San Jose areas tightened to 4.2 percent from approximately 5 percent a year earlier, and rents rose about 5 percent during that time, according to Reis, Inc. In the Oakland-East Bay area, apartment vacancy rates remained near 5 percent and average rents increased almost 3 percent in the past year after 4 previous years of declining or unchanged rents.

In Southern California, rental market conditions generally continued to be balanced to tight. The rental vacancy rates remained tight in Los Angeles County, Orange County, Ventura County, and the southern portion of Santa Barbara County. Los Angeles and Orange Counties had 4-percent vacancy rates and Ventura and Santa Barbara Counties had vacancy rates below 4 percent. The rental market in San Diego remained balanced at approximately 5 percent. Rental conditions remained relatively balanced in Riverside and San Bernardino Counties, where rental vacancy rates each increased by 1 percentage point to 7 and 6 percent, respectively, compared with a year ago. Both of these areas are still absorbing more than 4,000 rental units completed during the previous 12-month period. According to the Consumer Price Index covering most of Southern California, rents rose 5.7 percent in the past year, among the highest rates of increase in the nation.

According to RealFacts, rents in Reno rose 4.7 percent in the 12 months ending March 2006. The rental market currently is balanced with an apartment vacancy rate of approximately 5 percent. The Las Vegas rental market is tight and had an apartment rental vacancy of 4 percent in the first quarter of 2006 compared with 4.4 percent in the same period a year earlier. According to CB Richard Ellis, the average rent in Las Vegas rose 7 percent in the past year. Tight conditions prevailed as well in the Phoenix market, with the Arizona Real Estate Center reporting a 4-percent apartment vacancy rate, and in the Honolulu market, where the overall rental vacancy rate remained in the 3- to 4-percent range.

Multifamily building permit activity in the region increased 4 percent to 79,600 units in the 12-month period ending March 2006. In Arizona, multifamily units permitted rose 21 percent to more than 12,200 units. New rental apartments and condominiums in the Phoenix area accounted for more than 80 percent of the units permitted in Arizona and nearly all of the 12-month increase. Due primarily to new condominiums under construction in the Las Vegas area, multifamily permit activity in Nevada numbered 11,900 units, nearly 7,000 units more than in the previous 12 months. In Hawaii, permits were issued for 2,866 units, a 30-percent increase from the previous 12-month period. The significant gains in multifamily building permit activity in these three states more than offset an 11-percent decline in multifamily units permitted in California. Despite the decline from the 12 months ending March 2005, the 52,600 units permitted in California was a relatively high volume about equal to the average of the past 3 years.

NORTHWEST

Job gains accelerated in the Northwest region through the first quarter of 2006, continuing the trend that started in 2004. Regional nonfarm employment increased 3.3 percent, or 170,300 jobs, to an average of 2.8 million for the 12 months ending March 2006 compared with the previous 12 months. The increase in jobs was more than triple the gain during the 12 months ending March 2005 compared with the same period in 2004. Washington accounted for half the regional employment gain during the most recent 12-month period, with an increase of 86,250 jobs. Hiring in the construction, professional and business services, retail trade, and manufacturing sectors accounted for most of the new jobs in Washington. Approximately 70 percent of the increase in manufacturing employment was in the aerospace products and parts industry due to hiring at Boeing.

In Oregon, gains in the construction, educational and health services, and retail trade sectors contributed largely to nonfarm employment growth of 52,200 jobs, a 3.2-percent increase for the 12 months ending March 2006 compared with the previous 12 months. Idaho had the fastest growth rate in the region at 4.4 percent due to widespread gains that were led by the construction, retail trade, and administrative and support services sectors. In Alaska, the construction, educational and health services, and leisure and hospitality sectors supported a 1.8-percent increase in nonfarm employment, or an additional 5,500 jobs. An increase in mining jobs, due to higher fuel and mineral prices, contributed to job growth in Alaska as well. The faster rate of job formation in the Northwest region reduced the average regional unemployment rate to 5.4 percent, down from 6.2 percent for the previous 12 months ending March 2005. Unemployment rates ranged from 3.6 percent in Idaho to 6.8 percent in Alaska.

Sales market conditions in the Northwest region remained strong through the first quarter of 2006. During the 12 months ending March 2006, existing home sales in the Puget Sound region increased 4 percent compared with the 12 months ending March 2005, based on Northwest Multiple Listing Service data. The Tacoma area, with sales up 11 percent, accounted for most of the gain. In the Seattle metropolitan area, existing home sales increased 1 percent to 46,300 units, well above the annual average of 38,350 units recorded between 2001 and 2004. Existing home sales increased 7 percent in the Olympia area but declined 3 percent in the Bremerton area to 4,460 closings. Sales volume in the Bremerton area was still relatively high at 9 percent above the annual average recorded between 2001 and 2004. Median home sales prices increased between 16 percent and 24 percent in Puget Sound market areas. The Seattle area had the highest median home sales price at $358,000; the remaining Puget Sound market areas had medians near $250,000. New home sales in the Puget Sound region increased 6 percent to 12,100 closings because of a 31-percent sales gain in the relatively affordable Tacoma area. The median sales price for new homes increased between 5 percent and 21 percent and was typically near $300,000, except for the Seattle area where the median was $400,000.

In the major markets of western Oregon, total sales of new and existing homes increased 15 percent to 74,850 units for the 12 months ending March 2006 compared with the same period a year earlier, based on data from the Oregon Residential Multiple Listing Service. The median home sales price for the period was $229,350, a 17-percent increase. In the Portland-Vancouver area, the number of homes sold increased 7 percent and the median sales price rose 13 percent to $243,100.

Existing home sales in Idaho were exceptionally strong, particularly in the Boise area where the median sales price rose 20 percent to $178,100 and sales increased 39 percent to 19,650 homes, based on Intermountain Multiple Listing Service data. Steady job growth and a large supply of relatively affordable homes caused the sales and price gains in the Boise area. Market conditions were tight in other Idaho areas, including Coeur d'Alene, Lewiston, and Pocatello where annual average prices increased between 10 and 30 percent from 2004 to 2005. Data from the Anchorage Multiple Listing Service for the 12 months ending March 2006 indicated that home sales and average monthly listings each declined 7 percent compared with the previous 12 months. The average home sales price rose 11 percent to $297,600 over the same period.

Single-family housing construction activity, as measured by building permits, increased 8 percent to 83,800 units in the 12-month period ending March 2006 compared with the same period in 2005. The number of single-family building permits in Idaho increased 19 percent to 18,700. Permit activity increased 8 percent in Oregon, followed by a 4-percent increase in Washington. The number of permits issued totaled 39,450 in Washington and 24,000 in Oregon. In Alaska, single-family building activity declined 7 percent to 1,700 units, similar to the annual average for 2000 through 2004.

Rental market conditions continued to tighten throughout much of the Northwest region during the 12 months ending March 2006. In the Puget Sound region, the rental vacancy rate declined from 6.5 percent in March 2005 to 4.6 percent in March 2006, according to Dupre + Scott. The average overall rent increased 4 percent to $830, after being flat or declining in the three previous 12-month periods. Approximately 26 percent of properties offered concessions compared with 64 percent a year ago, and the value of concessions decreased. The lowest Puget Sound vacancy rate, at 4 percent in the Bremerton area, was due to an increase in military personnel at Naval Station Puget Sound. The remaining Washington rental markets were tight to balanced and had vacancy rates below 6 percent, except in the Richland-Kennewick-Pasco area where the vacancy rate was approximately 10 percent. Slower employment growth, overbuilding, and competition from the sales market have softened the Richland-Kennewick-Pasco rental market.

The Portland-Vancouver rental vacancy rate declined from 6.7 percent to 6.5 percent between the first quarter of 2005 and the first quarter of 2006. According to data from RealFacts, the average contract rent in the Portland area increased 3 percent to $760 during the same period. The Salem area had balanced market conditions and a vacancy rate of 5 percent, while the Eugene and Bend market areas had vacancy rates below 3 percent. In the Boise metropolitan area, soft market conditions still prevailed because of overbuilding and competition from the sales market. The estimated rental vacancy rate was 8 percent as of the first quarter of 2006, up from 7.8 percent in the same quarter a year ago. The average contract rent in Boise was $710, up 1.5 percent from the first quarter of 2005, based on RealFacts data. The remaining Idaho rental markets were balanced, with the exception of tight market conditions in northern Idaho and Teton County in eastern Idaho. Rental market conditions in Anchorage were still competitive due to new supply entering the market; the rental vacancy rate was approximately 7 percent.

Multifamily building permits totaled 22,600 units in the Northwest region for the 12 months ending March 2006, down 4 percent compared with the 12 months ending March 2005. Washington was the only state in the region where multifamily activity increased, up 2 percent to 12,400 units permitted. In Oregon, 6,550 units were permitted, followed by 2,300 in Idaho and 1,400 in Alaska.

Housing Market Profiles

Albany-Schenectady-Troy, New York

The Albany-Schenectady-Troy Metropolitan Statistical Area (MSA), located in the eastern part of New York State approximately 150 miles north of New York City, consists of Albany, Rensselaer, Saratoga, Schenectady, and Schoharie Counties. According to HUD estimates, between 2000 and 2005, total population in the MSA increased by 3.3 percent to 853,000 mainly due to net in-migration.

Employment growth in the area since 2003 continued in the first quarter of 2006. During the 12-month period ending March 2006, total nonfarm employment increased by 2,200 jobs, or 0.5 percent, to 447,100 compared with the previous 12-month period. Leading employers in the MSA include the New York State government, Albany Medical Center, and General Electric Company. Professional and business services, financial activities, and education and health services were the major growth sectors during the last 12 months; these sectors created a total of 1,800 jobs. Employment in the relatively small manufacturing sector remained stable, but total government employment declined by 700 jobs mainly due to decreased employment within the local government. In the 12-month period ending March 2006, the average annual unemployment rate in the MSA decreased from 4.1 percent to 3.9 percent.

Nanotechnology presents the most likely prospect for future high-technology employment growth in the area. The University at Albany is involved in nanotechnology research and has formed Albany NanoTech, a university-based entity that promotes education and research and leverages financial resources. Recently, The University at Albany received a $435 million grant from the Institute for Nanoelectronics Discovery and Exploration to fund research. In January 2006, Symantec Corporation announced plans to invest $50 million in a second research and development center at The University at Albany site. By 2007, Albany Nanotech's workforce is projected to increase from 700 to 2,100 workers.

Moderate employment gains and favorable residential mortgage financing have contributed to strong housing sales and increasing housing prices in the area. Overall, the sales market is balanced, but inventory levels have been increasing. According to the Greater Capital District Association of REALTORS®, housing sales have increased 3 to 4 percent each year since 2000; 2005 sales were in excess of 10,000 units. In 2005, the median price of a single-family home in the Albany-Schenectady-Troy MSA was $180,000. This figure represents a 13-percent increase from 2004 and a 70-percent increase from 2000. The highest median prices for single-family homes are in Albany and Saratoga Counties, where the median price increased 12 percent to $240,000 and 15 percent to $187,000, respectively, in 2005 compared with prices in 2004. In 2005, new sales listings increased to approximately 15,000 units, an 8-percent increase from the previous year. This increased housing inventory should lower the level of future price increases.

Despite escalating price levels, affordable sales housing is more readily available in Rensselaer, Schenectady, and Schoharie Counties. In 2005, the median price of a single-family home increased 13 percent to $150,500 in Rensselaer County and increased 15 percent to $142,000 in Schenectady County, compared with the previous year. The median price of a single-family home in Schoharie County, a more rural part of the MSA, increased 26 percent to $119,400 over the same period. In Rensselaer County, most residential development is occurring in the southern part of the county, especially in East and North Greenbush. In Schenectady County, growth is occurring in Niskayuna and Rotterdam. Several small condominium developments recently constructed in Rotterdam were absorbed very quickly.

During the past 5 years, residential building permits were issued for an average of 2,980 units annually in the MSA. Of this total, approximately 80 percent of the permits were issued for single-family homes. Custom-built homes in upscale suburban communities typically contain a minimum of 2,500 to 3,000 square feet of living space and are priced between $350,000 and $500,000. In Saratoga County, the most expensive housing developments are being constructed adjacent to the Adirondack Northway (Interstate 87). Significant development is occurring in the city of Saratoga Springs as well as in Ballston Spa, Clifton Park, Malta, and Wilton.

The rental market in the MSA currently is balanced. Vacancy rates in the newer suburban apartment complexes are estimated to be less than 5 percent. Soft rental market conditions exist in the central cities of Albany, Schenectady, and Troy and in the older rental housing stock in both Rensselaer and Schenectady Counties.

Multifamily housing development in the MSA has increased during each of the past 5 years; an average annual total of 680 units have been built during this period. Currently, numerous multifamily developments consisting of various types of housing, including age-restricted senior housing, condominium units, and large-scale luxury rental apartments, are under construction, in initial lease-up, or in various planning stages. Management agents in the area report that most of the new units in the market are being quickly absorbed.

Cincinnati-Middletown, Ohio-Kentucky-Indiana

The Cincinnati-Middletown metropolitan area includes 15 counties in the Ohio-Kentucky-Indiana tristate area. According to July 1, 2005, Census Bureau estimates, the population of the metropolitan area was 2,070,000, an average annual increase of 11,600, or 0.6 percent, since 2000. Ohio counties, including Warren, the fastest growing county in the metropolitan area, account for 77 percent of the population. Growth has occurred in suburban areas as the population of the city of Cincinnati has decreased 1.2 percent annually since 2000. The Kentucky portion of the metropolitan area represents 20 percent of the area population and includes the Cincinnati/Northern Kentucky International Airport.

The Cincinnati-Middletown economy has had moderate job growth during the past 3 years. For the 12 months ending February 2006, nonfarm employment increased by 11,600 jobs, or close to 1.1 percent, compared with the previous 12-month period. Job growth was attributable to the service-providing sector; the goods-producing sector held steady because construction job gains offset declining manufacturing employment. The professional and business services sector grew by 5,600 jobs primarily due to increases in employment agency placements. Local firms have responded to increased orders for goods and services by using temporary workers to meet demand without hiring full-time employees. The education and health services sector grew by 3,500 jobs as healthcare providers responded to the needs of an expanding and aging population. The Cincinnati-Middletown metropolitan area continues to be the regional healthcare hub of the tristate area. The leisure and hospitality sector grew by 2,500 jobs with almost all the growth in restaurant services. The financial activities sector, down by 1,000 jobs between 2003 and 2004, added 800 workers in the past 12 months. Employment opportunities in this sector will continue to increase, in part due to Fidelity Investments' $155 million expansion of its Covington campus. The expanded facility is expected to increase employment by 1,500 workers by early 2007. For the 12 months ending February 2006, the unemployment rate was 5.3 percent, unchanged compared with the previous 12-month period.

Job market gains, household and population growth, and low interest rates have strengthened the existing home sales market. For the 12 months ending March 1, 2006, the Greater Cincinnati Multiple Listing Service reported that residential sales in the Ohio portion of the metropolitan area were up 3 percent compared with the previous year. The 24,650 homes sold included 21,600 single-family residences and 3,050 condominium units. The median sales price of a single-family home was $149,900, which is 2 percent above the median single-family home price of $147,000 recorded for the previous year. The median condominium price increased from $117,900 to $122,900 in the same period. The Southeastern Indiana Board of REALTORS® reported that in 2005 existing home prices in the Indiana portion of the metropolitan area averaged approximately $158,000. Boone County, Kentucky's second fastest growing county and the location of the Cincinnati/Northern Kentucky International Airport, contains the city of Florence, which had an average existing home sales price of $173,000. This figure is up 5 percent from 2004.

Single-family homebuilding activity, as measured by the number of building permits issued, averaged more than 10,450 units annually from 2000 through 2005. Despite increases in mortgage interest rates in the past 2 years, the number of permits issued remained unchanged in the 12 months ending February 2006 compared with the previous 12-month period. The most significant residential development has been occurring in Boone, Butler, Clermont, and Warren Counties. Records from the Home Builders Association of Greater Cincinnati show that Liberty Township in Butler County had the highest number of newly constructed single-family homes (583) in 2005. A typical new single-family house in Liberty Township costs $209,000.

Since 2000, multifamily building permit activity has decreased by 6 percent annually. Apartment production has been declining but production of condominium units is increasing. Approximately 75 percent of all multifamily unit permits issued since 2003 were for condominiums. Condominium developments near downtown Cincinnati predominantly attract young professionals, while developments in suburban areas attract empty nesters and low- to moderate-income families. Previous rental development occurred primarily in the suburbs, but current rental development has focused on urban infill locations such as those near the University of Cincinnati (UC). Developers have responded to increased demand for off-campus housing by constructing approximately 560 units containing more than 1,400 beds near the UC campus.

The rental market is currently soft. CB Richard Ellis reports that the Cincinnati-Middletown rental market has a vacancy rate of 10.3 percent. Conditions have improved slightly since the first quarter of 2005 because of the reduction in supply, most notably the conversion of 600 apartments into condominium units and the small number of new rental units being constructed. Multifamily developers increased production in the early 2000s after the rental market tightened in the late 1990s. In the early 2000s, however, renter household formation slowed with the economy and low mortgage interest rates drew many existing renter households into the sales market. A rental vacancy rate of more than 10 percent has prevailed since 2001. Submarket vacancy is lowest in Northern Kentucky, where the vacancy rate is 8.7 percent, and highest in West Cincinnati, where the rate is 17.7 percent. Rents in the Cincinnati-Middletown market average $539 for a one-bedroom unit, $766 for a two-bedroom unit, and $906 for a three-bedroom unit.

Hamilton County and the city of Cincinnati are working to redevelop the Ohio riverfront. Plans are under way to create the Banks, a business and residential district that will be located between the Great American Ballpark and Paul Brown Stadium. This $600 million, 15-acre development will include retail space, entertainment venues, and up to 1,500 residential housing units. According to the Cincinnati Center City Development Corporation, the Banks will generate an estimated $14 million in yearly sales tax revenue and create up to 800 jobs upon completion.

Columbus, Georgia-Alabama

The Columbus metropolitan area, located approximately 120 miles southwest of Atlanta, consists of Chattahoochee, Harris, Marion, and Muscogee Counties in Georgia and Russell County in Alabama. The Chattahoochee River forms the border between Georgia and Alabama and separates the two largest communities in the metropolitan area—Columbus, Georgia, and Phenix City, Alabama. The leading employer in the Columbus area is Fort Benning Army Base (AB), "Home of the Infantry," one of the busiest deployment platforms for the U.S. Army. According to the Fort Benning Futures Partnership, the base covers more than 180,000 acres and, with an average population of 110,000, contributes more than $100 million each month to the area economy.

As of January 2006, the estimated population of the Columbus metropolitan area was 291,700, an average annual increase of 1,725 since 2000. Improved economic conditions due to new employment opportunities in the metropolitan area are expected to result in a more rapid rate of population growth during the next few years. The Fort Benning Futures Partnership estimates that, because of growth at the base, by 2011 the metropolitan area population will have grown by approximately 30,000.

Nonfarm employment increased by 2,050, or 2 percent, during the 12-month period ending February 2006 compared with the previous 12 months. Increases in nonfarm employment were driven by the service-providing sectors, which rose by 2,300 jobs. The goods-producing sectors decreased by 240 jobs, or 1 percent, during the past 12 months, an improvement compared with an average annual decrease of 1,575 jobs, or 5.8 percent, from 2000 to 2004. In addition to Fort Benning AB, leading employers in the area include Synovus Corporation, Muscogee County School District, and American Family Life Assurance Company (AFLAC).

The economic outlook for the next several years in the Columbus metropolitan area is favorable because of expected job gains in the military, automobile manufacturing, the professional and business services sector, and the financial activities sector. The most significant impacts will be the growth at Fort Benning AB, expansion of the AFLAC headquarters, and construction of a $1.2

billion KIA Motors Corporation automotive plant. Significant growth is scheduled for Fort Benning AB as a result of Base Realignment and Closure (BRAC) actions, new emphasis on the Army Modular Force (AMF), and Integrated Global Presence and Basing Strategy (IGPBS) initiatives. Impacts from BRAC will begin in 2007 and will add approximately 3,225 permanent military positions, 1,175 permanent civilian positions, and 29,000 short-term military trainees over the next few years. Additions to the workforce from AMF and IGPBS began during 2005 and, when completed, will amount to approximately 1,100 permanent military positions and 120 permanent civilian positions. AFLAC's $100 million expansion of its Columbus headquarters will create 2,000 jobs in the next 5 to 7 years. The first 1,000 jobs will be filled by 2007, and the remaining 1,000 will be filled by 2012. Expected to begin production in 2008, the new KIA automotive plant will require 2,900 employees to operate. Although the plant site is located just outside the metropolitan area, it will significantly impact the Columbus area economy.

With an estimated base strength of 31,000 active duty military and 6,700 civilian personnel, activity at Fort Benning AB has a profound impact on the local housing market. The base has approximately 4,000 family housing units and a barracks capacity of 21,650 beds on base. The number of active duty military in off-base housing varies monthly depending on current deployments, reassignments, and base restructuring. In response to anticipated population growth at the base, local governments are planning to add infrastructure to support new housing developments in the off-base community. According to the Fort Benning Futures Partnership, the incoming population associated with the expansion of Fort Benning AB will be able to afford off-base housing for single-family homes from $130,000 to $225,000 and apartments from $500 to $1,000 a month. The military plans to renovate 4,000 existing housing units on base and add 8,500 beds to the existing barracks capacity for trainees.

Residential construction, as measured by building permits, has increased during the past year as developers in the Columbus metropolitan area prepare for the housing needs of new residents and respond to a shortage of multifamily units. During the 12 months ending February 2006, the number of residential units permitted increased by 73 percent from 1,700 to 2,925 compared with the previous 12-month period. Multifamily units permitted increased dramatically from 150 to 1,300 and account for 94 percent of the change in total units permitted. Almost all of the multifamily housing units in the metropolitan area are rental, and the dramatic increase in multifamily units permitted during the past 12 months consisted primarily of apartment units located close to Fort Benning AB. During the 12-month period ending February 2006, single-family homes permitted increased from 1,550 to 1,625, or 5 percent.

Sales market conditions in the metropolitan area are currently balanced. The market has tightened from the soft conditions present in 2000, and the current vacancy rate is estimated at 2 percent. According to the Columbus Board of REALTORS®, single-family home sales increased from 2,350 to 2,450, or 4 percent, in the past 12 months ending mid-March 2006. The average sales price increased from approximately $139,700 to $154,700, or 11 percent, from the first quarter of 2005 to the first quarter of 2006. Sales of existing and new single-family homes are expected to increase as the Columbus economy continues to expand.

Increased in-migration and low production of rental units during the past several years have caused the rental market to tighten. The rental vacancy rate, which was 11.2 percent as of the 2000 Census, decreased to less than 5 percent in the past year, according to local sources. More than 750 apartment units in the development pipeline, including many luxury apartment communities, are expected to enter the market in the next 1 to 2 years.

Indianapolis, Indiana

Located in central Indiana, the 10-county Indianapolis Metropolitan Statistical Area (MSA) is the economic and political center of the state. The home of the Indianapolis 500 and headquarters of Eli Lilly and Company, the area's leading private employer, Indianapolis is nationally recognized for motor sports events and pharmaceutical research. Several industries, including state government, transportation and warehousing, and health care, serve clients throughout the state or region and help form a stable base for the local economy. According to the Census Bureau, the population as of July 1, 2005, was estimated to be 1,640,600, representing an average increase of 22,000, or 1.4 percent, annually since the 2000 Census.

In the 12 months ending February 2006, average nonfarm employment increased by 9,300 jobs, or 1.1 percent, to 889,300. The current rate of job growth exceeds the annual average of 0.7 percent recorded between 2000 and 2004. Recent job gains were led by the transportation and utilities sector, which increased by 2,100 jobs, or 4.4 percent. Within the sector, transportation and warehousing employment increased by 2,000 jobs, or 4.6 percent, annually. Indianapolis is a major distribution center for numerous companies because it is located within a 1-day drive of half of the population of the United States. During 2006, plans are under way for several new expansions in the transportation and utilities sector, including a new distribution center for automobile parts, which will add 500 jobs by the end of the year.

The professional and business services, leisure and hospitality, and education and health services sectors each increased by approximately 2,000 jobs, or 2 percent, in the 12 months ending February 2006. Employment increases should continue because of expansions or new facilities planned in all these sectors. A new $1 billion stadium for the Indianapolis Colts and a 275,000-square-foot expansion of the Indiana Convention Center will begin construction in mid-2006. Local officials estimate that hosting larger conventions and more sporting events will support 30,000 more leisure and hospitality positions by 2010. In the education and health services sector, the Riley Hospital for Children plans to add 160 hospital beds and Clarian Health Partners plans to expand the Indiana University Cancer Center. The unemployment rate averaged 4.7 percent for the 12-month period ending February 2006; that rate is unchanged from the previous 12-month period.

Steady job growth, affordable home prices, and low mortgage interest rates have continued to support an active market for new and existing homes. According to the Metropolitan Indianapolis Board of REALTORS®, almost 27,900 new and existing single-family homes were sold in the metropolitan area in the 12 months ending February 2006, a 2.6-percent increase compared with the preceding 12-month period. The median sales price for new and existing single-family homes increased 2.3 percent to $126,900. Marion County, where Indianapolis is located, registered the most activity, with almost 14,000 sales during the most recent 12-month period. Hamilton, a quickly developing suburban county adjacent to Marion County, reported the highest median sales price for the area at $193,700.

During the 12 months ending February 2006, building permits were issued for 12,700 single-family units, a 2-percent increase compared with the previous 12-month period. This increase ends a 5-year trend of small declines in permit activity. Typical new single-family homes range in price from $150,000 to $200,000 for 1,750-square-foot starter homes and from $350,000 to $450,000 for 3,500-square-foot and larger luxury homes. During the most recent 12-month period, Hamilton and Marion Counties led the metropolitan area in single-family permits issued, with 3,700 and 3,100 units, respectively. The highest average sales price in the MSA was $252,300, recorded in Hamilton County. The average price in Marion County was $190,700. In Boone County, Duke Realty Corporation is developing a new project, Anson, as a 1,700-acre, mixed-use community of retail and commercial space and housing. Anson, which will begin construction in 2006, will include 680 single-family homes priced from $225,000 to $600,000 and 420 condominiums priced between $180,000 and $230,000. Approximately 300 rental units are planned.

The condominium market in Indianapolis continues to grow as developers target empty nesters, retirees, and urban professionals. In the 12 months ending February 2006, 2,260 new and existing condominiums were sold, up 14 percent from the previous 12-month period. The median sales price increased by 4 percent to $123,900. Upscale, single-story condominiums developed in suburban counties appeal to retiree households. Located in downtown Indianapolis close to cultural attractions and office jobs, condominiums with loft-style floor plans are selling rapidly to professionals and others seeking an urban lifestyle. New condominiums in the Indianapolis area are commonly 1,500 to 2,100 square feet and sell for approximately $100 per square foot.

The Indianapolis rental market is currently slightly soft but tightening. The rental vacancy rate dropped to 9 percent as of February 2006, down from 10 percent in February 2005. Improved market occupancy is the result of a decline in the rate of new construction and also gains in employment, which have stimulated in-migration and household formation. Reis, Inc., reports that in 2005 the average effective rent rose to $590, a 1.2-percent increase compared with 2004. Asking rents increased in many Indianapolis submarkets and concessions were offered less frequently. Typical new units rent from $685 for a one-bedroom unit to $880 for a two-bedroom unit.

During the past year, the rate of multifamily building activity, as measured by the number of building permits issued, continued to decrease, as it has since 2002. In the 12 months ending February 2006, permits were issued for approximately 3,100 multifamily units, a 7-percent decrease compared with the previous 12-month period. According to CB Richard Ellis, rental apartment production has declined by even more as the share of multifamily permits for condominiums has been increasing since 2000. In addition, 410 apartments were converted into condominiums in 2005, a 17-percent increase in apartment conversions compared with 2004. The tightening rental market is expected to stimulate an increase in apartment development during the remainder of 2006. The current apartment pipeline of 900 units represents a 30-percent increase compared with 2005. Most of these apartments will be built in the southwestern counties of Morgan and Johnson during the next 12 months.

Los Angeles County, California

Los Angeles County in Southern California has approximately 10 million people as of March 1, 2006. If the county were a state, it would rank eighth in total population. Net natural increase accounted for nearly all of the population increase of 68,450, or 0.7 percent, during the past 12 months. Net migration is currently around zero after 2 years of domestic out-migration exceeding international in-migration. The major factor in the domestic out-migration was residents moving out of the county looking for jobs and lower cost housing.

The diverse economy continues to create jobs but total nonfarm employment remains below the level for 2000. For the 12 months ending February 2006, nonfarm employment averaged approximately 4,025,400 jobs, growing slowly as 27,400 jobs, or 0.7 percent, were added during the past 12-month period. Government, especially at the local level, is the largest employment sector, averaging more than 584,000 jobs during the past 12-month period. Kaiser Permanente, in the healthcare sector, is the leading private employer with 30,500 jobs, followed by aerospace/defense firms Northrop Grumman, with 21,000 jobs, and Boeing, with 18,500 jobs. The manufacturing sector lost 11,950 jobs, or 2.5 percent, during the past 12 months as aerospace employment continued to decline and more apparel jobs were moved overseas. The number of jobs increased in several sectors, with the largest gains in professional and business services, retail trade, and construction. Unemployment dropped to 5.2 percent during the past 12-month period compared with 6.4 percent during the previous 12-month period.

In response to strong demand, single-family building permit activity for the 12-month period ending February 2006 increased by 6.0 percent, or 700 units, to 12,500 units compared with the previous year. The northern cities of Lancaster, Palmdale, and Santa Clarita, with only 4 percent of the total population in the county, accounted for 37 percent of the single-family permit activity. The availability of large land parcels with relatively lower prices has made northern Los Angeles County attractive to builders.

Population growth and historically low mortgage interest rates have maintained the demand for new and existing homes during the past several years. Recently, sales activity has been slowing as rising home prices combined with increasing mortgage interest rates result in fewer potential homebuyers qualifying for mortgages. DataQuick recorded total new and existing home sales of 117,600 for the 12-month period ending February 2006. This level of sales was 3,100 homes, or 2.6 percent, below the previous 12-month period. The median sales price for new and existing homes during the 12-month period ending February 2006 was $478,500, an increase of $73,500, or 18 percent, compared to the previous 12-month period.

Local real estate agents report that the sales market is moving from one that favors sellers to a neutral buyer-seller market. During the past 12-month period ending February 2006, most homes priced below $500,000 sold in less than 30 days. Homes priced from $500,000 to $1 million, however, took between 30 to 60 days to sell. Many homes selling for less than $1 million received multiple offers, but usually at less than the list prices. This market compares with the previous 12-month period when homes in all price ranges usually sold in less than 30 days and had multiple offers exceeding the list prices.

During the current 12-month period, condominiums represented more than 20 percent of the existing home sales in Los Angeles County. Existing condominiums are typically priced 25 percent less than existing single-family detached homes. Because most of the land within 20 miles of downtown Los Angeles is fully developed, developers are starting to use condominium conversions as a source of for-sale units.

New homes, especially condominiums, are no longer selling out before construction is completed. Most of the unsold new homes are located in the San Fernando Valley. These new homes are priced from $600,000 for condominiums and from $1 million for single-family, detached homes.

During the 12-month period ending February 2006, multifamily units permitted for new construction totaled approximately 13,600, down 1,900 units, or 12 percent, from the previous 12 months. Even with the decline, the number of units permitted is at the second highest level since 1990. Demand for additional rental units remains high, but builders are finding a scarcity of land zoned for large-scale multifamily development within 20 miles of downtown Los Angeles. Most of the rental units permitted during the past 12 months within that radius will be built on in-fill or revitalization land in complexes of fewer than 100 units. The multifamily units in the pipeline are evenly divided between rental units and for-sale condominiums.

Less than 15 percent of the households in Los Angeles County can afford to purchase the median-priced home compared with approximately 49 percent nationwide. This low level of affordability will keep the rental market tight. The current rental vacancy rate is 4 percent, down from 4.5 percent a year ago. Complexes built before 1995 have the lowest vacancy rates because the market-rate rents are $800 less than in the newer complexes. The distance of the complex from downtown Los Angeles also affects the rental vacancy rates. Apartments within 20 miles of downtown have vacancy rates that are as much as 2.5 percentage points lower than apartments in northern Los Angeles County and the San Gabriel Valley.

Rents increased 6 percent during the 12-month period ending February 2006. The median rent for a two-bedroom apartment is currently $1,400. The cities of Los Angeles, Santa Monica, and West Hollywood, all of which have some form of rent control, contain more than 47 percent of the rental units in the county.

Downtown Los Angeles continues to transform from a corporate and government office center into a mixed residential and business use area. In 2000, the downtown area contained fewer than 3,500 residential units, which consisted mainly of apartments built before 1980 and old hotels with converted single-room occupancy units. Currently, more than 8,000 residential units are in the downtown area. During the past 3 years, vacant office space has been converted into high-priced rental lofts and condominiums. Market-rate rents start at around $1,500 for a loft, and loft condominiums start at around $350,000. Approximately 5,000 residential units are now under construction and more than 10,000 additional units are in the planning stages. As a result of the residential growth, the first full-service supermarket to be built in downtown in more than 50 years is under construction.

Madison, Wisconsin

The Madison metropolitan area, located in south central Wisconsin, consists of Columbia, Dane, and Iowa Counties. The city of Madison, the state capital, is located in Dane County and is the center of education, government, and employment in the region. The abundant supply of land and the low cost of developing and operating businesses have contributed to economic growth in the metropolitan area since the late 1990s. Stimulated by economic expansion, Madison and suburban areas in Dane County recorded moderate growth in population and housing since 2000.

As of July 1, 2005, the Census Bureau estimated the population in the metropolitan area at 537,100, an average annual increase of 6,680, or 0.3 percent, since 2000. Population growth was evenly divided between net in-migration and net natural increase (resident births minus resident deaths). During this 5-year period, Dane County was the fastest growing county in the metropolitan area due to growth in the city of Madison of approximately 3,000 people annually.

Nonfarm employment increased by 7,050 jobs, or 2.1 percent, to 343,400 during the 12-month period ending February 2006 compared with the previous 12-month period. Employment growth was concentrated in the professional and business services sector, primarily as a result of increased hiring of temporary workers, and in the educational and healthcare sector in response to the needs of an expanding and aging population. Major employers in the area include University of Wisconsin Hospital and Clinics, with 6,000 employees, and Meriter Health Services and Dean Health Systems, each with 3,200 employees. The average unemployment rate in the metropolitan area was 3.2 percent for the 12 months ending February 2006, down slightly from 3.3 percent in the previous 12 months.

In the metropolitan area, economic development is concentrated in the city of Madison and suburban Dane County. More than $300 million in industrial, commercial, and medical development was invested in Madison from 2003 through 2005. In the first quarter of 2006, Covance, Inc., completed a $25 million expansion of its pharmaceutical laboratory, which will add 500 jobs. University Square, a $130 million private and public project involving the University of Wisconsin and Executive Management, Inc., is scheduled to begin construction in 2006 and will include retail and educational space and student housing. In suburban Dane County, economic expansion is boosting growth in several communities. Epic Systems, a developer of medical software, is constructing a $350 million, 400-acre corporate headquarters in Verona that will add 2,000 jobs. The city of Sun Prairie anticipates a retail and commercial construction boom of more than $200 million, which is expected to begin in late 2006.

Economic growth and the increased demand for homes have contributed to the strong sales market for single-family homes. In 2005, the REALTORS® Association of South Central Wisconsin reported record sales of existing single-family homes. More than 9,000 homes were sold in the metropolitan area, compared with 8,600 homes in 2004. Sales of condominiums in 2005 increased to 2,250, up 14 percent from the previous year.

In response to the increased demand, builders boosted residential construction in the metropolitan area. Between 2000 and 2005, more than 17,400 single-family building permits were issued in the Madison area, a high level of permit activity compared with 12,850 single-family permits issued during the previous 6-year period. Although single-family permit activity in the 12 months ending February 2006 was down 12 percent to 2,800 units from the previous 12 months, the level was approximately equal to the annual average between 2000 and 2005. In Dane County, where construction of new homes is concentrated, single-family permits were down 11 percent to 2,400 units from 2,700 units in the 12 months ending February 2005. Several suburban communities in the county continued to report strong residential activity. In Verona, where job growth is strong, six single-family, condominium, and apartment subdivisions with 2,000 total units are planned. In Fitchburg, subdivisions with approximately 1,500 single-family, condominium, and duplex residences are under construction.

Multifamily construction in the metropolitan area, as measured by building permits, has been strong since 2000. Building permits were issued for approximately 13,600 multifamily units through 2005. Madison accounted for 60 percent of the multifamily activity, or 8,100 units. For the 12 months ending February 2006, the number of multifamily permits increased by 21 percent to 2,450 units, up from 2,025 units in the previous 12-month period. Most of the increase was concentrated in condominium units, which have accounted for 30 percent of new multifamily units permitted in the area since 2000, up from 20 percent before 2000. Strong demand for condominiums has primarily been from young professionals, first-time homebuyers, and empty nesters.

The rental market in the Madison metropolitan area is balanced. The overall rental vacancy rate was 5.4 percent in the first quarter of 2006, down from 6.1 percent in the first quarter of 2005. Property managers report vacancy rates of 10 percent or higher in Class A properties throughout the metropolitan area, as homeownership opportunities have increased. As a result, many Class A properties offer rent specials including 1 and 2 months of free rent, reduced security deposit, and free iPods®. For the overall market, the average monthly rent in 2005 is $525 for a one-bedroom unit, $630 for a two-bedroom unit, and $725 for a three-bedroom unit, down approximately $30 for each bedroom size from last year.

Miami, Florida

The Miami-Dade County Housing Market Area consists of the city of Miami and surrounding Miami-Dade County. It is part of the Miami-Fort Lauderdale-Miami Beach Metropolitan Statistical Area that also includes Broward and Palm Beach Counties. Located at the southern tip of the Florida peninsula, Miami-Dade County, with its warm winter climate and close proximity to Latin America, is a center of international trade and tourism. The Miami International Airport is a hub for passenger travel to and from Latin America, and the Port of Miami reported the passage of more than three million cruise passengers in 2005.

As of July 2005, the population of Miami-Dade County was 2,376,014, an increase of 12,265 per year or less than 1 percent annually since 2000. A population of more than 5,400,000 was reported for the larger area in 2005. Approximately 60 percent of the population is Hispanic. The country of origin for most Hispanics in this area is Cuba, but large numbers of Hispanics from other countries, as well as Puerto Rico, also reside in Miami-Dade. A large number of Haitian immigrants have also settled in Miami-Dade County in recent years. Recent migration patterns show that the county's population is constantly changing, even though the net increase is not large. For the 12 months ending July 1, 2005, international migration offset internal out-migration following a long-standing pattern. The county has continued to attract immigrants from Central America, South America, and the Caribbean. The diversity of Miami makes it an attractive destination for international tourists and a location for international firms to conduct business.

The local economy has continued the expansion that began in 2003. For 2005, overall nonfarm employment in the Miami metropolitan area averaged 1,042,400, an increase of 18,900, or 1.8 percent, over 2004. Employment in the private service-providing sector increased by 22,200, or 2.9 percent, to 795,600, more than offsetting losses in other sectors. The unemployment rate averaged 4.3 percent in 2005.

Reflecting the strength of tourism, the leisure and hospitality sector reported a more rapid rate of growth than other sectors in the local economy. In 2005, employment in this sector averaged 102,400, an increase of 4,600, or 4.7 percent, over 2004. Two leading private employers in the Miami-Dade County tourism sector are American Airlines and Royal Caribbean International.

Miami is a center for international trade, an industry that continues to expand in the area. The Datamyne Inc. recently relocated its headquarters operations to Miami-Dade. Originally based in Uruguay and Argentina, The Datamyne is a leading import-export database and trade software company that provides services to companies involved in foreign trade. The company has already hired 25 full-time employees and occupies 5,600 square feet of office space in an Enterprise/Empowerment Zone near Miami International Airport. The Port of Miami recently announced Evergreen/COSCO will launch an express shipping service between Mainland China and the Port of Miami, beginning later in May.

Over the past 2 years, housing production in the metropolitan area has increased rapidly. During 2005, 24,300 units were permitted, divided between 9,800 single-family units and 14,500 multifamily units. From 2004 through 2005, an average of more than 23,500 units were authorized each year, compared with an annual average of approximately 14,200 from 2000 through 2003. Multifamily production has risen more rapidly than single-family production, increasing by 93 percent over the 2-year period. A large percentage of the multifamily units recently permitted are condominiums, which have attracted large numbers of investors, both international and domestic. Many units have been purchased at the preconstruction or preconversion stage under purchase contracts that are then resold ("flipped") repeatedly at higher prices to other investors before final closing of the purchase. The willingness and ability of the last owners of purchase contracts to close will be tested during the coming year as interest rates rise and doubt grows about future unit prices.

Home prices in Miami have followed the trend seen over the past 2 years in other metropolitan areas in Florida. The Office of Federal Housing Enterprise Oversight (OFHEO) reported that prices of homes in the Miami metropolitan area increased by 27 percent on an annual basis during the fourth quarter of 2005. This was the sixth quarter that annual price increases exceeded 20 percent. Much of the increase in prices can be attributed to increased demand, particularly from investors.

Recent data show sales of existing homes are declining. The Florida Association of REALTORS® reported that 11,016 existing homes were sold in 2005, a decline of 1,606, or approximately 13 percent, from 2004, although the median price increased 28 percent to $351,200. Since 2000, the median price of an existing home has increased from $138,200, a cumulative increase of 154 percent.

Several local factors contribute to a chronic shortage of affordable housing in the metropolitan area. The county has the highest population density in the state, creating a land shortage, which results in high costs for the limited amount of available land. As a consequence, the construction of affordable housing is very difficult. According to the 2004 American Community Survey, almost 18 percent of the county's population had incomes below the poverty level, compared with 12.2 percent for the state. The large number of low-income households puts intense pressure on the existing affordable housing.

The rental market in the Miami metropolitan area is extremely tight. M/PF YieldStar reported that as of the fourth quarter of 2005 the rental vacancy rate among large apartment complexes was 1.2 percent and rents increased by 7.8 percent over the year. More than 10,000 rental units in Miami-Dade County, however, were converted to condominiums during 2005, and large numbers of the converted units, as well as new condominium units, will eventually impact the rental market as investors attempt to rent their units. Depending on how many units come on the rental market, and how quickly, the impact could be substantial.

New York City, New York

New York City (NYC) comprises the five counties of New York (Manhattan), Kings (Brooklyn), Queens, Bronx, and Richmond (Staten Island). With more than 8.1 million people as of July 2005 according to the Census Bureau, the Housing Market Area has grown an average of 0.3 percent since 2000. Total building permit activity increased by 24 percent to a record 31,700 units permitted in 2005. Rental vacancy rates remain low in NYC. Even at the high end of the rental market—which had offered incentives as of 2 years ago—vacancy rates have been trending downward. Price appreciation and activity in the sales market, while strong through 2005, have been slowing during the past 9 months.

The rate of job growth, which has increased since 2003, averaged 1.5 percent during the 12-month period ending February 2006. Nonfarm employment, which increased by 53,000 jobs, now totals 3.6 million. Although the rate of job loss in the manufacturing sector has increased during the past year, service-providing sectors are adding jobs at a rate approximately 50 percent greater than the rate at which they added jobs during the previous 12-month period. The two sectors with the largest job gains were the educational and health services sector, which added 14,900 jobs, and the professional and business services sector, which increased by approximately 10,500 jobs during the 12 months ending in February 2006. The unemployment rate declined to 5.7 percent as of February 2006, compared with 6.7 percent in February 2005.

Wall Street historically has provided strength to the NYC economy. The previous 12 months were no exception as more than 11,200 jobs were added to the 450,000 jobs that existed in the financial activities sector as of February 2006. Based on Wall Street's growth, the Real Gross City Product grew 3.3 percent in 2005 compared with 2.4 percent in 2004. To underscore the importance of the financial activities sector to the NYC economy, the overall wage rate, which grew 4.4 percent in 2005, would have been less than 3 percent without the inclusion of the financial activities sector.

The leisure and hospitality sector had strong growth in 2005 and added 6,800 jobs during the 12-month period ending February 2006. New York City & Company (formerly known as the New York Convention & Visitors Bureau) estimates that NYC hosted 34.8 million domestic and 6.7 million international visitors in 2005. Tourism, which accounts for 330,000 jobs in NYC, generated $22 billion in revenue and $5 billion in taxes last year. According to PKF Consulting, increased tourism in 2005 raised the hotel daily occupancy rate to a record high of 86 percent, and the average daily room rate increased to $243.

The 2005 NYC Housing and Vacancy Survey (HVS) conducted by the Census Bureau reported that NYC's total inventory of residential units was 3.3 million. Between the 2002 and 2005 HVSs, NYC's housing stock increased by 52,000 units, including 1,000 rent-stabilized units. In 2005 the home-ownership rate in NYC was 33 percent, a record level according to the HVS.

The sales market in NYC remains tight. According to Prudential Douglas Elliman, in 2005 the median sales price of co-op apartments increased by 23 percent to $650,000 and the median sales price of condominiums increased by 23 percent to $900,000. Sales activity was slower during the fourth quarter of 2005, resulting in only a 1-percent increase in the median price of sales apartments. Median sales prices for Manhattan condominiums declined and median sales prices for Manhattan co-ops were flat during this period. Sales in the fourth quarter of 2005 amounted to 1,574 units, 27 percent fewer sales than in the fourth quarter of 2004. The decline in sales has resulted in an increase in the average number of days that Manhattan sales apartments remain on the market.

The rental market remains tight with an HVS-reported vacancy rate of 3.1 percent as of 2005, a marginal increase over the 2.9-percent vacancy rate reported in 2002. Accordingly, gross rents increased from $788 in 2002 to $920 in 2005, a 5.6-percent annual average increase. Rental vacancy rates varied throughout the five boroughs. Manhattan had the highest rate, at 3.8 percent; the Bronx had the lowest rate, at 2.6 percent.

Multifamily housing construction activity for NYC condominiums, co-ops, and rentals, as measured by building permits issued, increased 42 percent to 21,600 units during the 12 months ending February 2006 compared with the previous 12-month period. More than 55 percent of the increase occurred in Manhattan, where multifamily building activity increased 69 percent to 9,000 units. An estimated 7,600 multifamily units will be completed in Manhattan this year. An additional 20,000 units are planned, as developers remain confident in the strength of the Manhattan real estate market. Brooklyn and Queens are also major multifamily development markets with 5,500 and 3,800 units permitted, respectively, during the 12-month period ending February 2006.

Outside the island of Manhattan, several major developments are under way. A series of major projects planned in the Long Island City area of Queens will add 4,000 residential apartments during the next 5 years. Similarly, new projects in Brooklyn are expected to add more than 7,000 units and 2 million square feet of commercial space over the next 10 years.

Since 2002, NYC has created more than 55,000 affordable housing units under the New Marketplace Housing Plan (NMHP). NYC recently revised its 2008 goal of 68,000 affordable housing units for low- and moderate-income residents to 165,000 units by 2013. This revised NMHP will provide $7.5 billion to create 92,000 new homes primarily targeted to middle-income residents and will preserve an additional 73,000 moderately priced units.

Philadelphia, Pennsylvania

The Philadelphia Housing Market Area (HMA) has a strong sales market and balanced rental market despite slow population growth. The HMA is the Pennsylvania portion of the four-state Philadelphia metropolitan area and comprises Bucks, Chester, Delaware, and Montgomery Counties and the city of Philadelphia. With nearly 3.9 million people as of July 2005, as estimated by the Census Bureau, the HMA contains approximately 70 percent of the population of the Philadelphia metropolitan area. Since 2000, the population of the HMA increased by 7,725, or 0.2 percent, annually. Most growth occurred in suburban Bucks, Chester, and Montgomery Counties; this growth has offset population declines in the city of Philadelphia. Center City Philadelphia has emerged as a distinct submarket, with nearly 1,600 people added each year since 2000 as demand for condominiums increased among professionals, empty nesters, and recent graduates.

The Philadelphia HMA economy is expanding. For the 12 months ending February 2006, nonfarm employment averaged 1,873,000, an increase of 20,750 jobs, or 1.1 percent, from the same period a year ago. Gains in the service-providing sector more than compensated for losses in the goods-producing sector. The largest increase was in the education and health services sector, which added 8,775 jobs, or 2.3 percent. Most of the new jobs were added in health care, particularly in ambulatory healthcare services, which increased by more than 2,400 jobs. Approximately 20 percent of the jobs in the HMA are in the education and health services sector, which is a higher percentage than the national average of 13 percent. This sector includes the first and third largest employers, the University of Pennsylvania and Jefferson Health Systems. The second largest employer, Merck & Company, the pharmaceutical research and development firm, is also health related. Growth also occurred in the professional and business services sector, which increased by 4,900 jobs, and the leisure and hospitality sector, which rose by 3,975 jobs. Although jobs declined in the leisure and hospitality sector in the city of Philadelphia between 2001 and 2003, the city currently accounts for half of the jobs added in this sector in the HMA during the 12 months ending February 2006. Hospitality employment is expected to remain strong in the city because the Pennsylvania Convention Center expansion, which is expected to be completed in 2009, is anticipated to add thousands of new jobs, according to the Philadelphia Convention and Visitor's Bureau. The average unemployment rate declined from 5.4 percent in February 2005 to 4.9 percent as of February 2006.

The rate of homebuilding in the HMA, as measured by single-family building permits, has remained nearly unchanged since 2001, averaging approximately 8,300 homes a year. In the 12 months ending February 2006, single-family permits totaled 8,450, an increase of approximately 400, or 5 percent, compared with the same period a year ago. Bucks, Chester, and Montgomery Counties account for more than 85 percent of homebuilding in the HMA. Although single-family construction in the city of Philadelphia is modest compared to condominium development, the number of single-family permits issued nearly tripled to approximately 430 homes during the 12 months ending February 2006. New single-family homes and townhomes are being developed on former industrial, military, and vacant land in and near Center City.

Sales volume and prices of existing homes increased steadily over the past several years. Data from the Pennsylvania Association of REALTORS® for an area that includes the Philadelphia and Reading metropolitan areas indicate that single-family sales increased nearly 20 percent to 110,300 homes for the 12 months ending September 2005 (the most recent data available). In 2005, the median price of a single-family home was $215,300 for the Philadelphia metropolitan area according to the NATIONAL ASSOCIATION OF REALTORS®, 16 percent higher than in 2004.

Multifamily building permit activity in the HMA has moderated from its peak of more than 4,300 units in 2004. During the 12 months ending February 2006, the number of multifamily units permitted declined by 27 percent to 3,625 units, a level significantly above the average of approximately 2,200 units permitted annually from 1996 to 2003. According to Delta Associates, an estimated 1,800 units in Center City and 1,450 units in the Pennsylvania suburbs, primarily in Montgomery and Bucks Counties, are expected to enter the rental market within the next 3 years. From 2004 to 2005, this supply pipeline had been cut in half as the number of units under construction decreased in the suburbs. Although multifamily rental construction in Center City increased from 2004 to 2005, it is expected to decline in 2006 because tax incentives and low interest rates have made the purchase of condominiums more attractive than renting.

The Philadelphia HMA rental market is balanced, despite a slight increase in the vacancy rate in the suburbs. During the past year, absorption of new units continued at a steady pace throughout most of the HMA. According to Delta Associates, the number of available apartments at actively marketing projects declined by nearly half to 850 units in 2005, compared with 1,650 units in 2004. The stabilized Class A apartment rental vacancy rate is unchanged at 3 percent in Center City, although the overall vacancy rate, which includes actively marketing projects, declined from 10 percent to 8 percent because the absorption of new apartments remained strong in 2005. During the same period, the vacancy rate increased from 3 percent to 4 percent in the Pennsylvania suburbs because absorption slowed in Bucks and Montgomery Counties. Rent concessions increased in Bucks County from approximately 5 percent in 2004 to nearly 9 percent in 2005. Class A apartment gross rent levels average approximately $1,725 in Center City and $1,250 in the Pennsylvania suburbs. Reis, Inc., reports that, in 2005, the median rent for all units in the overall Philadelphia metropolitan area was $924.

Demand for the urban lifestyle from professionals, empty nesters, and recent graduates has driven population growth in Center City Philadelphia. The Center City District (CCD) estimates that the population was 88,000 in 2005, an increase of more than 9,000 since the 2000 Census. As development continues, the traditional boundaries of Center City are expanding to include neighborhoods such as Northern Liberties and Queen Village, as well as vacant industrial land along the Delaware River.

During the past 8 years, an annual average of more than 1,000 housing units have been developed in Center City Philadelphia. The city began a 10-year property tax abatement for residential conversion in 1997 and for new construction in 2000. From 1997 through 2005, conversions totaled 6,390 units and new construction totaled 1,840 units. An estimated 66 percent of new residential units were apartments, 30 percent were condominiums, and 4 percent were single-family homes. Conversions have declined recently from a high of 1,175 units in 2004 to an expected 675 units in 2006 since most of the suitable buildings have been converted.

During the past few years, most of the new housing development in Center City has been condominiums. The CCD estimates 3,575 units will be completed in Center City within the next 2 years, including 720 condominium unit conversions and 2,615 new condominiums. The size of condominium developments has risen from an average of 40 units for those constructed in 2005 to an average of 118 units for those scheduled for completion during the next 2 years because new construction of large-scale developments is replacing conversions.

Phoenix, Arizona

The Phoenix metropolitan area, comprising Maricopa and Pinal Counties, ranks as one of the top 10 growth areas in the nation. According to state of Arizona estimates, the Phoenix metropolitan area population is estimated to be 3.9 million as of July 2005, a gain of 122,500, or 3.8 percent, a year since April 2000. The city of Phoenix had an estimated population of more than 1.45 million in July 2005. In-migration accounted for most of the growth in the Phoenix area population, with new residents attracted by the expanding employment base and many popular retirement communities. Maricopa County led the nation's counties with an average annual population growth of 110,000 since 2000 and accounts for more than 90 percent of the total metropolitan area population. Pinal County had an estimated population of 246,700, an increase of 7 percent annually since 2000 due largely to an influx of homebuyers working in Maricopa County.

The Phoenix economy grew rapidly during the past year. In the 12 months ending February 2006, nonfarm employment averaged 1.81 million jobs, a gain of 107,800, or 6.3 percent. The increase substantially exceeded the 72,000 jobs added in the previous 12 months. Service-providing employment rose by 80,000 jobs, or 5.6 percent, led by increases in professional and business services, retail trade, and healthcare employment. Due to strengthening tourism and business travel, employment in the leisure and hospitality sector gained 8,400 jobs. The expansion of the population and business activity continued to support an extremely strong volume of residential and nonresidential development, increasing construction sector employment by more than 23,000 jobs. Rising demand for capital goods and defense products supported small job gains at manufacturing firms, especially electronics and aerospace-related companies. Motorola and Intel are the major high-technology manufacturers in the Phoenix area with approximately 10,700 and 10,000 local employees, respectively. Labor market conditions in the Phoenix area remained tight. The local unemployment rate averaged 4.1 percent in the 12 months ending February 2006, compared with 4.3 percent in the previous 12 months.

Strong job growth in nearly all major sectors is expected to continue in 2006 and 2007, fostered by a number of notable major developments in the healthcare, education, high-technology manufacturing, and hospitality industries. Banner Health, the largest Phoenix healthcare system, with 19,250 employees, is building to add nearly 600 new beds; local medical providers are currently building health facilities totaling $1.5 billion in value. Arizona State University is adding a new downtown campus that is expected to add 500 faculty and staff immediately to its current total of 11,250 at the Tempe main campus and two smaller campuses in the area. In the high-technology sector, Intel is building a $3 billion semiconductor plant in Chandler, adding 1,000 jobs on completion in late 2007. Increased visitation and hotel occupancy are reflected in the 1,000-room Sheraton® under construction in downtown Phoenix, which will be the largest hotel in the Phoenix area.

High rates of job growth, population gains, and investment demand supported record-setting home sales in the Phoenix area in 2005. According to the *Phoenix Housing Market Letter*, sales of existing and new homes rose 13 and 18 percent, respectively, in the 12 months ending February 2006, compared with the previous 12 months. Activity in both sectors remained near their 2005 record pace. The high demand for homes and a scarcity of available homes for purchase for much of the year resulted in rapid price appreciation. The Arizona Real Estate Center reported a median resale price of $260,000 and a median new home price of $281,500 for the fourth quarter of 2005, rising 40 and 36 percent, respectively, from the same quarter a year ago. According to the Office of Federal Housing Enterprise Oversight (OFHEO), home price appreciation in the Phoenix area surpassed all other metropolitan areas in 2005.

By the first quarter of 2006, home sellers were finding signs of more competitive market conditions, as evidenced by lower sales volume and lower price appreciation compared with the very strong sales market conditions of the first quarter of 2005. The Arizona Regional Multiple Listing Service also reported that the average time to sell an existing single-family home rose to 53 days in the first quarter of 2006 from approximately 24 days a year earlier and indicated a substantial increase in the number of home listings compared with the first quarter of 2005.

Single-family building permit activity remained at a very high volume, although permits declined 12 percent to 52,274 units in the 12 months ending February 2006 compared with the near-record level of the previous 12-month period. Local sources indicate subdivision sales are beginning to moderate, reflecting in part the rapid increase in new home prices during 2005 and a recent slowing in move-up sales. Builders are still increasing base prices but at a more measured pace, and incentives are becoming more common. In recent years builders seeking cheaper developable land within commuting range of Maricopa County job centers have turned to Pinal County, where home permits rose 10 percent in the 12 months ending February 2006 and accounted for more than one-fifth of the Phoenix area single-family permits.

The Phoenix rental market tightened during 2005. According to the Arizona Real Estate Center survey, the rental vacancy rate for larger apartments fell to 5 percent in the fourth quarter of 2005, from 8 percent a year earlier and nearly 10 percent at the end of 2003. Rental demand has increased due to population growth and the rapid increase in home prices, although the level of new apartment completions remains relatively steady. Rental vacancies are lowest in the Scottsdale, Sky Harbor, and North Phoenix areas and are above average in the South Mesa and Glendale submarkets. Effective rents rose nearly 4 percent in 2005, compared with less than 2 percent in the previous year, according to Reis, Inc., as fewer properties are offering incentives. The rental vacancy rate is expected to gradually decline further through the end of 2006.

In the 12 months ending February 2006, multifamily building permit activity in the Phoenix area rose 28 percent to 9,661 units, a pace exceeding any year since 2000. According to RealData, about 6,000 of the units permitted in 2005 are large rental apartments, primarily luxury apartments in Phoenix, the Northwest Valley, and the East Valley. New condominiums comprise an increasing share of multifamily activity, reflecting increased demand, although conversions from apartments still exceed the building of new condominiums. According to Arizona State University estimates, more than 11,000 units have been converted to condominiums in the past 2 years, exceeding the number of apartment units completed. These conversions have contributed to the tightening of the rental market, although a significant number sold to investors are expected to eventually return to the rental market.

Rochester, Minnesota

The Rochester metropolitan area in southeastern Minnesota includes Dodge, Wabasha, and Olmsted Counties. Rochester, the central city in this fast-growing metropolitan area, is the third largest city in the state and home to the Mayo Clinic. The city also is home to a major IBM research and development and manufacturing facility and to many small high-technology firms. Rochester has the highest concentration of high-technology businesses in the nation, according to the Milken Institute.

The population of the area rose by an annual average of 2,550, or 1.6 percent, since 2000 to an estimated 178,250 as of January 2006, including 95,450 in Rochester. Olmsted County accounted for 136,200 of the latest estimated population and 81 percent of the annual increase. The number of households in the metropolitan area was estimated at 68,350 as of January 2006, an annual increase of 1.6 percent since 2000.

The local economy has paralleled the growth in population and households. Average nonfarm employment increased by 1.4 percent to 103,300 for the 12 months ending February 2006 compared with the previous 12 months. Private service-providing industries were up by 2 percent for the most recent 12 months. Education and health services, the largest and fastest expanding sector, averaged 37,150 jobs in the most recent 12 months, an increase of 1,025, or 2.8 percent. The Mayo Clinic dominates the industry and the local economy with 29,000 workers in Rochester, an increase of 860 during 2005. The city also has an extensive hospitality industry, primarily to accommodate clinic visitors. The leisure and hospitality sector, at 9,050 jobs for the most recent 12 months, was up 4.1 percent from the previous 12 months. Both health services and the hospitality industry have expanded in response to increases in patient visits, particularly from foreign countries.

Led by IBM, with 4,350 employees plus additional workers under contract, manufacturing averaged 13,350 jobs during the 12 months ending February 2006, a modest increase from the previous 12 months. Recent overall job increases lowered the unemployment rate from 4 percent in the 12 months ending February 2005 to 3.5 percent in the subsequent 12 months.

Sales of single-family homes remain strong following several years of record-breaking activity. In 2005, a record 2,400 existing homes were sold in the city of Rochester, compared with 2,300 homes in both 2003 and 2004. The average sales price of $191,500 for existing homes in Rochester in 2005 is much higher than prices of homes in most outlying communities, such as the Dodge Center area, where the 2005 average sales price was $129,000.

Builders in the Rochester area have responded with a range of new home styles and prices to meet the strong demand for sales housing. The median family income for the area is currently estimated to be $70,900 with an economic base featuring highly paid medical, engineering, and managerial professionals; entrepreneurs; and business owners. Most new and existing homes throughout the area are priced from $250,000 and higher. New starter homes start at $120,000 to $130,000 for modest two-bedroom units and $150,000 and higher for three-bedroom homes.

Strong demand has kept the sales market tight, with a vacancy rate below 1 percent since the late 1990s, and has led to high levels of residential construction during recent years. For the 12 months through February 2006, building permits were issued for 1,280 housing units, including 1,193 single-family homes. This total represents a return to more typical levels of permit activity from the near-record units permitted during the previous 12 months, when 1,620 units were authorized, including 1,511 single-family homes. Olmsted County and Rochester accounted for 80 percent and 68 percent, respectively, of the single-family units permitted in the area over the past 2 years. For 2000 through 2005, Olmsted County accounted for 78 percent and Rochester accounted for 58 percent of single-family units permitted. Because construction in Rochester has been exhausting the supply of available land, the city has been expanding rapidly via annexation to facilitate continuing development.

The rental market is currently balanced, with a vacancy rate estimated at less than 5 percent, down from an estimated 8.4 percent in 2003. The higher vacancy rates early in the decade resulted from a pause in employment expansion in 2001, movement of renters to sales housing, and high rates of multifamily production between 2000 and 2002. Permits were issued for 660 multifamily units in 2000 and 483 in 2001, with reduced activity thereafter. Most recently, multifamily permits were issued for 109 units in the 12 months through February 2006 compared with 87 units authorized in the previous 12 months.

Seattle, Washington

The Seattle-Bellevue-Everett metropolitan area is the economic center of the Greater Puget Sound Region and consists of King and Snohomish Counties. Economic conditions in the Seattle area continued to improve during the 12 months ending February 2006. Nonfarm employment averaged 1.38 million, up 3.3 percent compared with the previous 12 months, and the average unemployment rate declined from 5.2 percent to 4.7 percent. Employment increased at the fastest rate in 10 years, resulting in 44,000 new jobs, with one-fourth in the professional and business services sector. The manufacturing sector added 8,000 jobs, mainly because of hiring at Boeing, where employment has increased 20 percent since March 2005. Boeing is expected to continue adding to its workforce of approximately 42,000 in the Puget Sound Region for the next 2 to 3 years to fulfill increased aircraft orders.

The 7,100 jobs added in the construction sector during the past 12 months ending February 2006 resulted from the strong housing market and major commercial developments. In downtown Seattle, projects include the Seattle Art Museum expansion, remodeling of the Seattle Aquarium, the new waterfront sculpture park, and the construction of several new mixed-use hotel and residential complexes. Work on the Sound Transit's light rail line also contributed to construction employment gains. The retail trade sector and educational and health services sector also had notable job growth during the past 12 months.

The Seattle area population increased at an annual rate of 1.1 percent to 2.45 million between July 2004 and July 2005 based on Census Bureau estimates, compared with average annual growth of 0.6 percent during the previous 3 years. The accelerated job gains attracted new residents, raising net in-migration to an estimated 46 percent of population growth for the 12 months ending July 2005 compared with 19 percent between 2001 and 2004. In Snohomish County, where home prices are relatively affordable and land is available for development, the population increased by 1.8 percent, or twice the King County rate, to 655,950.

The tight sales market conditions in the Seattle area continued due to low mortgage interest rates, employment gains, and fewer home listings. During the 12 months ending March 2006, 46,300 existing homes were sold through the Northwest Multiple Listing Service, essentially unchanged from the previous 12-month period. Active listings for existing homes declined 4 percent overall and 5 percent in King County; existing home sales in King County were 1 percent below the total for a year earlier. In Snohomish County, closings for existing homes rose 8 percent to 15,000 and active listings increased slightly. The new home market in King County was impacted by a 10-percent decline in active listings because of land supply constraints—sales were down 13 percent to 4,000 homes. New home listings in Snohomish County rose moderately and sales increased 18 percent to 3,400 homes. Reflecting the tight market conditions in the Seattle area, the median sales price increased 16 percent to $378,650 and $396,500 for existing and new homes, respectively. The median price for existing homes in King County was approximately $80,000 higher than in Snohomish County; the median for new homes was $44,000 higher in King County. Realtors reported that the decline in King County home listings, particularly in close-in Seattle neighborhoods, contributed to multiple offers above listing prices.

Condominium sales increased 2 percent in the Seattle area for new and existing units to 14,100 for the 12 months ending March 2006 compared with the same period ending in 2005. Local sources indicated that demand came from a broad range of buyers, including investors, first-time buyers, and people wanting small-business space. The median sales price for existing units increased 9 percent from the previous year to $215,200, and the median price for newly constructed homes increased 12 percent to $265,400. Approximately 80 percent of new and existing condominium sales occurred in King County where the median sales price was $265,000, compared with $200,000 in Snohomish County.

Rental market conditions in the Seattle metropolitan area continued to tighten because of population growth, limited new apartment supply, and conversion of rental units to condominiums. The estimated rental vacancy rate was 4.7 percent as of March 2006, down from 6.5 percent in March 2005, according to Dupre + Scott data. Average rents increased 2 percent to $875 in King County and $775 in Snohomish County. Despite the increase, rents were still slightly below late-2001 averages. The share of properties offering concessions declined to 30 percent, compared with 70 percent a year ago, and the value of concessions decreased. In the past 12 months, approximately 3,000 rental units in the Seattle area were converted to condominiums, outpacing new apartment supply by 1,500 units. The city of Seattle accounted for half of the converted units and had approximately 900 new rental units enter the market.

Building activity increased 4 percent in the Seattle area to 18,600 units permitted during the 12 months ending February 2006 compared with the 12 months ending February 2005. Single-family construction activity rose in response to the demand for new homes with 12,100 single-family homes permitted, a 4-percent increase. Almost half of the homes permitted were in Snohomish County where activity rose by 13 percent. Home permits declined 3 percent in King County and 29 percent in the city of Seattle because of land supply constraints. In the city of Seattle, 500 home permits were issued, compared with 700 in the previous 12 months.

Multifamily building activity, as measured by building permits, increased 3 percent in the Seattle area to 6,500 units for the 12 months ending February 2006. King County accounted for 5,500 units permitted because of condominium demand and tighter rental market conditions. Most of the King County activity was in the city of Seattle where permits increased 21 percent to 3,300 units, two-thirds of which were condominiums. Multifamily building activity is expected to increase in downtown Seattle because recent legislation eliminated a building height cap. In exchange for increased building height, developers are required to help fund new affordable rental units.

Units Authorized by Building Permits, Year to Date: HUD Regions and States

HUD Region and State	2006 Through March			2005 Through March			Ratio: 2006/2005 Through March		
	Total	Single Family	Multi-family*	Total	Single Family	Multi-family*	Total	Single Family	Multi-family*
Connecticut	2,177	1,515	662	2,220	1,548	672	0.981	0.979	0.985
Maine	1,435	1,308	127	1,480	1,322	158	0.970	0.989	0.804
Massachusetts	5,279	2,992	2,287	4,564	2,682	1,882	1.157	1.116	1.215
New Hampshire	1,275	1,138	137	1,447	1,153	294	0.881	0.987	0.466
Rhode Island	638	415	223	436	334	102	1.463	1.243	2.186
Vermont	598	466	132	426	358	68	1.404	1.302	1.941
New England	**11,402**	**7,834**	**3,568**	**10,573**	**7,397**	**3,176**	**1.078**	**1.059**	**1.123**
New Jersey	7,716	4,716	3,000	8,127	4,813	3,314	0.949	0.980	0.905
New York	12,388	4,423	7,965	10,942	3,856	7,086	1.132	1.147	1.124
New York/New Jersey	**20,104**	**9,139**	**10,965**	**19,069**	**8,669**	**10,400**	**1.054**	**1.054**	**1.054**
Delaware	1,525	1,246	279	1,808	1,725	83	0.843	0.722	3.361
District of Columbia	1,327	11	1,316	565	43	522	2.349	0.256	2.521
Maryland	6,135	5,545	590	7,999	5,470	2,529	0.767	1.014	0.233
Pennsylvania	10,314	8,364	1,950	8,168	6,438	1,730	1.263	1.299	1.127
Virginia	13,445	11,170	2,275	13,584	11,449	2,135	0.990	0.976	1.066
West Virginia	1,489	1,410	79	1,288	1,148	140	1.156	1.228	0.564
Mid-Atlantic	**34,235**	**27,746**	**6,489**	**33,412**	**26,273**	**7,139**	**1.025**	**1.056**	**0.909**
Alabama	7,848	6,753	1,095	8,155	6,131	2,024	0.962	1.101	0.541
Florida	68,866	51,257	17,609	66,577	49,524	17,053	1.034	1.035	1.033
Georgia	26,795	22,006	4,789	24,755	21,577	3,178	1.082	1.020	1.507
Kentucky	3,616	3,076	540	5,003	4,484	519	0.723	0.686	1.040
Mississippi	3,518	3,218	300	2,997	2,654	343	1.174	1.213	0.875
North Carolina	26,325	21,812	4,513	23,384	19,738	3,646	1.126	1.105	1.238
South Carolina	14,806	11,609	3,197	12,758	9,965	2,793	1.161	1.165	1.145
Tennessee	12,555	10,359	2,196	10,615	9,129	1,486	1.183	1.135	1.478
Southeast/Caribbean	**164,329**	**130,090**	**34,239**	**154,244**	**123,202**	**31,042**	**1.065**	**1.056**	**1.103**
Illinois	15,793	9,731	6,062	12,680	9,018	3,662	1.246	1.079	1.655
Indiana	7,542	6,164	1,378	7,359	6,177	1,182	1.025	0.998	1.166
Michigan	6,606	5,622	984	10,106	8,749	1,357	0.654	0.643	0.725
Minnesota	5,721	4,517	1,204	5,149	4,170	979	1.111	1.083	1.230
Ohio	10,088	8,145	1,943	10,293	8,840	1,453	0.980	0.921	1.337
Wisconsin	5,918	4,382	1,536	6,046	4,490	1,556	0.979	0.976	0.987
Midwest	**51,668**	**38,561**	**13,107**	**51,633**	**41,444**	**10,189**	**1.001**	**0.930**	**1.286**
Arkansas	4,086	2,761	1,325	4,241	2,689	1,552	0.963	1.027	0.854
Louisiana	5,737	5,409	328	5,571	5,129	442	1.030	1.055	0.742
New Mexico	3,705	3,450	255	3,177	3,080	97	1.166	1.120	2.629
Oklahoma	4,473	3,815	658	4,311	3,546	765	1.038	1.076	0.860
Texas	56,848	43,678	13,170	49,409	37,404	12,005	1.151	1.168	1.097
Southwest	**74,849**	**59,113**	**15,736**	**66,709**	**51,848**	**14,861**	**1.122**	**1.140**	**1.059**
Iowa	2,781	2,268	513	3,162	2,322	840	0.880	0.977	0.611
Kansas	3,250	2,545	705	2,853	2,298	555	1.139	1.107	1.270
Missouri	7,387	4,873	2,514	7,165	5,967	1,198	1.031	0.817	2.098
Nebraska	2,434	1,733	701	2,237	1,757	480	1.088	0.986	1.460
Great Plains	**15,852**	**11,419**	**4,433**	**15,417**	**12,344**	**3,073**	**1.028**	**0.925**	**1.443**
Colorado	10,774	8,540	2,234	10,590	9,275	1,315	1.017	0.921	1.699
Montana	1,151	821	330	1,035	691	344	1.112	1.188	0.959
North Dakota	212	172	40	563	188	375	0.377	0.915	0.107
South Dakota	1,830	877	953	1,029	816	213	1.778	1.075	4.474
Utah	5,873	5,235	638	6,176	5,095	1,081	0.951	1.027	0.590
Wyoming	584	510	74	672	535	137	0.869	0.953	0.540
Rocky Mountain	**20,424**	**16,155**	**4,269**	**20,065**	**16,600**	**3,465**	**1.018**	**0.973**	**1.232**
Arizona	20,143	16,729	3,414	21,467	19,017	2,450	0.938	0.880	1.393
California	44,293	28,551	15,742	47,229	33,623	13,606	0.938	0.849	1.157
Hawaii	2,335	1,687	648	2,097	1,853	244	1.113	0.910	2.656
Nevada	14,087	9,184	4,903	9,196	7,810	1,386	1.532	1.176	3.538
Pacific	**80,858**	**56,151**	**24,707**	**79,989**	**62,303**	**17,686**	**1.011**	**0.901**	**1.397**
Alaska	578	272	306	512	301	211	1.129	0.904	1.450
Idaho	4,398	4,052	346	4,457	3,982	475	0.987	1.018	0.728
Oregon	6,545	5,260	1,285	7,443	5,577	1,866	0.879	0.943	0.689
Washington	10,783	8,539	2,244	11,627	9,303	2,324	0.927	0.918	0.966
Northwest	**22,304**	**18,123**	**4,181**	**24,039**	**19,163**	**4,876**	**0.928**	**0.946**	**0.857**
United States	**496,025**	**374,331**	**121,694**	**475,150**	**369,243**	**105,907**	**1.044**	**1.014**	**1.149**

*Multifamily is two or more units in structure.
Source: Census Bureau, Department of Commerce

Units Authorized by Building Permits, Year to Date: 50 Most Active Core Based Statistical Areas** (Listed by Total Building Permits)

CBSA	CBSA Name	2006 Through March		
		Total	Single Family	Multi-family*
12060	Atlanta-Sandy Springs-Marietta, GA	18,914	14,857	4,057
26420	Houston-Baytown-Sugar Land, TX	17,713	13,788	3,925
19100	Dallas-Fort Worth-Arlington, TX	14,552	11,925	2,627
35620	New York-Northern New Jersey-Long Island, NY-NJ-PA	14,543	4,389	10,154
38060	Phoenix-Mesa-Scottsdale, AZ	13,393	10,566	2,827
16980	Chicago-Naperville-Joliet, IL-IN-WI	12,588	7,073	5,515
29820	Las Vegas-Paradise, NV	12,550	7,877	4,673
40140	Riverside-San Bernardino-Ontario, CA	11,738	9,789	1,949
33100	Miami-Fort Lauderdale-Miami Beach, FL	11,031	5,357	5,674
31100	Los Angeles-Long Beach-Santa Ana, CA	9,152	3,650	5,502
47900	Washington-Arlington-Alexandria, DC-VA-MD-WV	8,154	5,464	2,690
36740	Orlando, FL	7,929	6,745	1,184
45300	Tampa-St. Petersburg-Clearwater, FL	7,729	6,230	1,499
12420	Austin-Round Rock, TX	7,406	5,521	1,885
15980	Cape Coral-Fort Myers, FL	7,327	5,265	2,062
41700	San Antonio, TX	6,309	3,877	2,432
16740	Charlotte-Gastonia-Concord, NC-SC	6,148	5,348	800
42660	Seattle-Tacoma-Bellevue, WA	5,472	4,015	1,457
27260	Jacksonville, FL	5,238	4,030	1,208
19740	Denver-Aurora, CO	5,132	3,834	1,298
29460	Lakeland, FL	4,791	3,590	1,201
39580	Raleigh-Cary, NC	4,789	3,419	1,370
37980	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	4,137	2,945	1,192
41860	San Francisco-Oakland-Fremont, CA	4,038	1,495	2,543
34980	Nashville-Davidson--Murfreesboro, TN	3,885	3,608	277
34820	Myrtle Beach-Conway-North Myrtle Beach, SC	3,861	1,885	1,976
38900	Portland-Vancouver-Beaverton, OR-WA	3,822	2,833	989
28140	Kansas City, MO-KS	3,664	2,447	1,217
42260	Sarasota-Bradenton-Venice, FL	3,550	2,622	928
33460	Minneapolis-St. Paul-Bloomington, MN-WI	3,478	2,922	556
14460	Boston-Cambridge-Quincy, MA-NH	3,477	1,580	1,897
26900	Indianapolis, IN	3,346	2,649	697
41740	San Diego-Carlsbad-San Marcos, CA	3,172	1,475	1,697
41180	St. Louis, MO-IL	2,900	2,648	252
17140	Cincinnati-Middletown, OH-KY-IN	2,817	1,981	836
16700	Charleston-North Charleston, SC	2,770	2,183	587
40900	Sacramento--Arden-Arcade--Roseville, CA	2,767	2,375	392
32820	Memphis, TN-MS-AR	2,732	2,054	678
14260	Boise City-Nampa, ID	2,620	2,432	188
46060	Tucson, AZ	2,577	2,290	287
47260	Virginia Beach-Norfolk-Newport News, VA-NC	2,404	1,788	616
12580	Baltimore-Towson, MD	2,377	2,049	328
13820	Birmingham-Hoover, AL	2,350	1,922	428
19820	Detroit-Warren-Livonia, MI	2,330	1,876	454
40060	Richmond, VA	2,303	2,190	113
32580	McAllen-Edinburg-Pharr, TX	2,232	1,903	329
36100	Ocala, FL	2,221	2,029	192
48900	Wilmington, NC	2,215	1,705	510
36420	Oklahoma City, OK	2,194	1,985	209
38940	Port St. Lucie-Fort Pierce, FL	2,193	2,035	158

*Multifamily is two or more units in structure.
**As per new OMB Metropolitan area definitions.
Source: Census Bureau, Department of Commerce

Historical Data

Table 1. New Privately Owned Housing Units Authorized:* 1967–Present**

Period	Total	In Structures With				MSAs		Regions			
		1 Unit	2 Units	3 and 4 Units	5 Units or More	Inside	Outside	North-east	Mid-west	South	West
Annual Data											
1967	1,141.0	650.6	42.5	30.5	417.5	918.0	223.0	222.6	309.8	390.8	217.8
1968	1,353.4	694.7	45.1	39.2	574.4	1,104.6	248.8	234.8	350.1	477.3	291.1
1969	1,323.7	625.9	44.7	40.5	612.7	1,074.1	249.6	215.8	317.0	470.5	320.4
1970	1,351.5	646.8	43.0	45.1	616.7	1,067.6	284.0	218.3	287.4	502.9	342.9
1971	1,924.6	906.1	61.8	71.1	885.7	1,597.6	327.0	303.6	421.1	725.4	474.6
1972	2,218.9	1,033.1	68.1	80.5	1,037.2	1,798.0	420.9	333.3	440.8	905.4	539.3
1973	1,819.5	882.1	53.8	63.2	820.5	1,483.5	336.0	271.9	361.4	763.2	423.1
1974	1,074.4	643.8	32.6	31.7	366.2	835.0	239.4	165.4	241.3	390.1	277.6
1975	939.2	675.5	34.1	29.8	199.8	704.1	235.1	129.5	241.5	292.7	275.5
1976	1,296.2	893.6	47.5	45.6	309.5	1,001.9	294.2	152.4	326.1	401.7	416.0
1977	1,690.0	1,126.1	62.1	59.2	442.7	1,326.3	363.7	181.9	402.4	561.1	544.6
1978	1,800.5	1,182.6	64.5	66.1	487.3	1,398.6	401.9	194.4	388.0	667.6	550.5
1979	1,551.8	981.5	59.5	65.9	444.8	1,210.6	341.2	166.9	289.1	628.0	467.7
1980	1,190.6	710.4	53.8	60.7	365.7	911.0	279.6	117.9	192.0	561.9	318.9
1981	985.5	564.3	44.6	57.2	319.4	765.2	220.4	109.8	133.3	491.1	251.3
1982	1,000.5	546.4	38.4	49.9	365.8	812.6	187.9	106.7	126.3	543.5	224.1
1983	1,605.2	901.5	57.5	76.1	570.1	1,359.7	245.5	164.1	187.8	862.9	390.4
1984	1,681.8	922.4	61.9	80.7	616.8	1,456.2	225.7	200.8	211.7	812.1	457.3
1985	1,733.3	956.6	54.0	66.1	656.6	1,507.6	225.6	259.7	237.0	752.6	483.9
1986	1,769.4	1,077.6	50.4	58.0	583.5	1,551.3	218.1	283.3	290.0	686.5	509.7
1987	1,534.8	1,024.4	40.8	48.5	421.1	1,319.5	215.2	271.8	282.3	574.7	406.0
1988	1,455.6	993.8	35.0	40.7	386.1	1,239.7	215.9	230.2	266.3	543.5	415.6
1989	1,338.4	931.7	31.7	35.3	339.8	1,127.6	210.8	179.0	252.1	505.3	402.1
1990	1,110.8	793.9	26.7	27.6	262.6	910.9	199.9	125.8	233.8	426.2	324.9
1991	948.8	753.5	22.0	21.1	152.1	766.8	182.0	109.8	215.4	375.7	247.9
1992	1,094.9	910.7	23.3	22.5	138.4	888.5	206.5	124.8	259.0	442.5	268.6
1993	1,199.1	986.5	26.7	25.6	160.2	1,009.0	190.1	133.5	276.6	500.7	288.2
1994	1,371.6	1,068.5	31.4	30.8	241.0	1,144.1	227.5	138.5	305.2	585.5	342.4
1995	1,332.5	997.3	32.2	31.5	271.5	1,116.8	215.8	124.2	296.6	583.2	328.5
1996	1,425.6	1,069.5	33.6	32.2	290.3	1,200.0	225.6	136.9	317.8	623.4	347.4
1997	1,441.1	1,062.4	34.9	33.6	310.3	1,220.2	220.9	141.9	299.8	635.9	363.5
1998	1,612.3	1,187.6	33.2	36.0	355.5	1,377.9	234.4	159.4	327.2	724.5	401.2
1999	1,663.5	1,246.7	32.5	33.3	351.1	1,427.4	236.1	164.9	345.4	748.9	404.3
2000	1,592.3	1,198.1	30.6	34.3	329.3	1,364.9	227.3	165.1	323.8	701.9	401.5
2001	1,636.7	1,235.6	31.8	34.2	335.2	1,410.4	226.3	159.8	333.6	730.3	413.0
2002	1,747.7	1,332.6	37.2	36.5	341.4	1,501.5	246.1	173.7	352.4	790.7	430.9
2003	1,889.2	1,460.9	40.9	41.6	345.8	1,670.4	218.8	182.4	371.0	849.3	486.5
2004	2,070.1	1,613.4	43.0	47.4	366.2	1,814.8	255.3	197.0	370.5	960.8	541.9
2005	2,147.6	1,681.2	39.3	44.7	382.5	1,884.7	270.7	199.8	362.8	1,027.7	557.3
Monthly Data (Seasonally Adjusted Annual Rates)											
2005											
Jan	2,136	1,635		84	417	NA		195	356	1,040	545
Feb	2,093	1,624		83	386	NA		189	381	974	549
Mar	2,021	1,552		85	384	NA		184	349	961	527
Apr	2,148	1,640		78	430	NA		200	379	1,011	558
May	2,062	1,628		85	349	NA		191	354	968	549
Jun	2,132	1,653		87	392	NA		213	361	1,032	526
Jul	2,171	1,690		99	382	NA		200	379	1,010	582
Aug	2,138	1,676		86	376	NA		186	353	1,064	535
Sep	2,219	1,767		88	364	NA		208	362	1,036	613
Oct	2,103	1,707		82	314	NA		189	369	1,009	536
Nov	2,163	1,724		81	358	NA		205	380	1,022	556
Dec	2,075	1,645		81	349	NA		207	339	1,019	510
2006											
Jan	2,216	1,690		103	423	NA		213	388	1,078	537
Feb	2,179	1,657		90	432	NA		204	376	1,028	571
Mar	2,094	1,561		84	449	NA		209	339	1,042	504

*Authorized in permit-issuing places.

**Components may not add to totals because of rounding. Units in thousands.

Source: Census Bureau, Department of Commerce
http://www.census.gov/indicator/www/newresconst.pdf

Table 2. New Privately Owned Housing Units Started: 1967–Present*

Period	Total	In Structures With				MSAs		Regions			
		1 Unit	2 Units	3 and 4 Units	5 Units or More	Inside	Outside	North-east	Mid-west	South	West
Annual Data											
1967	1,291.6	843.9	41.4	30.2	376.1	902.9	388.7	214.9	337.1	519.5	220.1
1968	1,507.6	899.4	46.0	34.9	527.3	1,096.4	411.2	226.8	368.6	618.5	293.7
1969	1,466.8	810.6	43.0	42.0	571.2	1,078.7	388.0	206.1	348.7	588.4	323.5
1970	1,433.6	812.9	42.4	42.4	535.9	1,017.9	415.7	217.9	293.5	611.6	310.5
1971	2,052.2	1,151.0	55.1	65.2	780.9	1,501.8	550.4	263.8	434.1	868.7	485.6
1972	2,356.6	1,309.2	67.1	74.2	906.2	1,720.4	636.2	329.5	442.8	1,057.0	527.4
1973	2,045.3	1,132.0	54.2	64.1	795.0	1,495.4	549.9	277.3	439.7	899.4	428.8
1974	1,337.7	888.1	33.2	34.9	381.6	922.5	415.3	183.2	317.3	552.8	284.5
1975	1,160.4	892.2	34.5	29.5	204.3	760.3	400.1	149.2	294.0	442.1	275.1
1976	1,537.5	1,162.4	44.0	41.9	289.2	1,043.5	494.1	169.2	400.1	568.5	399.6
1977	1,987.1	1,450.9	60.7	61.0	414.4	1,377.3	609.8	201.6	464.6	783.1	537.9
1978	2,020.3	1,433.3	62.2	62.8	462.0	1,432.1	588.2	200.3	451.2	823.7	545.2
1979	1,745.1	1,194.1	56.1	65.9	429.0	1,240.6	504.6	177.9	349.2	747.5	470.5
1980	1,292.2	852.2	48.8	60.7	330.5	913.6	378.7	125.4	218.1	642.7	306.0
1981	1,084.2	705.4	38.2	52.9	287.7	759.8	324.3	117.3	165.2	561.6	240.0
1982	1,062.2	662.6	31.9	48.1	319.6	784.8	277.4	116.7	149.1	591.0	205.4
1983	1,703.0	1,067.6	41.8	71.7	522.0	1,351.1	351.9	167.6	217.9	935.2	382.3
1984	1,749.5	1,084.2	38.6	82.8	544.0	1,414.6	334.9	204.1	243.4	866.0	436.0
1985	1,741.8	1,072.4	37.0	56.4	576.1	1,493.9	247.9	251.7	239.7	782.3	468.2
1986	1,805.4	1,179.4	36.1	47.9	542.0	1,546.3	259.1	293.5	295.8	733.1	483.0
1987	1,620.5	1,146.4	27.8	37.5	408.7	1,372.2	248.2	269.0	297.9	633.9	419.8
1988	1,488.1	1,081.3	23.4	35.4	348.0	1,243.0	245.1	235.3	274.0	574.9	403.9
1989	1,376.1	1,003.3	19.9	35.3	317.6	1,128.1	248.0	178.5	265.8	536.2	395.7
1990	1,192.7	894.8	16.1	21.4	260.4	946.9	245.7	131.3	253.2	479.3	328.9
1991	1,013.9	840.4	15.5	20.1	137.9	789.2	224.7	112.9	233.0	414.1	254.0
1992	1,199.7	1,029.9	12.4	18.3	139.0	931.5	268.2	126.7	287.8	496.9	288.3
1993	1,287.6	1,125.7	11.1	18.3	132.6	1,031.9	255.8	126.5	297.7	561.8	301.7
1994	1,457.0	1,198.4	14.8	20.2	223.5	1,183.1	273.9	138.2	328.9	639.1	350.8
1995	1,354.1	1,076.2	14.3	19.4	244.1	1,106.4	247.6	117.7	290.1	615.0	331.3
1996	1,476.8	1,160.9	16.4	28.8	270.8	1,211.4	265.5	132.1	321.5	661.9	361.4
1997	1,474.0	1,133.7	18.1	26.4	295.8	1,221.3	252.7	136.8	303.6	670.3	363.3
1998	1,616.9	1,271.4	15.7	26.9	302.9	1,349.9	267.0	148.5	330.5	743.0	394.9
1999	1,640.9	1,302.4	15.0	16.9	306.6	1,367.7	273.2	155.7	347.3	746.0	391.9
2000	1,568.7	1,230.9	15.2	23.5	299.1	1,297.3	271.4	154.5	317.5	713.6	383.1
2001	1,602.7	1,273.3	17.2	19.3	292.8	1,329.4	273.3	149.2	330.4	732.0	391.1
2002	1,704.9	1,358.6	14.0	24.4	307.9	1,398.1	306.8	158.7	349.6	781.5	415.5
2003	1,847.7	1,499.0	15.7	17.8	315.2	1,517.5	330.3	163.9	372.5	838.4	473.6
2004	1,955.8	1,610.5	17.7	24.6	303.0	1,592.6	363.3	175.4	355.7	908.5	516.2
2005	2,068.3	1,715.8	15.3	25.8	311.4	1,829.2	239.1	189.7	357.4	996.1	525.1
Monthly Data (Seasonally Adjusted Annual Rates)											
2005											
Jan	2,188	1,769	NA		371	NA		164	332	1,138	554
Feb	2,228	1,808	NA		368	NA		207	433	1,018	570
Mar	1,833	1,550	NA		249	NA		210	311	830	482
Apr	2,027	1,640	NA		340	NA		189	326	1,021	491
May	2,041	1,724	NA		280	NA		185	387	926	543
Jun	2,065	1,716	NA		312	NA		194	341	1,033	497
Jul	2,062	1,732	NA		294	NA		196	369	986	511
Aug	2,081	1,719	NA		319	NA		203	376	935	567
Sept	2,160	1,791	NA		310	NA		195	378	1,014	573
Oct	2,051	1,732	NA		286	NA		170	334	1,027	520
Nov	2,136	1,803	NA		295	NA		196	395	991	554
Dec	1,989	1,613	NA		344	NA		167	296	1,090	436
2006											
Jan	2,307	1,849	NA		431	NA		241	368	1,173	525
Feb	2,126	1,807	NA		283	NA		190	317	1,044	575
Mar	1,960	1,591	NA		334	NA		189	291	994	486

*Components may not add to totals because of rounding. Units in thousands.

Source: Census Bureau, Department of Commerce
http://www.census.gov/indicator/www/newresconst.pdf

Table 3. New Privately Owned Housing Units Under Construction: 1970–Present*

Period	Total	In Structures With				MSAs		Regions			
		1 Unit	2 Units	3 and 4 Units	5 Units or More	Inside	Outside	North-east	Mid-west	South	West
Annual Data											
1970	922.0	381.1	22.8	27.3	490.8	NA	NA	197.1	189.3	359.2	176.4
1971	1,254.0	504.9	26.7	37.8	684.6	NA	NA	236.6	278.5	494.4	244.4
1972	1,542.1	612.5	36.4	46.4	846.8	NA	NA	264.4	306.8	669.1	301.8
1973	1,454.4	521.7	31.0	48.0	853.6	NA	NA	239.4	293.1	650.2	271.7
1974	1,000.8	441.1	19.4	29.1	511.3	NA	NA	178.0	218.8	418.9	185.1
1975	794.3	447.5	20.1	27.4	299.4	563.2	231.1	130.2	195.1	298.1	171.0
1976	922.0	562.6	22.7	31.8	304.9	658.5	263.5	125.4	232.1	333.3	231.2
1977	1,208.0	729.8	34.0	44.9	399.3	862.5	345.5	145.5	284.6	457.3	320.6
1978	1,310.2	764.5	36.1	47.3	462.2	968.0	342.2	158.3	309.2	497.6	345.2
1979	1,140.1	638.7	31.3	46.7	423.4	820.1	320.0	146.7	232.5	449.3	311.6
1980	896.1	514.5	28.3	40.3	313.1	620.9	275.2	120.1	171.4	376.7	227.9
1981	682.4	381.7	16.5	29.0	255.3	458.9	223.5	103.2	109.7	299.7	169.8
1982	720.0	399.7	16.5	24.9	278.9	511.7	208.3	98.6	112.4	344.0	165.0
1983	1,002.8	523.9	19.0	39.1	420.8	757.8	245.0	120.8	122.6	520.6	238.8
1984	1,050.5	556.0	20.9	42.5	431.0	814.1	236.4	152.5	137.3	488.9	271.7
1985	1,062.5	538.6	20.6	34.9	468.4	885.1	177.4	186.6	143.8	437.5	294.7
1986	1,073.5	583.1	19.3	28.4	442.7	899.7	173.8	218.9	165.7	387.3	301.5
1987	987.3	590.6	17.3	22.5	356.9	820.6	166.7	221.7	158.7	342.5	264.4
1988	919.4	569.6	16.1	24.1	309.5	757.5	161.9	201.6	148.1	308.2	261.6
1989	850.3	535.1	11.9	25.1	278.1	686.7	163.6	158.8	145.5	282.1	263.9
1990	711.4	449.1	10.9	15.1	236.3	553.9	157.5	121.6	133.4	242.3	214.1
1991	606.3	433.5	9.1	14.5	149.2	458.4	147.9	103.9	122.4	208.5	171.6
1992	612.4	472.7	5.6	11.3	122.8	453.1	159.4	81.4	137.8	228.4	164.8
1993	680.1	543.0	6.5	12.4	118.2	521.0	159.1	89.3	154.4	265.4	170.9
1994	762.2	557.8	9.1	12.9	182.5	597.6	164.5	96.3	173.5	312.1	180.3
1995	775.9	547.2	8.4	12.7	207.7	620.1	155.8	86.3	172.0	331.4	186.3
1996	792.3	550.0	9.0	19.1	214.3	629.9	162.4	85.2	178.0	337.6	191.4
1997	846.7	554.6	11.2	20.7	260.2	684.4	163.2	87.1	181.9	364.8	213.0
1998	970.8	659.1	8.3	20.5	282.9	794.8	176.0	98.5	201.2	428.5	242.6
1999	952.8	647.6	9.0	12.1	284.1	786.1	166.6	103.5	202.5	422.3	224.5
2000	933.8	623.4	10.2	19.5	280.7	759.8	173.9	110.0	186.6	397.6	239.5
2001	959.4	638.3	11.8	16.7	292.6	790.6	168.7	116.1	195.9	396.5	250.9
2002	1,001.2	668.8	10.9	15.5	306.0	817.7	183.4	125.0	207.1	413.0	256.0
2003	1,141.4	772.9	10.4	13.9	344.2	940.4	201.0	128.1	234.7	482.6	296.1
2004	1,237.1	850.3	14.0	24.1	348.7	1,011.8	225.3	146.8	222.4	536.4	331.6
2005	1,355.9	929.1	14.7	20.3	391.8	1,194.3	161.6	171.9	221.4	604.2	358.4
Monthly Data (Seasonally Adjusted Annual Rates)											
2005											
Jan	1,307	909	NA		360	NA		152	228	580	347
Feb	1,327	923	NA		367	NA		153	231	589	354
Mar	1,314	913	NA		364	NA		158	228	581	347
Apr	1,323	912	NA		373	NA		165	223	591	344
May	1,324	915	NA		372	NA		165	220	589	350
Jun	1,330	914	NA		377	NA		166	217	595	352
Jul	1,342	922	NA		382	NA		170	218	600	354
Aug	1,358	932	NA		389	NA		170	219	607	362
Sep	1,376	942	NA		395	NA		173	223	610	370
Oct	1,372	952	NA		383	NA		172	221	613	366
Nov	1,391	969	NA		384	NA		174	226	618	373
Dec	1,402	973	NA		394	NA		173	225	632	372
2006											
Jan	1,419	987	NA		399	NA		176	226	645	372
Feb	1,427	994	NA		402	NA		177	225	650	375
Mar	1,415	978	NA		408	NA		176	224	640	375

*Components may not add to totals because of rounding. Units in thousands.

Sources: Census Bureau, Department of Commerce; and Office of Policy Development and Research, Department of Housing and Urban Development

http://www.census.gov/indicator/www/newresconst.pdf

Table 4. New Privately Owned Housing Units Completed: 1970–Present*

Period	Total	In Structures With				MSAs		Regions			
		1 Unit	2 Units	3 and 4 Units	5 Units or More	Inside	Outside	North-east	Mid-west	South	West
Annual Data											
1970	1,418.4	801.8	42.9	42.2	531.5	1,013.2	405.2	184.9	323.4	594.6	315.5
1971	1,706.1	1,014.0	50.9	55.2	586.1	1,192.5	513.6	225.8	348.1	727.0	405.2
1972	2,003.9	1,160.2	54.0	64.9	724.7	1,430.9	573.0	281.1	411.8	848.5	462.4
1973	2,100.5	1,197.2	59.9	63.6	779.8	1,541.0	559.5	294.0	441.7	906.3	458.6
1974	1,728.5	940.3	43.5	51.8	692.9	1,266.1	462.4	231.7	377.4	755.8	363.6
1975	1,317.2	874.8	31.5	29.1	381.8	922.6	394.5	185.8	313.2	531.3	286.8
1976	1,377.2	1,034.2	40.8	36.5	265.8	950.1	427.2	170.2	355.6	513.2	338.3
1977	1,657.1	1,258.4	48.9	46.1	303.7	1,161.9	495.2	176.8	400.0	636.1	444.2
1978	1,867.5	1,369.0	59.0	57.2	382.2	1,313.6	553.9	181.9	416.5	752.0	517.1
1979	1,870.8	1,301.0	60.5	64.4	444.9	1,332.0	538.8	188.4	414.7	761.7	506.0
1980	1,501.6	956.7	51.4	67.2	426.3	1,078.9	422.7	146.0	273.5	696.1	386.0
1981	1,265.7	818.5	49.2	62.4	335.7	888.4	377.4	127.3	217.7	626.4	294.3
1982	1,005.5	631.5	29.8	51.1	293.1	708.2	297.3	120.5	143.0	538.8	203.2
1983	1,390.3	923.7	37.0	55.2	374.4	1,073.9	316.5	138.9	200.8	746.0	304.6
1984	1,652.2	1,025.1	35.0	77.3	514.8	1,316.7	335.6	168.2	221.1	866.6	396.4
1985	1,703.3	1,072.5	36.4	60.7	533.6	1,422.2	281.0	213.8	230.5	812.2	446.8
1986	1,756.4	1,120.2	35.0	51.0	550.1	1,502.1	254.3	254.0	269.8	763.8	468.8
1987	1,668.8	1,122.8	29.0	42.4	474.6	1,420.4	248.4	257.4	302.3	660.4	448.7
1988	1,529.8	1,084.6	23.5	33.2	388.6	1,286.1	243.7	250.2	280.3	594.8	404.6
1989	1,422.8	1,026.3	24.1	34.6	337.9	1,181.2	241.7	218.8	267.1	549.4	387.5
1990	1,308.0	966.0	16.5	28.2	297.3	1,060.2	247.7	157.7	263.3	510.7	376.3
1991	1,090.8	837.6	16.9	19.7	216.6	862.1	228.7	120.1	240.4	438.9	291.3
1992	1,157.5	963.6	15.1	20.8	158.0	909.5	248.0	136.4	268.4	462.4	290.3
1993	1,192.7	1,039.4	9.5	16.7	127.1	943.0	249.8	117.6	273.3	512.0	290.0
1994	1,346.9	1,160.3	12.1	19.5	154.9	1,086.3	260.6	123.4	307.1	580.9	335.5
1995	1,312.6	1,065.5	14.8	19.8	212.4	1,065.0	247.6	126.9	287.9	581.1	316.7
1996	1,412.9	1,128.5	13.6	19.5	251.3	1,163.4	249.4	125.1	304.5	637.1	346.2
1997	1,400.5	1,116.4	13.6	23.4	247.1	1,152.8	247.7	134.0	295.9	634.1	336.4
1998	1,474.2	1,159.7	16.2	24.4	273.9	1,228.5	245.7	137.3	305.1	671.6	360.2
1999	1,604.9	1,270.4	12.5	22.6	299.3	1,336.8	268.0	142.7	334.7	732.7	394.8
2000	1,573.7	1,241.8	12.6	14.7	304.7	1,313.7	260.0	146.1	334.4	729.3	363.9
2001	1,570.8	1,255.9	14.3	19.6	281.0	1,305.1	265.7	144.8	316.4	726.3	383.3
2002	1,648.4	1,325.1	13.1	21.9	288.2	1,367.4	281.0	147.9	329.8	757.8	412.8
2003	1,678.7	1,386.3	13.9	17.7	260.8	1,381.5	297.1	154.6	332.2	755.6	436.2
2004	1,841.9	1,531.5	11.2	12.2	286.9	1,514.5	327.4	155.9	362.4	840.4	483.3
2005	1,931.4	1,635.9	13.1	24.4	258.0	1,702.0	229.5	170.7	351.9	903.7	505.1
Monthly Data (Seasonally Adjusted Annual Rates)											
2005											
Jan	1,883	1,576	NA		261	NA		154	331	862	536
Feb	1,922	1,622	NA		248	NA		187	385	893	457
Mar	1,797	1,534	NA		234	NA		151	333	811	502
Apr	1,944	1,638	NA		277	NA		166	353	915	510
May	2,097	1,744	NA		305	NA		169	437	963	528
Jun	1,963	1,682	NA		249	NA		204	370	920	469
Jul	1,889	1,652	NA		199	NA		145	338	886	520
Aug	1,933	1,630	NA		255	NA		206	356	857	514
Sep	1,953	1,665	NA		255	NA		167	333	941	512
Oct	1,948	1,594	NA		326	NA		149	344	942	513
Nov	1,890	1,611	NA		254	NA		162	336	900	492
Dec	1,966	1,680	NA		244	NA		178	329	947	512
2006											
Jan	2,062	1,670	NA		345	NA		185	356	1,010	511
Feb	2,057	1,739	NA		245	NA		211	320	979	547
Mar	2,218	1,871	NA		303	NA		182	369	1,116	551

*Components may not add to totals because of rounding. Units in thousands.

Sources: Census Bureau, Department of Commerce; and Office of Policy Development and Research, Department of Housing and Urban Development

http://www.census.gov/indicator/www/newresconst.pdf

Table 5. Manufactured (Mobile) Home Shipments, Residential Placements, Average Prices, and Units for Sale: 1977–Present

Period	Shipments*	Placed for Residential Use*					Average Price ($)	For Sale*
	U.S.	U.S.	Northeast	Midwest	South	West		
Annual Data								
1977	266	258	17	51	113	78	14,200	70
1978	276	280	17	50	135	78	15,900	74
1979	277	280	17	47	145	71	17,600	76
1980	222	234	12	32	140	49	19,800	56
1981	241	229	12	30	144	44	19,900	58
1982	240	234	12	26	161	35	19,700	58
1983	296	278	16	34	186	41	21,000	73
1984	295	288	20	35	193	39	21,500	82
1985	284	283	20	39	188	37	21,800	78
1986	244	256	21	37	162	35	22,400	67
1987	233	239	24	40	146	30	23,700	61
1988	218	224	23	39	131	32	25,100	58
1989	198	203	20	39	113	31	27,200	56
1990	188	195	19	38	108	31	27,800	49
1991	171	174	14	35	98	27	27,700	49
1992	211	212	15	42	124	30	28,400	51
1993	254	243	15	45	147	36	30,500	61
1994	304	291	16	53	178	44	32,800	70
1995	340	319	15	58	203	44	35,300	83
1996	363	338	16	59	218	44	37,200	89
1997	354	336	14	55	219	47	39,800	91
1998	373	374	15	58	250	50	41,600	83
1999	348	338	14	54	227	44	43,300	88
2000	251	281	15	50	177	39	46,400	59
2001	193	196	12	38	116	30	48,900	56
2002	169	174	12	34	101	27	51,300	47
2003	131	140	11	25	77	26	54,900	36
2004	131	124	11	20	68	25	58,100	37
2005	147	121	9	17	67	28	62,300	36
Monthly Data (Seasonally Adjusted Annual Rates)								
2004								
Nov	138	111	9	17	62	23	62,000	38
Dec	136	124	11	21	64	28	60,700	39
2005								
Jan	149	130	6	12	81	31	62,200	39
Feb	137	118	8	18	70	23	61,500	39
Mar	126	112	5	14	64	28	63,200	40
Apr	129	115	7	16	65	26	59,100	41
May	127	120	10	18	64	28	61,300	40
June	127	126	11	22	63	30	63,100	40
Jul	127	121	9	17	66	29	59,000	39
Aug	125	122	8	18	66	30	63,000	40
Sep	138	116	9	16	63	27	63,200	41
Oct	191	121	10	16	67	29	60,700	38
Nov	204	127	10	16	75	26	62,000	37
Dec	181	116	12	16	60	29	67,200	38
2006								
Jan	164	130	10	22	68	31	62,200	39
Feb	149	112	8	18	64	22	63,300	40
Mar	137	NA	NA	NA	NA	NA	NA	NA

*Components may not add to totals because of rounding. Units in thousands.

Sources: Shipments—National Conference of States on Building Codes and Standards; Placements—Census Bureau, Department of Commerce; and Office of Policy Development and Research, Department of Housing and Urban Development

http://www.census.gov/ftp/pub/const/www/mhsindex.html (See Current Tables, Monthly Tables.)

Table 6. New Single-Family Home Sales: 1970–Present*

Period	Sold During Period					For Sale at End of Period						Months' Supply at Current U.S. Sales Rate
	U.S.	North-east	Mid-west	South	West	U.S.	North-east	Mid-west	South	West	U.S.	
Annual Data												
1970	485	61	100	203	121	227	38	47	91	51	NA	NA
1971	656	82	127	270	176	294	45	55	131	63	NA	NA
1972	718	96	130	305	187	416	53	69	199	95	NA	NA
1973	634	95	120	257	161	422	59	81	181	102	NA	NA
1974	519	69	103	207	139	350	50	68	150	82	NA	NA
1975	549	71	106	222	150	316	43	66	133	74	NA	NA
1976	646	72	128	247	199	358	45	68	154	91	NA	NA
1977	819	86	162	317	255	408	44	73	168	123	NA	NA
1978	817	78	145	331	262	419	45	80	170	124	NA	NA
1979	709	67	112	304	225	402	42	74	172	114	NA	NA
1980	545	50	81	267	145	342	40	55	149	97	NA	NA
1981	436	46	60	219	112	278	41	34	127	76	NA	NA
1982	412	47	48	219	99	255	39	27	129	60	NA	NA
1983	623	76	71	323	152	304	42	33	149	79	NA	NA
1984	639	94	76	309	160	358	55	41	177	85	NA	NA
1985	688	112	82	323	171	350	66	34	172	79	NA	NA
1986	750	136	96	322	196	361	88	32	153	87	NA	NA
1987	671	117	97	271	186	370	103	39	149	79	NA	NA
1988	676	101	97	276	202	371	112	43	133	82	NA	NA
1989	650	86	102	260	202	366	108	41	123	93	NA	NA
1990	534	71	89	225	149	321	77	42	105	97	NA	NA
1991	509	57	93	215	144	284	62	41	97	83	NA	NA
1992	610	65	116	259	170	267	48	41	104	74	NA	NA
1993	666	60	123	295	188	295	53	48	121	73	NA	NA
1994	670	61	123	295	191	340	55	63	140	82	NA	NA
1995	667	55	125	300	187	374	62	69	158	86	NA	NA
1996	757	74	137	337	209	326	38	67	146	74	NA	NA
1997	804	78	140	363	223	287	26	65	127	69	NA	NA
1998	886	81	164	398	243	300	28	63	142	68	NA	NA
1999	880	76	168	395	242	315	28	64	153	70	NA	NA
2000	877	71	155	406	244	301	28	65	146	62	NA	NA
2001	908	66	164	439	239	310	28	70	142	69	NA	NA
2002	973	65	185	450	273	344	36	77	161	70	NA	NA
2003	1,086	79	189	511	307	377	29	97	172	79	NA	NA
2004	1,203	83	210	562	348	431	30	111	200	91	NA	NA
2005	1,283	81	205	638	358	515	47	109	249	109	NA	NA
Monthly Data	(Seasonally Adjusted Annual Rates)					(Not Seasonally Adjusted)					(Seasonally Adjusted)	
2005												
Jan	1,194	61	186	616	331	441	32	112	204	92	437	4.4
Feb	1,247	82	180	636	349	439	32	113	205	90	446	4.4
Mar	1,307	79	213	648	367	441	33	113	206	90	446	4.2
Apr	1,269	99	206	607	357	441	33	110	208	90	446	4.3
May	1,293	91	241	599	362	448	36	107	213	92	452	4.3
Jun	1,298	84	237	635	342	458	38	105	221	94	456	4.3
Jul	1,371	99	208	628	436	459	40	104	226	90	466	4.1
Aug	1,274	82	194	647	351	477	42	104	238	92	478	4.5
Sep	1,249	61	214	647	327	491	45	103	242	101	489	4.8
Oct	1,345	76	187	672	410	492	44	107	242	99	491	4.5
Nov	1,237	87	174	653	323	508	45	111	248	104	502	4.9
Dec	1,266	72	206	660	328	515	47	109	249	109	510	4.8
2006												
Jan	1,197	64	174	622	337	526	49	110	258	109	522	5.2
Feb	1,066	64	175	592	235	536	50	108	265	113	540	6.3
Mar	1,213	67	194	633	319	553	53	107	276	117	555	5.5

*Components may not add to totals because of rounding. Units in thousands.

Sources: Census Bureau, Department of Commerce; and Office of Policy Development and Research, Department of Housing and Urban Development

http://www.census.gov/const/www/newressalesindex.html

Table 7. Existing Home Sales: 1969–Present*

Period	U.S.	Northeast	Midwest	South	West	For Sale	Months' Supply
Annual Data							
1969	1,594	240	508	538	308	NA	NA
1970	1,612	251	501	568	292	NA	NA
1971	2,018	311	583	735	389	NA	NA
1972	2,252	361	630	788	473	NA	NA
1973	2,334	367	674	847	446	NA	NA
1974	2,272	354	645	839	434	NA	NA
1975	2,476	370	701	862	543	NA	NA
1976	3,064	439	881	1,033	712	NA	NA
1977	3,650	515	1,101	1,231	803	NA	NA
1978	3,986	516	1,144	1,416	911	NA	NA
1979	3,827	526	1,061	1,353	887	NA	NA
1980	2,973	403	806	1,092	672	NA	NA
1981	2,419	353	632	917	516	NA	NA
1982	1,990	354	490	780	366	1,910	NA
1983	2,719	493	709	1,035	481	1,980	NA
1984	2,868	511	755	1,073	529	2,260	NA
1985	3,214	622	866	1,172	554	2,200	NA
1986	3,565	703	991	1,261	610	1,970	NA
1987	3,526	685	959	1,282	600	2,160	NA
1988	3,594	673	929	1,350	642	2,160	NA
1989[r]	3,290	635	886	1,075	694	1,870	NA
1990	3,186	583	861	1,090	651	2,100	NA
1991	3,145	591	863	1,067	624	2,130	NA
1992	3,432	666	967	1,126	674	1,760	NA
1993	3,739	709	1,027	1,262	740	1,520	NA
1994	3,886	723	1,031	1,321	812	1,380	NA
1995	3,852	717	1,010	1,315	810	1,470	NA
1996	4,167	772	1,060	1,394	941	1,910	NA
1997	4,371	812	1,088	1,474	997	1,840	NA
1998	4,966	898	1,228	1,724	1,115	1,910	NA
1999	5,183	910	1,246	1,850	1,177	1,894	NA
2000	5,174	911	1,222	1,866	1,174	2,048	NA
2001	5,335	912	1,271	1,967	1,184	2,068	NA
2002	5,632	952	1,346	2,064	1,269	2,118	NA
2003	6,175	1,019	1,468	2,283	1,405	2,270	NA
2004	6,779	1,113	1,550	2,542	1,574	2,224	NA
2005	7,075	1,170	1,587	2,703	1,615	2,846	NA
Monthly Data (Seasonally Adjusted Annual Rates)							
2005[r]							
Jan	6,920	1,140	1,490	2,700	1,600	2,147	3.7
Feb	6,930	1,150	1,570	2,610	1,610	2,330	4.0
Mar	6,970	1,160	1,570	2,630	1,630	2,297	4.0
Apr	7,170	1,210	1,620	2,710	1,620	2,474	4.1
May	7,140	1,190	1,600	2,720	1,630	2,556	4.3
Jun	7,270	1,230	1,620	2,720	1,700	2,678	4.4
Jul	7,130	1,200	1,590	2,720	1,610	2,756	4.6
Aug	7,210	1,210	1,620	2,710	1,670	2,841	4.7
Sep	7,200	1,190	1,610	2,770	1,640	2,772	4.6
Oct	7,050	1,120	1,570	2,730	1,640	2,868	4.9
Nov	7,030	1,110	1,570	2,750	1,600	2,924	5.0
Dec	6,750	1,100	1,560	2,680	1,420	2,846	5.1
2006							
Jan	6,570	990	1,440	2,760	1,370	2,883	5.3
Feb	6,900	1,170	1,610	2,690	1,440	2,985	5.2
Mar	6,920	1,190	1,630	2,670	1,430	3,194	5.5

*Components may not add to totals because of rounding. Units in thousands.

[r]Data have been revised back through 1989 to capture rebenchmarking of regional weights to the 2000 decennial census. Monthly data revisions also reflect updating of seasonal adjustment factors.

Source: NATIONAL ASSOCIATION OF REALTORS®

http://www.realtor.org/research.nsf/pages/EHSPage

Table 8. New Single-Family Home Prices: 1964–Present

Period	Median					U.S. Average	
	U.S.	Northeast	Midwest	South	West	Houses Actually Sold	Constant-Quality House[1,2]
Annual Data							
1964	18,900	20,300	19,400	16,700	20,400	20,500	NA
1965	20,000	21,500	21,600	17,500	21,600	21,500	NA
1966	21,400	23,500	23,200	18,200	23,200	23,300	NA
1967	22,700	25,400	25,100	19,400	24,100	24,600	NA
1968	24,700	27,700	27,400	21,500	25,100	26,600	NA
1969	25,600	31,600	27,600	22,800	25,300	27,900	NA
1970	23,400	30,300	24,400	20,300	24,000	26,600	NA
1971	25,200	30,600	27,200	22,500	25,500	28,300	NA
1972	27,600	31,400	29,300	25,800	27,500	30,500	NA
1973	32,500	37,100	32,900	30,900	32,400	35,500	NA
1974	35,900	40,100	36,100	34,500	35,800	38,900	NA
1975	39,300	44,000	39,600	37,300	40,600	42,600	NA
1976	44,200	47,300	44,800	40,500	47,200	48,000	NA
1977	48,800	51,600	51,500	44,100	53,500	54,200	67,400
1978	55,700	58,100	59,200	50,300	61,300	62,500	77,400
1979	62,900	65,500	63,900	57,300	69,600	71,800	89,100
1980	64,600	69,500	63,400	59,600	72,300	76,400	98,100
1981	68,900	76,000	65,900	64,400	77,800	83,000	105,900
1982	69,300	78,200	68,900	66,100	75,000	83,900	108,400
1983	75,300	82,200	79,500	70,900	80,100	89,800	110,700
1984	79,900	88,600	85,400	72,000	87,300	97,600	115,100
1985	84,300	103,300	80,300	75,000	92,600	100,800	116,600
1986	92,000	125,000	88,300	80,200	95,700	111,900	121,200
1987	104,500	140,000	95,000	88,000	111,000	127,200	127,700
1988	112,500	149,000	101,600	92,000	126,500	138,300	132,400
1989	120,000	159,600	108,800	96,400	139,000	148,800	137,800
1990	122,900	159,000	107,900	99,000	147,500	149,800	140,400
1991	120,000	155,900	110,000	100,000	141,100	147,200	142,200
1992	121,500	169,000	115,600	105,500	130,400	144,100	144,100
1993	126,500	162,600	125,000	115,000	135,000	147,700	150,300
1994	130,000	169,000	132,900	116,900	140,400	154,500	157,500
1995	133,900	180,000	134,000	124,500	141,000	158,700	161,900
1996	140,000	186,000	138,000	126,200	153,900	166,400	166,400
1997	146,000	190,000	149,900	129,600	160,000	176,200	171,200
1998	152,500	200,000	157,500	135,800	163,500	181,900	175,600
1999	161,000	210,500	164,000	145,900	173,700	195,600	184,200
2000	169,000	227,400	169,700	148,000	196,400	207,000	192,000
2001	175,200	246,400	172,600	155,400	213,600	213,200	198,800
2002	187,600	264,300	178,000	163,400	238,500	228,700	207,700
2003	195,000	264,500	184,300	168,100	260,900	246,300	219,500
2004	221,000	315,800	205,000	181,100	283,100	274,500	236,100
2005	240,900	343,800	216,900	197,300	332,600	297,000	254,800
Quarterly Data							
2005							
Q1	232,500	366,800	219,000	188,600	309,800	288,500	247,800
Q2	233,700	325,700	208,900	192,000	329,900	287,800	255,600
Q3	236,400	318,700	202,700	190,000	344,300	294,600	256,300
Q4	243,600	370,300	224,200	200,000	332,000	294,200	259,800
2006							
Q1	232,500	331,700	197,200	190,300	306,300	290,100	262,600

[1]The average price for a constant-quality unit is derived from a set of statistical models relating sales price to selected standard physical characteristics of housing units.

[2]Effective with the release of the first quarter 2001 New Home Sales Price Index in April 2001, the Census Bureau began publishing the Fixed-Weighted Laspeyres Price Index on a *1996 base year*. (The previous base year was 1992.) "Constant-quality house" data are no longer published as a series but are computed for this table from price indexes published by the Census Bureau.

Sources: Census Bureau, Department of Commerce; and Office of Policy Development and Research, Department of Housing and Urban Development

http://www.census.gov/const/quarterly_sales.pdf (See Table Q6.)

Table 9. Existing Home Prices: 1968–Present

Period	Median					Average
	U.S.	Northeast	Midwest	South	West	U.S.
Annual Data						
1968	20,100	21,400	18,200	19,000	22,900	22,300
1969	21,800	23,700	19,000	20,300	23,900	23,700
1970	23,000	25,200	20,100	22,200	24,300	25,700
1971	24,800	27,100	22,100	24,300	26,500	28,000
1972	26,700	29,800	23,900	26,400	28,400	30,100
1973	28,900	32,800	25,300	29,000	31,000	32,900
1974	32,000	35,800	27,700	32,300	34,800	35,800
1975	35,300	39,300	30,100	34,800	39,600	39,000
1976	38,100	41,800	32,900	36,500	46,100	42,200
1977	42,900	44,000	36,700	39,800	57,300	47,900
1978	48,700	47,900	42,200	45,100	66,700	55,500
1979	55,700	53,600	47,800	51,300	77,400	64,200
1980	62,200	60,800	51,900	58,300	89,300	72,800
1981	66,400	63,700	54,300	64,400	96,200	78,300
1982	67,800	63,500	55,100	67,100	98,900	80,500
1983	70,300	72,200	56,600	69,200	94,900	83,100
1984	72,400	78,700	57,100	71,300	95,800	86,000
1985	75,500	88,900	58,900	75,200	95,400	90,800
1986	80,300	104,800	63,500	78,200	100,900	98,500
1987	85,600	133,300	66,000	80,400	113,200	106,300
1988	89,300	143,000	68,400	82,200	124,900	112,800
1989[r]	94,000	142,100	72,600	84,300	137,600	118,100
1990	96,400	141,400	76,300	84,700	138,600	118,600
1991	101,400	143,600	80,500	88,100	144,500	128,400
1992	104,000	142,600	84,200	91,100	141,100	130,900
1993	107,200	142,000	87,000	93,700	141,800	133,500
1994	111,300	141,500	90,600	94,900	149,200	136,800
1995	114,600	138,400	96,100	96,900	150,600	139,100
1996	119,900	139,600	102,300	102,400	157,100	141,800
1997	126,000	143,500	108,200	108,400	165,700	150,500
1998	132,800	147,300	115,600	115,000	175,900	159,100
1999	138,000	150,500	121,000	118,900	185,300	171,000
2000	143,600	149,800	125,300	126,300	194,600	178,500
2001	153,100	158,700	132,500	135,500	207,000	188,300
2002	165,000	179,300	139,300	146,000	230,100	206,100
2003	178,800	209,900	145,600	156,700	251,800	222,200
2004	195,400	243,800	154,600	170,400	286,400	244,400
2005	219,600	271,300	170,600	181,700	335,300	266,600
Monthly Data						
2005[r]						
Jan	197,000	248,000	149,000	170,000	302,000	247,000
Feb	199,000	260,000	154,000	168,000	295,000	249,000
Mar	203,000	262,000	156,000	170,000	315,000	254,000
Apr	214,000	268,000	168,000	174,000	332,000	261,000
May	217,000	268,000	172,000	180,000	330,000	265,000
June	229,000	278,000	178,000	192,000	342,000	275,000
July	228,000	282,000	179,000	186,000	349,000	274,000
Aug	229,000	282,000	178,000	189,000	344,000	275,000
Sep	225,000	273,000	173,000	187,000	347,000	271,000
Oct	229,000	268,000	172,000	199,000	342,000	273,000
Nov	225,000	275,000	171,000	185,000	354,000	271,000
Dec	222,000	273,000	172,000	182,000	344,000	268,000
2006						
Jan	220,000	270,000	167,000	179,000	339,000	268,000
Feb	218,000	281,000	160,000	182,000	332,000	264,000
Mar	218,000	275,000	160,000	181,000	341,000	266,000

[r]Data have been revised back through 1989 to reflect geographic changes and rebenchmarking of regional weights to the 2000 decennial census. Historic comparisons and relative changes are consistent with previously reported data.

Source: NATIONAL ASSOCIATION OF REALTORS®

http://www.realtor.org/research.nsf/pages/EHSPage?OpenDocument

Table 10. Repeat Sales House Price Index: 1975–Present

Period	U.S.	New England	Middle Atlantic	South Atlantic	East South Central	West South Central	West North Central	East North Central	Mountain	Pacific
Annual Average										
1975	62.7	69.1	69.5	69.2	69.5	59.1	65.0	64.5	55.1	45.7
1976	66.5	71.7	70.8	70.8	72.4	63.7	69.0	69.0	60.1	53.5
1977	73.8	77.1	75.4	75.5	78.9	70.7	76.2	76.9	68.7	66.3
1978	83.7	87.6	81.1	83.5	87.6	81.3	87.3	87.6	80.5	79.0
1979	95.0	100.3	94.8	93.2	96.0	93.9	96.7	97.9	94.7	91.4
1980	102.6	104.5	103.9	102.3	100.2	103.1	102.7	101.2	102.3	104.1
1981	108.2	112.4	108.2	109.0	103.8	112.1	101.7	104.1	110.6	112.3
1982	111.5	117.4	112.8	114.7	106.4	122.8	102.3	100.2	117.0	114.5
1983	115.7	131.2	119.4	118.7	110.9	125.9	107.1	103.0	119.6	116.1
1984	120.9	154.8	134.2	123.6	114.4	125.1	111.0	105.4	119.6	120.4
1985	127.9	187.3	152.1	129.2	119.5	124.5	115.6	109.6	122.1	125.7
1986	137.6	228.8	176.6	137.0	125.8	125.6	120.4	116.4	126.1	133.3
1987	148.2	268.9	208.9	146.0	132.6	118.3	125.0	125.7	125.8	145.4
1988	157.4	287.6	229.7	156.2	136.7	111.7	127.6	134.9	123.8	165.9
1989	166.4	289.4	235.8	164.7	139.9	112.3	130.7	143.2	125.1	198.4
1990	170.8	277.8	234.6	168.1	142.3	113.7	132.9	150.1	128.0	216.1
1991	172.9	263.7	232.8	170.6	146.0	116.3	136.1	156.0	132.6	218.8
1992	176.7	260.3	237.4	174.9	151.2	120.5	140.5	162.3	139.2	218.3
1993	179.8	259.3	240.1	178.0	156.7	124.7	145.3	168.2	148.5	213.5
1994	183.2	256.1	237.9	179.9	164.5	128.7	153.1	176.6	162.8	208.7
1995	188.1	258.7	238.2	184.1	172.6	132.0	160.5	185.8	174.6	209.1
1996	194.8	265.7	243.0	190.4	180.8	136.4	167.9	195.9	184.1	212.6
1997	201.6	274.2	246.8	196.8	188.3	140.1	175.4	205.8	192.0	219.6
1998	212.0	290.8	257.0	206.3	197.7	146.9	184.0	215.3	201.0	235.0
1999	222.5	315.2	268.3	215.1	204.5	153.6	195.0	225.5	209.3	248.8
2000	237.8	353.1	287.8	227.4	210.9	161.2	208.3	238.1	221.9	273.3
2001	256.6	392.8	312.8	245.5	222.0	171.1	223.7	251.5	237.8	302.6
2002	274.4	437.9	343.3	262.7	228.9	177.4	237.8	263.0	248.1	330.4
2003	293.2	479.2	375.0	281.4	237.3	184.0	250.5	273.4	258.7	364.6
2004	325.0	537.6	423.3	315.5	247.9	191.7	268.4	289.3	283.1	433.3
2005	367.8	599.1	483.0	370.1	265.0	203.1	287.9	308.4	330.1	522.0
Quarterly Data										
2004										
Q4	340.6	253.7	446.0	333.5	562.9	195.8	276.0	296.7	297.1	467.5
2005										
Q1	349.9	256.8	458.2	346.2	576.8	197.6	280.0	301.1	306.7	486.8
Q2	362.7	262.4	476.1	362.3	594.4	201.5	286.0	306.2	322.9	512.6
Q3	374.1	267.9	491.8	378.8	606.4	204.7	290.9	311.2	337.9	533.6
Q4	384.8	272.7	506.1	392.9	618.6	208.8	294.7	315.2	352.9	555.2

Base: First quarter 1980 equals 100.

Source: Office of Federal Housing Enterprise Oversight (OFHEO)

http://www.ofheo.gov/HPI.asp (See approximately page 40 of pdf; varies with each issue.)

Table 11. Housing Affordability Index: 1972–Present

Period	U.S.				Affordability Indexes*		
	Median Existing Price ($)	Mortgage Rate[1]	Median Family Income ($)	Income To Qualify ($)	Composite	Fixed	ARM
Annual Data							
1972	26,700	7.52	11,116	7,183	154.8	154.8	154.8
1973	28,900	8.01	12,051	8,151	147.9	147.9	147.9
1974	32,000	9.02	12,902	9,905	130.3	130.3	130.3
1975	35,300	9.21	13,719	11,112	123.5	123.5	123.5
1976	38,100	9.11	14,958	11,888	125.8	125.8	125.8
1977	42,900	9.02	16,010	13,279	120.6	120.6	120.6
1978	48,700	9.58	17,640	15,834	111.4	111.4	111.4
1979	55,700	10.92	19,680	20,240	97.2	97.2	97.2
1980	62,200	12.95	21,023	26,328	79.9	79.9	79.9
1981	66,400	15.12	22,388	32,485	68.9	68.9	68.9
1982	67,800	15.38	23,433	33,713	69.5	69.4	69.7
1983	70,300	12.85	24,580	29,546	83.2	81.7	85.2
1984	72,400	12.49	26,433	29,650	89.1	84.6	92.1
1985	75,500	11.74	27,735	29,243	94.8	89.6	100.6
1986	80,300	10.25	29,458	27,047	108.9	105.7	116.3
1987	85,600	9.28	30,970	27,113	114.2	107.6	122.4
1988	89,300	9.31	32,191	28,360	113.5	103.6	122.0
1989[r]	94,600	10.11	34,218	30,432	112.4	105.9	116.8
1990	97,300	10.04	35,353	31,104	113.7	110.6	122.8
1991	102,700	9.30	35,940	30,816	116.6	113.5	128.3
1992	105,500	8.11	36,573	28,368	128.9	124.9	150.8
1993	109,100	7.16	36,959	26,784	138.0	133.0	160.4
1994	113,500	7.47	38,790	28,704	135.1	125.2	153.3
1995	117,000	7.85	40,612	30,672	132.4	126.6	143.3
1996	122,600	7.71	42,305	31,728	133.3	129.6	142.9
1997	129,000	7.68	44,573	35,232	126.5	123.6	137.2
1998	136,000	7.10	46,740	35,088	133.2	131.9	142.6
1999	141,200	7.33	48,955	37,296	131.3	128.8	142.0
2000	147,300	8.03	50,733	41,616	121.9	120.5	133.3
2001	156,600	7.03	51,407	40,128	128.1	128.1	137.3
2002	167,600	6.55	51,680	40,896	126.4	124.2	138.7
2003	180,200	5.74	52,682	40,320	130.7	128.2	141.8
2004	195,200	5.73	54,527	43,632	125.0	121.4	133.3
2005	219,000	5.91	57,214	49,920	114.6	112.9	118.5
Monthly Data							
2005[r]							
Jan	195,100	5.78	56,125	43,872	127.9	126.0	131.8
Feb	196,300	5.71	56,323	43,776	128.7	126.3	133.8
Mar	201,500	5.81	56,521	45,456	124.3	122.1	129.7
Apr	213,500	5.92	56,719	48,720	116.4	114.1	121.3
May	215,800	5.85	56,917	48,864	116.5	114.3	120.6
Jun	229,000	5.71	57,115	51,072	111.8	110.2	115.4
Jul	227,700	5.73	57,313	50,928	112.5	111.4	115.8
Aug	229,600	5.87	57,511	52,128	110.3	109.0	113.5
Sep	225,400	5.90	57,709	51,360	112.4	111.2	115.9
Oct	229,200	6.03	57,907	52,944	109.4	108.1	113.3
Nov	225,200	6.26	58,105	53,280	109.1	107.5	112.3
Dec	221,600	6.33	58,303	52,848	110.3	108.6	114.3
2006							
Jan	219,700	6.35	58,443	52,512	111.3	110.3	114.2
Feb	216,800	6.36	58,634	51,840	113.1	112.0	116.0
Mar	217,300	6.47	58,826	52,560	111.9	111.4	113.2

*The composite affordability index is the ratio of median family income to qualifying income. Values over 100 indicate that the typical (median) family has more than sufficient income to purchase the median-priced home.

[1]The Federal Housing Finance Board's monthly effective rate (points are amortized over 10 years) combines fixed-rate and adjustable-rate loans. Entries under Annual Data are averages of the monthly rates.

[r]Data have been revised back through 1989 to reflect geographic changes and the rebenchmarking of regional weights to the 2000 decennial census.

Source: NATIONAL ASSOCIATION OF REALTORS®

http://www.realtor.org/research.nsf/pages/HousingInx

Table 12. Market Absorption of New Rental Units and Median Asking Rent: 1970–Present

Period	Unfurnished Rental Apartment Completions	Percent Rented in 3 Months	Median Asking Rent
Annual Data			
1970	328,400	73	$188
1971	334,400	68	$187
1972	497,900	68	$191
1973	531,700	70	$191
1974	405,500	68	$197
1975	223,100	70	$211
1976	157,000	80	$219
1977	195,600	80	$232
1978	228,700	82	$251
1979	241,200	82	$272
1980	196,100	75	$308
1981	135,400	80	$347
1982	117,000	72	$385
1983	191,500	69	$386
1984	313,200	67	$393
1985	364,500	65	$432
1986	407,600	66	$457
1987	345,600	63	$517
1988	284,500	66	$550
1989	246,200	70	$590
1990	214,300	67	$600
1991	165,300	70	$614
1992	110,200	74	$586
1993	77,200	75	$573
1994	104,000	81	$576
1995	155,000	72	$655
1996	191,300	72	$672
1997	189,200	74	$724
1998	209,900	73	$734
1999	225,900	72	$791
2000	226,200	72	$841
2001	193,100	63	$881
2002	204,100	59	$918
2003	166,500	61	$931
2004	153,800	62	$976
2005	111,900	64	$943
Quarterly Data			
2004			
Q4	32,500	63	$975
2005			
Q1	26,100	61	$949
Q2	30,400	65	$935
Q3	31,000	64	$920
Q4	25,100	64	$974

Sources: Census Bureau, Department of Commerce; and Office of Policy Development and Research, Department of Housing and Urban Development
http://www.census.gov/hhes/www/soma.html

Table 13. Builders' Views of Housing Market Activity: 1979–Present

Period	Housing Market Index	Sales of Single-Family Detached Homes		Prospective Buyer Traffic
		Current Activity	Future Expectations	
Annual Data				
1979	NA	48	37	32
1980	NA	19	26	17
1981	NA	8	16	14
1982	NA	15	28	18
1983	NA	52	60	48
1984	NA	52	52	41
1985	55	58	62	47
1986	60	62	67	53
1987	56	60	60	45
1988	53	57	59	43
1989	48	50	58	37
1990	34	36	42	27
1991	36	36	49	29
1992	48	50	59	39
1993	59	62	68	49
1994	56	61	62	44
1995	47	50	56	35
1996	57	61	64	46
1997	57	60	66	45
1998	70	76	78	54
1999	73	80	80	54
2000	62	69	69	45
2001	56	61	63	41
2002	61	66	69	46
2003	64	70	72	47
2004	68	75	76	51
2005	67	73	75	50
Monthly Data (Seasonally Adjusted)				
2005				
Jan	70	77	78	50
Feb	69	76	79	50
Mar	70	76	79	52
Apr	67	73	76	50
May	70	76	77	53
Jun	72	77	80	55
Jul	70	76	77	55
Aug	67	73	77	50
Sep	65	72	70	49
Oct	68	74	73	51
Nov	61	67	65	46
Dec	57	64	65	40
2006				
Jan	57	62	66	41
Feb	56	61	64	40
Mar	54	59	62	40
Apr	50	54	58	39

Source: Builders Economic Council Survey, National Association of Home Builders
http://www.nahb.org/generic.aspx?genericContentID=372 (See HMI Release.)

Table 14. Mortgage Interest Rates, Average Commitment Rates, and Points: 1973–Present

Period	Conventional					
	30-Year Fixed Rate		15-Year Fixed Rate		1-Year ARMs	
	Rate	Points	Rate	Points	Rate	Points
Annual Data						
1973	8.04	1.0	NA	NA	NA	NA
1974	9.19	1.2	NA	NA	NA	NA
1975	9.04	1.1	NA	NA	NA	NA
1976	8.88	1.2	NA	NA	NA	NA
1977	8.84	1.1	NA	NA	NA	NA
1978	9.63	1.3	NA	NA	NA	NA
1979	11.19	1.6	NA	NA	NA	NA
1980	13.77	1.8	NA	NA	NA	NA
1981	16.63	2.1	NA	NA	NA	NA
1982	16.09	2.2	NA	NA	NA	NA
1983	13.23	2.1	NA	NA	NA	NA
1984	13.87	2.5	NA	NA	11.49	2.5
1985	12.42	2.5	NA	NA	10.04	2.5
1986	10.18	2.2	NA	NA	8.42	2.3
1987	10.20	2.2	NA	NA	7.82	2.2
1988	10.33	2.1	NA	NA	7.90	2.3
1989	10.32	2.1	NA	NA	8.80	2.3
1990	10.13	2.1	NA	NA	8.36	2.1
1991	9.25	2.0	NA	NA	7.10	1.9
1992	8.40	1.7	7.96	1.7	5.63	1.7
1993	7.33	1.6	6.83	1.6	4.59	1.5
1994	8.35	1.8	7.86	1.8	5.33	1.5
1995	7.95	1.8	7.49	1.8	6.07	1.5
1996	7.81	1.7	7.32	1.7	5.67	1.4
1997	7.59	1.7	7.13	1.7	5.60	1.4
1998	6.95	1.1	6.59	1.1	5.59	1.1
1999	7.44	1.0	7.06	1.0	5.98	1.0
2000	8.05	1.0	7.72	1.0	7.04	1.0
2001	6.97	0.9	6.50	0.9	5.82	0.9
2002	6.54	0.6	5.98	0.6	4.62	0.7
2003	5.83	0.6	5.17	0.6	3.76	0.6
2004	5.84	0.7	5.21	0.6	3.90	0.7
2005	5.87	0.6	5.42	0.6	4.49	0.7
Monthly Data						
2005						
Jan	5.71	0.7	5.17	0.6	4.12	0.7
Feb	5.63	0.7	5.15	0.7	4.16	0.8
Mar	5.93	0.7	5.46	0.7	4.23	0.8
Apr	5.86	0.6	5.41	0.6	4.25	0.6
May	5.72	0.6	5.28	0.6	4.23	0.7
Jun	5.58	0.6	5.17	0.6	4.24	0.6
Jul	5.70	0.5	5.28	0.6	4.40	0.7
Aug	5.82	0.5	5.40	0.6	4.55	0.7
Sep	5.77	0.6	5.36	0.6	4.51	0.7
Oct	6.07	0.5	5.63	0.6	4.86	0.7
Nov	6.33	0.6	5.86	0.6	5.14	0.6
Dec	6.27	0.5	5.82	0.6	5.17	0.7
2006						
Jan	6.15	0.5	5.71	0.5	5.17	0.6
Feb	6.25	0.6	5.86	0.6	5.34	0.7
Mar	6.32	0.6	5.97	0.6	5.42	0.8

Source: Federal Home Loan Mortgage Corporation
http://www.freddiemac.com/pmms/pmms30.htm

Table 15. Mortgage Interest Rates, Points, Effective Rates, and Average Term to Maturity on Conventional Loans Closed: 1982–Present

Period	Fixed Rate				Adjustable Rate			
	Rate	Points	Effective Rate	Term to Maturity	Rate	Points	Effective Rate	Term to Maturity
Annual Data								
1982	14.72	2.51	15.26	25.4	14.74	2.86	15.37	26.0
1983	12.51	2.41	12.98	25.5	11.88	2.37	12.33	26.7
1984	12.67	2.59	13.18	24.8	11.57	2.57	12.05	28.0
1985	11.93	2.56	12.43	24.1	10.44	2.47	10.87	27.7
1986	10.09	2.31	10.50	24.9	9.10	1.97	9.42	27.3
1987	9.52	2.18	9.90	25.5	8.20	1.95	8.51	28.6
1988	10.04	2.07	10.41	26.0	8.21	1.88	8.51	28.9
1989	10.21	1.92	10.54	27.0	9.15	1.79	9.44	28.9
1990	10.06	1.87	10.39	26.1	8.90	1.56	9.15	29.3
1991	9.38	1.63	9.66	25.8	8.03	1.43	8.26	28.7
1992	8.21	1.61	8.50	24.4	6.37	1.44	6.59	29.1
1993	7.27	1.21	7.48	24.7	5.56	1.20	5.74	28.8
1994	7.98	1.14	8.17	25.8	6.27	1.05	6.42	29.2
1995	8.01	1.01	8.18	26.5	7.00	0.88	7.13	29.3
1996	7.81	1.03	7.98	26.1	6.94	0.81	7.06	29.0
1997	7.73	1.01	7.89	26.9	6.76	0.87	6.90	29.4
1998	7.05	0.86	7.19	27.5	6.35	0.75	6.46	29.6
1999	7.32	0.78	7.44	27.8	6.45	0.57	6.53	29.7
2000	8.14	0.75	8.25	28.3	6.99	0.42	7.05	29.8
2001	7.03	0.56	7.11	27.3	6.34	0.33	6.39	29.8
2002	6.62	0.48	6.69	26.8	5.60	0.39	5.66	29.7
2003	5.87	0.38	5.92	26.3	4.98	0.39	5.03	29.8
2004	5.95	0.43	6.01	26.9	5.15	0.36	5.20	29.8
2005	6.02	0.42	6.08	27.9	5.50	0.27	5.54	30.0
Monthly Data								
2005								
Jan	5.87	0.48	5.94	27.4	5.62	0.29	5.66	29.9
Feb	5.87	0.32	5.91	27.6	5.24	0.19	5.26	29.9
Mar	5.95	0.41	6.00	28.0	5.32	0.29	5.36	29.9
Apr	6.06	0.45	6.13	27.8	5.40	0.33	5.44	29.9
May	5.98	0.44	6.05	27.7	5.41	0.32	5.45	30.0
Jun	5.82	0.42	5.88	27.8	5.33	0.30	5.37	30.0
Jul	5.80	0.40	5.86	27.8	5.39	0.26	5.42	30.0
Aug	5.95	0.40	6.01	27.8	5.46	0.24	5.49	30.0
Sep	5.99	0.43	6.05	28.0	5.53	0.28	5.57	30.0
Oct	6.10	0.40	6.16	28.0	5.63	0.22	5.66	30.0
Nov	6.33	0.47	6.40	28.1	5.84	0.24	5.88	30.0
Dec	6.46	0.47	6.53	28.3	5.86	0.27	5.90	30.1
2006								
Jan	6.40	0.40	6.46	28.1	5.97	0.27	6.01	30.0
Feb	6.43	0.41	6.49	28.2	6.01	0.24	6.04	30.1
Mar	6.51	0.40	6.57	28.7	6.23	0.26	6.26	30.1

Source: Federal Housing Finance Board
http://www.fhfb.gov/MIRS/mirstbl2.xls

Table 16. FHA, VA, and PMI 1–4 Family Mortgage Insurance Activity: 1971–Present

Period	FHA* Applications	FHA* Total Endorsements	FHA* Purchase Endorsements	VA Guaranties	PMI Certificates
Annual Data					
1971	998,365	565,417	NA	284,358	NA
1972	655,747	427,858	NA	375,485	NA
1973	359,941	240,004	NA	321,522	NA
1974	383,993	195,850	NA	313,156	NA
1975	445,350	255,061	NA	301,443	NA
1976	491,981	250,808	NA	330,442	NA
1977	550,168	321,118	NA	392,557	NA
1978	627,971	334,108	NA	368,648	NA
1979	652,435	457,054	NA	364,656	NA
1980	516,938	381,169	359,151	274,193	392,808
1981	299,889	224,829	204,376	151,811	334,565
1982	461,129	166,734	143,931	103,354	315,868
1983	776,893	503,425	455,189	300,568	652,214
1984	476,888	267,831	235,847	210,366	946,408
1985	900,119	409,547	328,639	201,313	729,597
1986	1,907,316	921,370	634,491	351,242	585,987
1987	1,210,257	1,319,987	866,962	455,616	511,058
1988	949,353	698,990	622,873	212,671	423,470
1989	989,724	726,359	649,596	183,209	365,497
1990	957,302	780,329	726,028	192,992	367,120
1991	898,859	685,905	620,050	186,561	494,259
1992	1,090,392	680,278	522,738	290,003	907,511
1993	1,740,504	1,065,832	591,243	457,596	1,198,307
1994	961,466	1,217,685	686,487	536,867	1,148,696
1995	857,364	568,399	516,380	243,719	960,756
1996	1,064,324	849,861	719,517	326,458	1,068,707
1997	1,115,434	839,712	745,524	254,670	974,698
1998	1,563,394	1,110,530	796,779	384,605	1,473,344
1999	1,407,014	1,246,433	949,516	441,606	1,455,403
2000	1,154,622	891,874	826,708	186,671	1,236,214
2001	1,760,278	1,182,368	818,035	281,505	1,987,717
2002	1,521,730	1,246,561	805,198	328,506	2,305,709
2003	1,634,166	1,382,570	677,507	513,259	2,493,435
2004	945,565	826,611	502,302	262,781	1,708,972
2005	673,855	523,243	332,912	160,274	1,579,413
Monthly Data					
2005					
Jan	52,424	47,688	29,344	13,771	99,042
Feb	61,668	40,146	23,562	11,248	107,023
Mar	70,047	49,097	27,245	14,554	140,243
Apr	59,460	44,278	26,708	13,676	123,382
May	61,783	43,339	28,999	12,838	137,361
Jun	65,500	41,468	28,050	14,330	162,114
Jul	57,770	42,552	28,561	13,067	124,161
Aug	59,208	51,715	33,612	16,351	152,993
Sep	51,752	42,352	28,048	13,669	153,554
Oct	49,153	42,720	28,194	13,922	107,089
Nov	46,308	40,214	26,155	11,559	111,459
Dec	38,782	37,674	24,434	11,289	161,172
2006					
Jan	46,169	39,986	25,327	11,238	90,330
Feb	54,936	31,616	18,247	8,656	104,146
Mar	67,555	43,595	25,434	8,809	135,348

*These operational numbers differ slightly from adjusted accounting numbers.

Sources: FHA—Office of Housing, Department of Housing and Urban Development; VA—Department of Veterans Affairs; and PMI—Mortgage Insurance Companies of America

Table 17. FHA Unassisted Multifamily Mortgage Insurance Activity: 1980–Present*

Period	Construction of New Rental Units[1]			Purchase or Refinance of Existing Rental Units[2]			Congregate Housing, Nursing Homes, and Assisted Living, Board and Care Facilities[3]		
	Projects	Units	Mortgage Amount	Projects	Units	Mortgage Amount	Projects	Units	Mortgage Amount
Annual Data									
1980	79	14,671	560.8	32	6,459	89.1	25	3,187	78.1
1981	94	14,232	415.1	12	2,974	43.0	35	4,590	130.0
1982	98	14,303	460.4	28	7,431	95.2	50	7,096	200.0
1983	74	14,353	543.9	94	22,118	363.0	65	9,231	295.8
1984	96	14,158	566.2	88	21,655	428.2	45	5,697	175.2
1985	144	23,253	954.1	135	34,730	764.3	41	5,201	179.1
1986	154	22,006	1,117.5	245	32,554	1,550.1	22	3,123	111.2
1987	171	28,300	1,379.4	306	68,000	1,618.0	45	6,243	225.7
1988	140	21,180	922.2	234	49,443	1,402.3	47	5,537	197.1
1989	101	15,240	750.9	144	32,995	864.6	41	5,183	207.9
1990	61	9,910	411.4	69	13,848	295.3	53	6,166	263.2
1991	72	13,098	590.2	185	40,640	1,015.1	81	10,150	437.2
1992	54	7,823	358.5	119	24,960	547.1	66	8,229	367.4
1993	56	9,321	428.6	262	50,140	1,209.4	77	9,036	428.6
1994	84	12,988	658.5	321	61,416	1,587.0	94	13,688	701.7
1995	89	17,113	785.0	192	32,383	822.3	103	12,888	707.2
1996	128	23,554	1,178.8	268	51,760	1,391.1	152	20,069	927.5
1997	147	23,880	1,362.2	186	31,538	1,098.5	143	16,819	820.0
1998	149	25,237	1,420.7	158	19,271	576.3	89	7,965	541.0
1999	185	30,863	1,886.8	182	22,596	688.7	130	14,592	899.2
2000	193	35,271	2,171.7	165	20,446	572.6	178	18,618	891.7
2001	163	29,744	1,905.6	303	35,198	831.9	172	20,633	1,135.2
2002	167	31,187	2,042.7	439	52,434	1,284.5	287	33,086	1,780.6
2003	180	30,871	2,224.5	701	87,193	2,273.5	253	31,126	1,502.2
2004	166	27,891	1,802.6	672	70,740	2,203.1	228	26,094	1,344.3
2005	148	24,847	1,596.3	472	49,238	1,724.9	184	20,625	1,080.4
2006 (3 mos.)	17	2,362	153.7	88	10,200	448.9	22	2,897	121.1

*Mortgage insurance written—initial endorsements. Mortgage amounts are in millions of dollars.

[1]Includes both new construction and substantial rehabilitation under Sections 207, 220, and 221(d).

[2]Includes purchase or refinance of existing rental housing under Section 223.

[3]Includes congregate rental housing for the elderly under Section 231, and nursing homes, board and care homes, assisted-living facilities, and intermediate-care facilities under Section 232. Includes both new construction or substantial rehabilitation, and purchase or refinance of existing projects. Number of units shown includes beds and housing units.

Source: Office of Multifamily Housing Development (FHA F–47 Data Series), Department of Housing and Urban Development

Table 18. Mortgage Delinquencies and Foreclosures Started: 1986–Present*

Period	Delinquency Rates												Foreclosures Started					
	Total Past Due						90 Days Past Due											
		Conventional Loans						Conventional Loans						Conventional Loans				
	All Loans	All Conv.	Prime Only	Sub-prime Only	FHA Loans	VA Loans	All Loans	All Conv.	Prime Only	Sub-prime Only	FHA Loans	VA Loans	All Loans	All Conv.	Prime Only	Sub-prime Only	FHA Loans	VA Loans
Annual Averages																		
1986	5.56	3.80	NA	NA	7.16	6.58	1.01	0.67	NA	NA	1.29	1.24	0.26	0.19	NA	NA	0.32	0.30
1987	4.97	3.15	NA	NA	6.56	6.21	0.93	0.61	NA	NA	1.19	1.17	0.26	0.18	NA	NA	0.34	0.32
1988	4.79	2.94	NA	NA	6.56	6.22	0.85	0.54	NA	NA	1.14	1.14	0.27	0.17	NA	NA	0.37	0.32
1989	4.81	3.03	NA	NA	6.74	6.45	0.79	0.50	NA	NA	1.09	1.09	0.29	0.18	NA	NA	0.41	0.37
1990	4.66	2.99	NA	NA	6.68	6.35	0.71	0.39	NA	NA	1.10	1.04	0.31	0.21	NA	NA	0.43	0.40
1991	5.03	3.26	NA	NA	7.31	6.77	0.80	0.46	NA	NA	1.25	1.11	0.34	0.27	NA	NA	0.43	0.42
1992	4.57	2.95	NA	NA	7.57	6.46	0.81	0.47	NA	NA	1.35	1.15	0.33	0.26	NA	NA	0.45	0.40
1993	4.22	2.66	NA	NA	7.14	6.30	0.77	0.45	NA	NA	1.40	1.16	0.32	0.24	NA	NA	0.48	0.42
1994	4.10	2.60	NA	NA	7.26	6.26	0.76	0.45	NA	NA	1.44	1.19	0.33	0.23	NA	NA	0.56	0.48
1995	4.24	2.77	NA	NA	7.55	6.44	0.74	0.43	NA	NA	1.46	1.17	0.33	0.23	NA	NA	0.53	0.50
1996	4.33	2.78	NA	NA	8.05	6.75	0.63	0.32	NA	NA	1.40	1.10	0.34	0.25	NA	NA	0.58	0.46
1997	4.31	2.82	NA	NA	8.13	6.94	0.58	0.32	NA	NA	1.22	1.15	0.36	0.26	NA	NA	0.62	0.51
1998	4.74	3.41	2.59	10.87	8.57	7.55	0.66	0.39	0.28	1.31	1.50	1.23	0.42	0.34	0.22	1.46	0.59	0.44
1999	4.48	3.17	2.26	11.43	8.57	7.55	0.63	0.34	0.24	1.23	1.50	1.23	0.38	0.33	0.17	1.75	0.59	0.44
2000	4.54	3.23	2.28	11.90	9.07	6.84	0.62	0.32	0.22	1.21	1.61	1.22	0.41	0.37	0.16	2.31	0.56	0.38
2001	5.26	3.79	2.67	14.03	10.78	7.67	0.80	0.44	0.27	2.04	2.12	1.47	0.46	0.41	0.20	2.34	0.71	0.42
2002	5.23	3.79	2.63	14.31	11.53	7.86	0.91	0.57	0.29	3.16	2.36	1.61	0.46	0.39	0.20	2.14	0.85	0.46
2003	4.74	3.51	2.51	12.17	12.21	8.00	0.90	0.59	0.30	3.25	2.66	1.77	0.42	0.34	0.20	1.61	0.90	0.48
2004	4.49	NA	2.30	10.80	12.18	7.31	0.87	NA	0.29	2.72	2.75	1.60	0.43	NA	0.19	1.50	0.98	0.49
Quarterly Data (Seasonally Adjusted)																		
2004																		
Q4	4.38	NA	2.22	10.33	12.23	6.97	0.86	NA	0.29	2.66	2.87	1.59	0.46	NA	0.20	1.47	1.06	0.48
2005																		
Q1	4.31	NA	2.17	10.62	11.73	7.16	0.87	NA	0.28	2.61	2.83	1.66	0.42	NA	0.18	1.54	0.86	0.40
Q2	4.34	NA	2.20	10.33	12.37	6.91	0.85	NA	0.28	2.52	2.89	1.52	0.39	NA	0.18	1.26	0.76	0.39
Q3	4.44	NA	2.34	10.76	12.75	7.12	0.83	NA	0.30	2.28	3.04	1.56	0.41	NA	0.18	1.39	0.88	0.39
Q4	4.70	NA	2.47	11.63	13.18	6.81	1.02	NA	0.41	2.94	3.55	1.67	0.42	NA	0.18	1.47	0.91	0.34

*All data are seasonally adjusted.

NA = not applicable.

Source: National Delinquency Survey, Mortgage Bankers Association

http://www.mbaa.org/marketdata (See Residential Mortgage Delinquency Report.)

Table 19. Expenditures for Existing Residential Properties: 1977–Present

Period	Total Expenditures	Maintenance and Repairs[1]	Improvements: Total	Additions and Alterations[2]: Total	Additions[3]	Improvements	To Property Outside the Structure	Major Replacements[5]
Annual Data (Millions of Dollars)								
1977	31,280	11,344	19,936	14,237	2,655	8,505	3,077	5,699
1978	37,461	12,909	24,552	16,458	3,713	8,443	4,302	8,094
1979	42,231	14,950	27,281	18,285	3,280	9,642	5,363	8,996
1980	46,338	15,187	31,151	21,336	4,183	11,193	5,960	9,816
1981	46,351	16,022	30,329	20,414	3,164	11,947	5,303	9,915
1982	45,291	16,810	28,481	18,774	2,641	10,711	5,423	9,707
1983	49,295	18,128	31,167	20,271	4,739	11,673	3,859	10,895
1984	70,597	29,307	41,291	28,023	6,044	14,604	7,375	13,268
1985	82,127	36,349	45,778	29,259	4,027	17,922	7,309	16,519
1986	94,329	37,394	56,936	39,616	7,552	21,774	10,292	17,319
1987	98,413	40,227	58,186	41,484	9,893	22,503	9,088	16,701
1988	106,864	43,580	63,284	45,371	11,868	23,789	9,715	17,912
1989	108,054	46,089	61,966	42,176	7,191	24,593	10,391	19,788
1990	115,432	55,800	59,629	39,929	9,160	23,510	7,261	19,700
1991	107,692	55,505	52,187	33,662	8,609	17,486	7,567	18,526
1992	115,569	50,821	64,748	44,041	7,401	24,870	11,771	20,705
1993	121,899	45,785	76,114	53,512	16,381	27,657	9,472	22,604
1994	130,625	47,185	83,439	56,835	12,906	30,395	13,534	26,606
1995	124,971	47,032	77,940	51,011	11,197	29,288	10,526	26,928
1996	131,362	40,108	91,253	64,513	17,388	32,889	14,235	26,738
1997	133,577	41,145	92,432	65,222	14,575	37,126	13,523	27,210
1998	133,693	41,980	91,712	62,971	11,897	38,787	12,287	28,741
1999	142,900	42,352	100,549	72,056	16,164	42,058	13,833	28,493
2000	152,975	42,236	110,739	77,979	18,189	40,384	19,407	32,760
2001	157,765	47,492	110,273	77,560	14,133	47,208	16,218	32,714
2002	173,324	47,349	125,946	88,708	20,624	49,566	18,518	37,238
2003	176,899	44,094	132,805	93,458	20,994	55,028	17,435	39,347
Period	**Total Expenditures**	**Maintenance and Repairs[1]**	**Total**	**Improvements: Additions and Alterations[2]: Total**	**Additions[3]**	**Alterations[4]**	**Other Property Improvements**	**Major Replacements[5]**
2003	176,899	44,094	132,805		20,994	91,759	20,051	
2004	198,557	50,612	147,945		17,889	103,835	26,219	
Quarterly Data (Seasonally Adjusted Annual Rates)								
2004								
Q3	201,600	53,000	148,600		NA	NA	NA	
Q4	202,100	44,700	157,500		NA	NA	NA	
2005								
Q1	215,200	52,800	162,400		NA	NA	NA	
Q2	192,800	49,900	142,900		NA	NA	NA	
Q3	218,300	54,700	163,600		NA	NA	NA	

[1]Maintenance and repairs are incidental costs that keep a property in ordinary working condition.

[2]Additions and alterations to property outside the structure include walks, driveways, walls, fences, pools, garages, and sheds.

[3]Additions refer to actual enlargements of the structure.

[4]Alterations refer to changes or improvements made within or on the structure.

[5]Major replacements are relatively expensive and are not considered repairs; they include furnaces, boilers, roof replacement, and central air conditioning. Effective with the first quarter of 2004, this survey no longer tabulates major replacements separately from other types of improvements. As a result, data previously tabulated as "Major Replacements" are now included in the columns of "Additions and Alterations."

NA = Data available only annually. Blank cells appear in the table because of a change in the survey.

Source: Census Bureau, Department of Commerce

http://www.census.gov/const/www/c50index.html

Table 20. Value of New Construction Put in Place, Private Residential Buildings: 1974–Present

Period	Total	New Residential Construction			Improvements
		Total	Single-Family Structures	Multifamily Structures	
Annual Data (Current Dollars in Millions)					
1974	55,967	43,420	29,700	13,720	12,547
1975	51,581	36,317	29,639	6,679	15,264
1976	68,273	50,771	43,860	6,910	17,502
1977	92,004	72,231	62,214	10,017	19,773
1978	109,838	85,601	72,769	12,832	24,237
1979	116,444	89,272	72,257	17,015	27,172
1980	100,381	69,629	52,921	16,708	30,752
1981	99,241	69,424	51,965	17,460	29,817
1982	84,676	57,001	41,462	15,838	27,675
1983	125,833	94,961	72,514	22,447	30,872
1984	155,015	114,616	86,395	28,221	40,399
1985	160,520	115,888	87,350	28,539	44,632
1986	190,677	135,169	104,131	31,038	55,508
1987	199,652	142,668	117,216	25,452	56,984
1988	204,496	142,391	120,093	22,298	62,105
1989	204,255	143,232	120,929	22,304	61,023
1990	191,103	132,137	112,886	19,250	58,966
1991	166,251	114,575	99,427	15,148	51,676
1992	199,393	135,070	121,976	13,094	64,323
1993	225,067	150,911	140,123	10,788	74,156
1994	258,561	176,389	162,309	14,081	82,172
1995	247,351	171,404	153,515	17,889	75,947
1996	281,115	191,113	170,790	20,324	90,002
1997	289,014	198,063	175,179	22,883	90,951
1998	314,607	223,983	199,409	24,574	90,624
1999	350,562	251,272	223,837	27,434	99,290
2000	374,457	265,047	236,788	28,259	109,410
2001	388,324	279,391	249,086	30,305	108,933
2002	421,912	298,841	265,889	32,952	123,071
2003	475,941	345,691	310,575	35,116	130,250
2004	563,378	416,052	377,557	38,495	147,326
2005	626,815	470,005	423,432	46,573	156,810
Monthly Data (Seasonally Adjusted Annual Rates)					
2005					
Jan	610,011	440,697	396,223	44,474	NA
Feb	621,373	446,613	402,115	44,498	NA
Mar	619,742	448,049	404,537	43,512	NA
Apr	613,293	449,265	404,821	44,444	NA
May	615,799	455,615	410,127	45,488	NA
Jun	613,343	462,372	416,538	45,834	NA
Jul	617,340	467,970	421,699	46,271	NA
Aug	622,400	472,814	425,624	47,190	NA
Sep	636,174	483,069	434,978	48,091	NA
Oct	642,501	488,929	439,818	49,111	NA
Nov	643,987	494,969	445,872	49,097	NA
Dec	656,658	500,608	450,341	50,267	NA
2006					
Jan	654,297	503,855	451,551	52,304	NA
Feb	662,637	509,834	456,771	53,063	NA
Mar	672,919	513,259	459,217	54,042	NA

Source: Census Bureau, Department of Commerce
http://www.census.gov/const/C30/PRIVSAHIST.xls

Table 21. Gross Domestic Product and Residential Fixed Investment: 1960–Present

Period	Gross Domestic Product	Residential Fixed Investment	Residential Fixed Investment Percent of GDP
Annual Data (Current Dollars in Billions)			
1960	526.4	26.3	5.0
1961	544.7	26.4	4.8
1962	585.6	29.0	5.0
1963	617.7	32.1	5.2
1964	663.6	34.3	5.2
1965	719.1	34.2	4.8
1966	787.8	32.3	4.1
1967	832.6	32.4	3.9
1968	910.0	38.7	4.3
1969	984.6	42.6	4.3
1970	1,038.5	41.4	4.0
1971	1,127.1	55.8	5.0
1972	1,238.3	69.7	5.6
1973	1,382.7	75.3	5.4
1974	1,500.0	66.0	4.4
1975	1,638.3	62.7	3.8
1976	1,825.3	82.5	4.5
1977	2,030.9	110.3	5.4
1978	2,294.7	131.6	5.7
1979	2,563.3	141.0	5.5
1980	2,789.5	123.2	4.4
1981	3,128.4	122.6	3.9
1982	3,255.0	105.7	3.2
1983	3,536.7	152.9	4.3
1984	3,933.2	180.6	4.6
1985	4,220.3	188.2	4.5
1986	4,462.8	220.1	4.9
1987	4,739.5	233.7	4.9
1988	5,103.8	239.3	4.7
1989	5,484.4	239.5	4.4
1990	5,803.1	224.0	3.9
1991	5,995.9	205.1	3.4
1992	6,337.7	236.3	3.7
1993	6,657.4	266.0	4.0
1994	7,072.2	301.9	4.3
1995	7,397.7	302.8	4.1
1996	7,816.9	334.1	4.3
1997	8,304.3	349.1	4.2
1998	8,747.0	385.8	4.4
1999	9,268.4	424.9	4.6
2000	9,817.0	446.9	4.6
2001	10,128.0	469.3	4.6
2002	10,469.6	503.9	4.8
2003	10,971.2	572.5	5.2
2004	11,734.3	673.8	5.7
2005	12,487.1	756.3	6.1
Quarterly Data (Seasonally Adjusted Annual Rates)			
2005			
Q1	12,198.8	718.5	5.9
Q2	12,378.0	745.0	6.0
Q3	12,605.7	770.3	6.1
Q4	12,766.1	791.4	6.2
2006			
Q1	13,020.9	804.4	6.2

Source: Bureau of Economic Analysis, Department of Commerce
http://www.bea.doc.gov/bea/newsrel/gdpnewsrelease.htm (See Table 3 in pdf.)

Table 22. Net Change in Number of Households by Age of Householder: 1971–Present*

Period	Total	Less Than 25 Years	25 to 29 Years	30 to 34 Years	35 to 44 Years	45 to 54 Years	55 to 64 Years	65 Years and Older
Annual Data								
1971[1]	848	NA	NA	NA	NA	NA	NA	NA
1972	1,898	NA	NA	NA	NA	NA	NA	NA
1973	1,575	NA	NA	NA	NA	NA	NA	NA
1974[r]	1,554	NA	NA	NA	NA	NA	NA	NA
1975	1,358	NA	NA	NA	NA	NA	NA	NA
1976	1,704	NA	NA	NA	NA	NA	NA	NA
1977	1,275	114	87	570	255	85	149	14
1978	1,888	229	213	451	487	(303)	403	409
1979	1,300	122	81	84	359	(17)	101	570
1980[2]	3,446	228	573	935	652	69	241	749
1981	1,592	(127)	262	387	482	40	179	368
1982	1,159	(333)	11	163	864	(189)	243	400
1983	391	(415)	(60)	(163)	694	(151)	127	359
1984[r]	1,372	(237)	332	350	549	169	54	156
1985	1,499	(20)	(160)	388	912	105	(55)	328
1986	1,669	65	144	252	516	471	(221)	441
1987	1,021	(306)	(129)	221	706	112	16	402
1988[r]	1,645	109	(44)	163	624	389	(10)	414
1989	1,706	109	16	287	625	418	(53)	304
1990	517	(294)	(201)	(251)	602	496	(276)	440
1991	965	(239)	(177)	28	750	237	(5)	371
1992	1,364	(23)	(433)	120	474	796	36	394
1993[3]	750	398	46	1	84	866	(406)	(239)
1994	681	8	(387)	47	431	424	34	124
1995	1,883	179	(72)	(193)	621	753	36	559
1996	637	(162)	(46)	(181)	312	418	177	121
1997	1,391	(122)	293	(204)	597	835	68	(78)
1998	1,510	275	(184)	(97)	120	704	603	89
1999	1,346	335	56	(270)	25	611	499	92
2000	831	90	1	(193)	(13)	769	21	156
2001	1,712	532	(213)	140	(51)	870	351	83
2002[4]	2,880	(1)	105	329	127	411	1,260	648
2003	595	69	(18)	(92)	(237)	208	643	22
2004	1,028	98	278	(219)	(320)	365	714	112
2005	1,643	(3)	298	(283)	42	476	802	311
Quarterly Data								
2005								
Q1	209	(43)	151	(106)	(91)	80	173	44
Q2	95	(76)	(127)	10	(32)	216	152	(46)
Q3	582	(21)	88	(242)	247	198	203	107
Q4	456	81	(5)	46	(275)	148	294	168
2006								
Q1	401	11	135	(19)	2	4	52	216

*Units in thousands.

[r]Implementation of new March CPS processing system.

[1]Data from 1971 to 1979 weighted based on the 1970 decennial census.

[2]Data from 1980 to 1992 weighted based on the 1980 decennial census.

[3]Beginning in 1993, CPS data weighted based on the 1990 decennial census.

[4]Beginning in 2002, CPS data weighted based on the 2000 decennial census data and housing unit controls.

Source: Current Population Survey, Census Bureau, Department of Commerce (The source of annual data is the Current Population Survey March Supplement. The quarterly data source is the monthly Current Population Survey/Housing Vacancy Survey.)

Table 23. Net Change in Number of Households by Type of Household: 1971–Present*

Period	Total	Families[5]				Non-Family Households		One-Person Households	
		Husband-Wife		Other Male Headed	Other Female Headed	Male Headed	Female Headed	Males	Females
		With Children	Without Children						
Annual Data									
1971[1]	848	NA	NA	NA	NA	NA	NA	NA	NA
1972	1,898	NA	NA	NA	NA	NA	NA	NA	NA
1973	1,575	NA	NA	NA	NA	NA	NA	NA	NA
1974[r]	1,554	NA	NA	NA	NA	NA	NA	NA	NA
1975	1,358	NA	NA	NA	NA	NA	NA	NA	NA
1976	1,704	NA	NA	NA	NA	NA	NA	NA	NA
1977	1,275	(191)	366	36	206	199	109	223	326
1978	1,888	(228)	114	103	497	126	93	713	470
1979	1,300	(91)	396	53	182	143	131	112	375
1980[2]	3,446	426	1,024	115	485	240	60	502	592
1981	1,592	56	126	201	377	184	9	287	353
1982	1,159	(393)	730	53	322	(50)	81	229	189
1983	391	(2)	278	31	65	87	33	(31)	(73)
1984[r]	1,372	(60)	234	21	427	142	14	35	562
1985	1,499	(178)	447	189	233	(12)	62	436	319
1986	1,669	458	125	187	81	171	71	363	213
1987	1,021	75	529	96	235	43	95	(39)	(12)
1988[r]	1,645	(107)	244	344	243	62	51	557	249
1989	1,706	135	290	0	196	213	99	390	385
1990	517	(123)	341	30	5	(124)	97	(144)	435
1991	965	(66)	(104)	28	373	143	(1)	401	191
1992	1,364	(53)	363	114	430	115	12	163	220
1993[3]	750	550	83	44	364	37	87	(169)	(247)
1994	681	207	(128)	(145)	340	170	185	(4)	57
1995	1,883	250	439	308	(182)	28	(80)	700	421
1996	637	(333)	43	286	295	11	169	148	20
1997	1,391	153	(117)	340	270	204	37	154	349
1998	1,510	246	467	61	(136)	(143)	89	568	356
1999	1,346	(211)	663	63	139	280	132	(44)	323
2000	831	149	392	48	(98)	58	165	215	(97)
2001	1,712	189	99	231	(168)	221	42	356	743
2002[4]	2,880	371	778	195	608	(106)	81	467	485
2003	595	(38)	277	47	83	29	27	135	36
2004	1,028	(136)	341	283	175	39	(18)	167	176
2005	1,643	(111)	299	189	456	77	56	431	248
Quarterly Data									
2005									
Q1	209	(70)	(335)	54	386	10	(20)	250	(64)
Q2	95	(443)	198	63	(102)	211	73	(91)	185
Q3	582	(79)	546	61	76	(183)	134	112	(85)
Q4	456	411	(256)	(98)	190	45	52	208	(96)
2006									
Q1	401	259	(168)	98	(99)	67	(55)	84	216

*Units in thousands.

[r]Implementation of new March CPS processing system.

[1]Data from 1971 to 1979 weighted based on the 1970 decennial census.

[2]Data from 1980 to 1992 weighted based on the 1980 decennial census.

[3]Beginning in 1993, CPS data weighted based on the 1990 decennial census.

[4]Beginning in 2002, CPS data weighted based on the 2000 decennial census data and housing unit controls.

[5]Primary families only.

Source: Current Population Survey, Census Bureau, Department of Commerce (The source of annual data is the Current Population Survey March Supplement. The quarterly data source is the monthly Current Population Survey/Housing Vacancy Survey.)

Table 24. Net Change in Number of Households by Race and Ethnicity of Householder: 1971–Present*

Period	Total	Non-Hispanic				Hispanic
		White Alone	Black Alone	Other Race Alone	Two or More Races[5]	
Annual Data						
1971[1]	848	NA	NA	NA	NA	NA
1972	1,898	NA	NA	NA	NA	NA
1973	1,575	NA	NA	NA	NA	NA
1974[r]	1,554	NA	NA	NA	NA	NA
1975	1,358	NA	NA	NA	NA	NA
1976	1,704	NA	NA	NA	NA	NA
1977	1,275	832	288	22	NA	133
1978	1,888	1,356	190	119	NA	223
1979	1,300	1,115	96	102	NA	(13)
1980[2]	3,446	2,367	488	198	NA	393
1981	1,592	903	244	223	NA	222
1982	1,159	890	129	66	NA	74
1983	391	218	(37)	105	NA	105
1984[r]	1,372	434	299	58	NA	581
1985	1,499	938	250	94	NA	217
1986	1,669	954	283	102	NA	330
1987	1,021	527	116	173	NA	205
1988[r]	1,645	1,053	255	113	NA	224
1989	1,706	947	382	109	NA	268
1990	517	428	(49)	115	NA	23
1991	965	540	156	(18)	NA	287
1992	1,364	590	397	218	NA	159
1993[3]	750	(518)	183	312	NA	774
1994	681	590	(6)	(114)	NA	209
1995	1,883	1,307	387	(182)	NA	373
1996	637	(72)	(156)	660	NA	204
1997	1,391	308	509	288	NA	286
1998	1,510	696	363	87	NA	365
1999	1,346	641	89	145	NA	470
2000	831	242	245	85	NA	259
2001	1,712	557	483	328	NA	344
2002[4]	2,880	1,442	(100)	702	NA	836
2003	595	(666)	(5)	(443)	1,109	600
2004	1,028	417	208	164	39	201
2005	1,643	710	257	166	50	461
Quarterly Data						
2005						
Q1	209	24	30	12	18	126
Q2	95	(22)	111	(14)	19	0
Q3	582	440	31	72	(17)	56
Q4	456	213	45	92	(15)	120
2006						
Q1	401	189	46	(51)	16	202

*Units in thousands.

[r]Implementation of new March CPS processing system.

[1]Data from 1971 to 1979 weighted based on the 1970 decennial census.

[2]Data from 1980 to 1992 weighted based on the 1980 decennial census.

[3]Beginning in 1993, CPS data weighted based on the 1990 decennial census.

[4]Beginning in 2002, CPS data weighted based on the 2000 decennial census data and housing unit controls.

[5]Beginning in 2003, the CPS respondents were able to select more than one race.

Source: Current Population Survey, Census Bureau, Department of Commerce (The source of annual data is the Current Population Survey March Supplement. The quarterly data source is the monthly Current Population Survey/Housing Vacancy Survey.)

Table 25. Total U.S. Housing Stock: 1970–Present*

Period	Total[3]	Seasonal	Total Year Round	Total Vacant Year Round	For Rent	For Sale Only	Other Vacant	Total Occupied	Owner	Renter
Annual and Biannual Data										
1970[1]	68,672	973	67,699	4,207	1,655	477	2,075	63,445	39,886	23,560
1971	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1972	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1973	75,969	676	75,293	5,956	1,545	502	3,909	69,337	44,653	24,684
1974	77,601	1,715	75,886	5,056	1,630	547	2,879	70,830	45,784	25,046
1975	79,087	1,534	77,553	5,030	1,489	577	2,964	72,523	46,867	25,656
1976	80,881	1,565	79,316	5,311	1,544	617	3,150	74,005	47,904	26,101
1977	82,420	1,704	80,716	5,436	1,532	596	3,308	75,280	48,765	26,515
1978	84,618	1,785	82,833	5,667	1,545	624	3,498	77,167	50,283	26,884
1979	86,374	1,788	84,586	6,014	1,600	677	3,737	78,572	51,411	27,160
1980	88,207	2,183	86,024	5,953	1,497	755	3,701	80,072	52,516	27,556
1980[1]	88,411	1,718	86,693	NA	NA	NA	NA	80,390	51,795	28,595
1981[2]	91,561	1,950	89,610	6,435	1,634	812	3,989	83,175	54,342	28,833
1983	93,519	1,845	91,675	7,037	1,906	955	4,176	84,638	54,724	29,914
1985	99,931	3,182	96,749	8,324	2,518	1,128	4,678	88,425	56,145	32,280
1987	102,652	2,837	99,818	8,927	2,895	1,116	4,916	90,888	58,164	32,724
1989	105,661	2,881	102,780	9,097	2,644	1,115	5,338	93,683	59,916	33,767
1990[1]	102,264	NA	NA	NA	NA	NA	NA	91,947	59,025	32,923
1991	104,592	2,728	101,864	8,717	2,684	1,026	5,007	93,147	59,796	33,351
1993	106,611	3,088	103,522	8,799	2,651	889	5,258	94,724	61,252	33,472
1995	109,457	3,054	106,403	8,710	2,666	917	5,128	97,693	63,544	34,150
1997	112,357	3,166	109,191	9,704	2,884	1,043	5,777	99,487	65,487	34,000
1999	115,253	2,961	112,292	9,489	2,719	971	5,799	102,803	68,796	34,007
2000[1]	119,628	NA	NA	NA	NA	NA	NA	105,719	71,249	34,470
2001	119,116	3,078	116,038	9,777	2,916	1,243	5,618	106,261	72,265	33,996
2003	120,777	3,566	117,211	11,369	3,597	1,284	6,488	105,842	72,238	33,604
Quarterly Data										
2005										
Q1	123,341	3,602	119,739	11,984	3,765	1,388	6,831	107,755	74,488	33,267
Q2	123,732	3,912	119,820	11,970	3,720	1,370	6,880	107,850	73,974	33,876
Q3	124,119	3,834	120,285	11,854	3,773	1,481	6,600	108,431	74,588	33,843
Q4	124,509	3,764	120,745	11,857	3,626	1,566	6,665	108,888	75,163	33,725
2006										
Q1	125,373	3,908	121,465	12,176	3,685	1,580	6,911	109,289	74,883	34,406

*Components may not add to totals because of rounding. Units in thousands.

[1]Decennial Census of Housing.

[2]American Housing Survey estimates are available in odd-numbered years only after 1981.

[3]Annual Housing Survey estimates through 1981 based on 1970 decennial census weights; 1983 to 1989 estimates based on 1980 decennial census weights; 1991 and 1995 estimates based on 1990 decennial census weights. No reduction in nation's housing inventory has ever occurred; apparent reductions are due to changes in bases used for weighting sample data.

Sources: Annual Data—Annual or American Housing Surveys; Quarterly Data—Current Population Series/Housing Vacancy Survey in *Current Housing Reports: Housing Vacancies and Homeownership,* Census Bureau, Department of Commerce

http://www.census.gov/hhes/www/hvs.html (See Table 4.)

Table 26. Rental Vacancy Rates: 1979–Present

Period	All Rental Units	Metropolitan Status[1]				Regions				Units in Structure		
		Inside Metro Area	In Central Cities	Suburbs	Outside Metro Area	North-east	Mid-west	South	West	One	Two or More	Five or More
Annual Data												
1979	5.4	5.4	5.7	5.1	5.4	4.5	5.7	6.1	5.3	3.2	6.6	7.6
1980	5.4	5.2	5.4	4.8	6.1	4.2	6.0	6.0	5.2	3.4	6.4	7.1
1981	5.0	4.8	5.0	4.6	5.7	3.7	5.9	5.4	5.1	3.3	6.0	6.4
1982	5.3	5.0	5.3	4.6	6.2	3.7	6.3	5.8	5.4	3.6	6.2	6.5
1983	5.7	5.5	6.0	4.8	6.3	4.0	6.1	6.9	5.2	3.7	6.7	7.1
1984	5.9	5.7	6.2	5.1	6.4	3.7	5.9	7.9	5.2	3.8	7.0	7.5
1985	6.5	6.3	6.6	6.0	7.1	3.5	5.9	9.1	6.2	3.8	7.9	8.8
1986	7.3	7.2	7.6	6.6	8.2	3.9	6.9	10.1	7.1	3.9	9.2	10.4
1987	7.7	7.7	8.3	6.9	7.8	4.1	6.8	10.9	7.3	4.0	9.7	11.2
1988	7.7	7.8	8.4	7.0	7.3	4.8	6.9	10.1	7.7	3.6	9.8	11.4
1989	7.4	7.4	7.9	6.6	7.7	4.7	6.8	9.7	7.1	4.2	9.2	10.1
1990	7.2	7.1	7.8	6.3	7.6	6.1	6.4	8.8	6.6	4.0	9.0	9.5
1991	7.4	7.5	8.0	6.8	7.3	6.9	6.7	8.9	6.5	3.9	9.4	10.4
1992	7.4	7.4	8.3	6.4	7.0	6.9	6.7	8.2	7.1	3.9	9.3	10.1
1993	7.3	7.5	8.2	6.6	6.5	7.0	6.6	7.9	7.4	3.8	9.5	10.3
1994	7.4	7.3	8.1	6.4	7.7	7.1	6.8	8.0	7.1	5.2	9.0	9.8
1995	7.6	7.6	8.4	6.6	7.9	7.2	7.2	8.3	7.5	5.4	9.0	9.5
1996	7.8	7.7	8.2	7.0	8.7	7.4	7.9	8.6	7.2	5.5	9.3	9.6
1997	7.7	7.5	8.1	6.9	8.8	6.7	8.0	9.1	6.6	5.8	9.0	9.1
1998	7.9	7.7	8.2	7.1	9.2	6.7	7.9	9.6	6.7	6.3	9.0	9.4
1999	8.1	7.8	8.4	7.2	9.6	6.3	8.6	10.3	6.2	7.3	8.7	8.7
2000	8.0	7.7	8.2	7.2	9.5	5.6	8.8	10.5	5.8	7.0	8.7	9.2
2001	8.4	8.0	8.6	7.4	10.4	5.3	9.7	11.1	6.2	7.9	8.9	9.6
2002	8.9	8.7	9.2	8.2	10.2	5.8	10.1	11.6	6.9	8.0	9.7	10.4
2003	9.8	9.6	10.0	9.2	10.6	6.6	10.8	12.5	7.7	8.4	10.7	11.4
2004	10.2	10.2	10.8	9.5	10.2	7.3	12.2	12.6	7.5	9.3	10.9	11.5
2005	9.8	9.7	10.0	9.4	10.5	6.5	12.6	11.8	7.3	9.9	10.0	10.4
Quarterly Data												
2005[1]												
Q1	10.1	10.1	10.4	9.7	9.7	7.2	12.2	12.2	7.5	9.9	10.3	11.0
Q2	9.8	9.7	10.1	9.1	10.4	6.1	12.6	11.8	7.5	9.7	10.0	10.2
Q3	9.9	9.7	9.9	9.5	10.8	6.0	13.4	11.9	7.3	9.7	10.2	10.8
Q4	9.6	9.4	9.4	9.3	10.9	6.7	12.3	11.4	7.0	10.2	9.4	9.5
2006												
Q1	9.5	9.4	10.0	8.7	10.4	7.3	12.6	10.9	6.7	9.9	9.6	10.0

[1]The Census Bureau has changed to OMB's new designation of metropolitan areas as Core Based Statistical Areas effective January 2005. The new statistical area definitions and data are not comparable with the previous ones.

http://www.census.gov/hhes/www/hvs.html (See Tables 2 and 3.)

Table 27. Homeownership Rates by Age of Householder: 1982–Present

Period	Total	Less Than 25 Years	25 to 29 Years	30 to 34 Years	35 to 44 Years	45 to 54 Years	55 to 64 Years	65 Years and Over
Annual Data								
1982	64.8	19.3	38.6	57.1	70.0	77.4	80.0	74.4
1983	64.6	18.8	38.3	55.4	69.3	77.0	79.9	75.0
1984	64.5	17.9	38.6	54.8	68.9	76.5	80.0	75.1
1985	63.9	17.2	37.7	54.0	68.1	75.9	79.5	74.8
1986	63.8	17.2	36.7	53.6	67.3	76.0	79.9	75.0
1987	64.0	16.0	36.4	53.5	67.2	76.1	80.2	75.5
1988	63.8	15.8	35.9	53.2	66.9	75.6	79.5	75.6
1989	63.9	16.6	35.3	53.2	66.6	75.5	79.6	75.8
1990	63.9	15.7	35.2	51.8	66.3	75.2	79.3	76.3
1991	64.1	15.3	33.8	51.2	65.8	74.8	80.0	77.2
1992	64.1	14.9	33.6	50.5	65.1	75.1	80.2	77.1
1993	64.5	15.0	34.0	51.0	65.4	75.4	79.8	77.3
1993[1]	64.0	14.8	33.6	50.8	65.1	75.3	79.9	77.3
1994	64.0	14.9	34.1	50.6	64.5	75.2	79.3	77.4
1995	64.7	15.9	34.4	53.1	65.2	75.2	79.5	78.1
1996	65.4	18.0	34.7	53.0	65.5	75.6	80.0	78.9
1997	65.7	17.7	35.0	52.6	66.1	75.8	80.1	79.1
1998	66.3	18.2	36.2	53.6	66.9	75.7	80.9	79.3
1999	66.8	19.9	36.5	53.8	67.2	76.0	81.0	80.1
2000	67.4	21.7	38.1	54.6	67.9	76.5	80.3	80.4
2001	67.8	22.5	38.9	54.8	68.2	76.7	81.3	80.3
2002[2]	67.9	22.9	38.8	54.9	68.6	76.3	81.1	80.6
2003	68.3	22.8	39.8	56.5	68.3	76.6	81.4	80.5
2004	69.0	25.2	40.2	57.4	69.2	77.2	81.7	81.1
2005	68.9	25.7	40.9	56.8	69.3	76.6	81.2	80.6
Quarterly Data								
2005								
Q1	69.1	25.2	41.5	57.2	70.1	76.5	81.8	80.8
Q2	68.6	25.9	39.9	56.8	68.7	76.3	81.3	80.3
Q3	68.8	27.0	40.7	56.1	68.6	76.7	80.9	80.6
Q4	69.0	24.8	41.6	57.1	69.7	76.7	80.6	80.6
2006								
Q1	68.5	23.6	41.0	56.5	68.9	75.8	81.2	80.3

[1]Revised based on adjusted 1990 decennial census weights rather than 1980 decennial census weights, resulting in lower estimates.
[2]Beginning in 2002, CPS data weighted based on the 2000 decennial census data and housing unit controls.
Source: Census Bureau, Department of Commerce
http://www.census.gov/hhes/www/hvs.html (See Table 7.)

Table 28. Homeownership Rates by Region and Metropolitan Status: 1983–Present

Period	Total	Region				Metropolitan Status[3, 5]		
						Inside Metropolitan Areas		
		Northeast	Midwest	South	West	Central City	Outside Central City	Outside Metro Area
March Supplemental Data								
1983[1]	64.9	61.4	70.0	67.1	58.7	48.9	70.2	73.5
1984	64.5	60.7	69.0	67.2	58.5	49.2	69.8	72.6
1985	64.3	61.1	67.7	66.7	59.4	NA	NA	NA
1986	63.8	61.1	66.9	66.7	57.8	48.3	71.2	72.0
1987	64.0	61.4	67.1	66.9	57.9	48.7	70.9	72.5
1988	64.0	61.9	67.0	65.9	59.0	48.7	71.1	72.1
1989	64.0	61.6	67.6	66.3	58.5	48.7	70.4	73.1
1990	64.1	62.3	67.3	66.5	58.0	48.9	70.1	73.5
1991	64.0	61.9	67.3	66.1	58.8	48.3	70.4	73.2
1992	64.1	62.7	67.0	65.8	59.2	49.0	70.2	73.0
1993[2]	64.1	62.4	67.0	65.5	60.0	48.9	70.2	72.9
Annual Averages of Monthly Data								
1994	64.0	61.5	67.7	65.6	59.4	48.5	70.3	72.0
1995	64.7	62.0	69.2	66.7	59.2	49.5	71.2	72.7
1996	65.4	62.2	70.6	67.5	59.2	49.7	72.2	73.5
1997	65.7	62.4	70.5	68.0	59.6	49.9	72.5	73.7
1998	66.3	62.6	71.1	68.6	60.5	50.0	73.2	74.7
1999	66.8	63.1	71.7	69.1	60.9	50.4	73.6	75.4
2000	67.4	63.4	72.6	69.6	61.7	51.4	74.0	75.2
2001	67.8	63.7	73.1	69.8	62.6	51.9	74.6	75.0
2002[4]	67.9	64.3	73.1	69.7	62.5	51.7	74.7	75.4
2003	68.3	64.4	73.2	70.1	63.4	52.3	75.0	75.6
2004	69.0	65.0	73.8	70.9	64.2	53.1	75.7	76.3
2005	68.9	65.2	73.1	70.8	64.4	54.2	76.4	76.3
Quarterly Averages of Monthly Data								
2005[5]								
Q1	69.1	65.4	73.1	71.1	64.9	54.1	76.9	76.7
Q2	68.6	64.7	73.4	70.4	63.8	54.3	75.8	76.2
Q3	68.8	65.1	73.3	70.6	64.2	54.0	76.3	76.0
Q4	69.0	65.4	72.8	71.1	64.6	54.3	76.5	76.2
2006								
Q1	68.5	64.7	72.5	70.4	64.4	53.9	75.6	76.4

[1]Data from 1983 to 1992 weighted based on the 1980 decennial census.

[2]Beginning in 1993, CPS data weighted based on the 1990 decennial census.

[3]From 1983 and 1984, the metropolitan data reflect 1970 definitions. From 1985 to 1994, the metropolitan data reflect 1980 definitions. Beginning in 1995, the metropolitan data reflect 1990 definitions.

[4]Beginning in 2002, CPS data is weighted based on the 2000 decennial census data and housing unit controls.

[5]The Census Bureau has changed to OMB's new designation of metropolitan areas as Core Based Statistical Areas effective January 2005. The new statistical area definitions and data are not comparable with the previous ones.

Source: Current Population Survey, Census Bureau, Department of Commerce (The annual data come from two sources: For years 1983 to 1993, the source is the Current Population Survey March Supplement; and for years 1994 and later, the data are the average of the 12 monthly Current Population Surveys/Housing Vacancy Surveys. The quarterly data source is the monthly Current Population Survey/Housing Vacancy Survey.)

http://www.census.gov/hhes/www/hvs.html (See Table 6.)

Table 29. Homeownership Rates by Race and Ethnicity: 1983–Present

Period	Non-Hispanic				Hispanic
	White Alone	**Black Alone**	**Other Race Alone**	**Two or More Races[4]**	
March Supplemental Data					
1983[1]	69.1	45.6	53.3	NA	41.2
1984[r]	69.0	46.0	50.9	NA	40.1
1985	69.0	44.4	50.7	NA	41.1
1986	68.4	44.8	49.7	NA	40.6
1987	68.7	45.8	48.7	NA	40.6
1988[r]	69.1	42.9	49.7	NA	40.6
1989	69.3	42.1	50.6	NA	41.6
1990	69.4	42.6	49.2	NA	41.2
1991	69.5	42.7	51.3	NA	39.0
1992	69.6	42.6	52.5	NA	39.9
1993[2]	70.2	42.0	50.6	NA	39.4
Annual Averages of Monthly Data					
1994	70.0	42.5	50.8	NA	41.2
1995	70.9	42.9	51.5	NA	42.0
1996	71.7	44.5	51.5	NA	42.8
1997	72.0	45.4	53.3	NA	43.3
1998	72.6	46.1	53.7	NA	44.7
1999	73.2	46.7	54.1	NA	45.5
2000	73.8	47.6	53.9	NA	46.3
2001	74.3	48.4	54.7	NA	47.3
2002[3]	74.7	48.2	55.0	NA	47.0
2003	75.4	48.8	56.7	58.0	46.7
2004	76.0	49.7	59.6	60.4	48.1
2005	75.8	48.8	60.4	59.8	49.5
Quarterly Averages of Monthly Data					
2005					
Q1	76.0	49.3	60.6	59.2	49.7
Q2	75.6	48.4	59.6	58.0	49.2
Q3	75.7	48.7	60.5	61.0	49.1
Q4	76.0	48.6	60.9	61.1	50.0
2006					
Q1	75.5	48.0	61.0	60.0	49.4

[r]Implementation of new March CPS processing system.

[1]CPS data from 1983 to 1992 weighted based on the 1980 decennial census.

[2]Beginning in 1993, CPS data weighted based on the 1990 decennial census.

[3]Beginning in 2002, CPS data weighted based on the 2000 decennial census data and housing unit controls.

[4]Beginning in 2003, the CPS respondents were able to answer more than one race.

Source: Current Population Survey, Census Bureau, Department of Commerce (The annual data come from two sources: For years 1983 to 1993, the source is the Current Population Survey March Supplement; and for years 1994 and later, the data are the average of the 12 monthly Current Population Surveys/Housing Vacancy Surveys. The quarterly data source is the monthly Current Population Survey/Housing Vacancy Survey.)

Table 30. Homeownership Rates by Household Type: 1983–Present

Period	Married Couples		Other Families		Other
	With Children	Without Children	With Children	Without Children	
March Supplemental Data					
1983[1]	75.0	80.8	38.3	67.5	44.5
1984[r]	74.2	80.9	39.1	66.4	44.6
1985	74.0	81.1	38.6	65.4	45.0
1986	73.4	81.4	38.0	65.7	43.9
1987	73.8	81.6	37.6	66.3	43.9
1988[r]	73.9	81.7	38.0	64.9	44.6
1989	74.3	82.0	35.8	64.4	45.6
1990	73.5	82.2	36.0	64.3	46.6
1991	73.0	83.0	35.6	65.6	46.8
1992	73.4	83.0	35.1	64.9	47.3
1993[2]	73.7	82.9	35.5	63.9	47.1
Annual Averages of Monthly Data					
1994	74.3	83.2	36.1	65.3	47.0
1995	74.9	84.0	37.7	66.2	47.7
1996	75.8	84.4	38.6	67.4	48.6
1997	76.5	84.9	38.5	66.4	49.2
1998	77.3	85.4	40.4	66.0	49.7
1999	77.6	85.7	41.9	65.8	50.3
2000	78.3	86.1	43.2	65.8	50.9
2001	78.8	86.6	44.2	66.1	51.7
2002[3]	78.6	86.8	43.5	66.3	52.3
2003	79.1	87.0	43.8	66.5	52.7
2004	79.7	87.7	45.3	67.8	53.5
2005	80.3	87.5	45.2	67.4	53.3
Quarterly Averages of Monthly Data					
2005					
Q1	80.6	87.5	45.1	69.7	53.6
Q2	80.1	87.6	44.7	66.7	52.9
Q3	79.7	87.3	46.1	66.4	53.4
Q4	80.7	87.5	45.1	67.0	53.3
2006					
Q1	79.5	87.5	44.4	66.6	53.2

[r]Implementation of new March CPS processing system.

[1]CPS data from 1983 to 1992 weighted based on the 1980 decennial census.

[2]Beginning in 1993, CPS data weighted based on the 1990 decennial census.

[3]Beginning in 2002, CPS data weighted based on the 2000 decennial census data and housing unit controls.

Source: Current Population Survey, Census Bureau, Department of Commerce (The annual data come from two sources: For years 1983 to 1993, the source is the Current Population Survey March Supplement; and for years 1994 and later, the data are the average of the 12 monthly Current Population Surveys/Housing Vacancy Surveys. The quarterly data source is the monthly Current Population Survey/Housing Vacancy Survey.)

http://www.huduser.org

2005 Annual Index

The 2005 Annual Index contains entries published in *U.S. Housing Market Conditions* for the 1st, 2nd, 3rd, and 4th quarters of 2005, including National Data, Historical Data, and Regional Activities.

Regional Activities summarize housing market conditions and activities, including reports on regions (for example, Northwest, Great Plains) and selected housing markets (that is, profiles of selected cities).

Note: The page number follows the quarter number. For example, data on page 50 of the 3rd quarter report is listed as Q3–50.

1st Quarter [Q1]......................May 2005 issue
2nd Quarter [Q2]......................Aug 2005 issue
3rd Quarter [Q3]......................Nov 2005 issue
4th Quarter [Q4]......................Feb 2006 issue

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