HUD PD&R National Housing Market Summary

Housing Market Indicators Overall Slowed in the Fourth Quarter

Housing market activity generally showed less progress in the fourth quarter of 2023. New construction rose for single-family and multifamily housing, but purchases declined for new and existing homes, and the inventory of homes for sale increased for new homes but declined for existing homes. The seasonally adjusted (SA) Federal Housing Finance Agency (FHFA) and CoreLogic Case-Shiller® repeat-sales house price indices showed year-over-year home price increases accelerated. Homeownership affordability and rental affordability improved with rising incomes.

Based on its National Delinquency Survey, the Mortgage Bankers Association (MBA) reported that the overall mortgage delinquency rate rose in the fourth quarter. According to ATTOM Data Solutions, newly initiated and completed foreclosures declined. The U.S. Census Bureau reported a decrease in the national homeownership rate to 65.7 percent from 66.0 percent in the previous quarter. According to the Bureau of Economic Analysis (BEA) second estimate, the U.S. economy grew at a seasonally adjusted annual rate (SAAR) of 3.2 percent in the fourth quarter following 4.9-percent growth in the third quarter. Real residential investment, which includes investment in new homes and the remodeling of existing homes, rose 2.9 percent following 6.7-percent growth in the third quarter and contributed 0.11 percentage point to real GDP growth, following a 0.26-percentage-point contribution in the third quarter.

The Housing Market in 2023

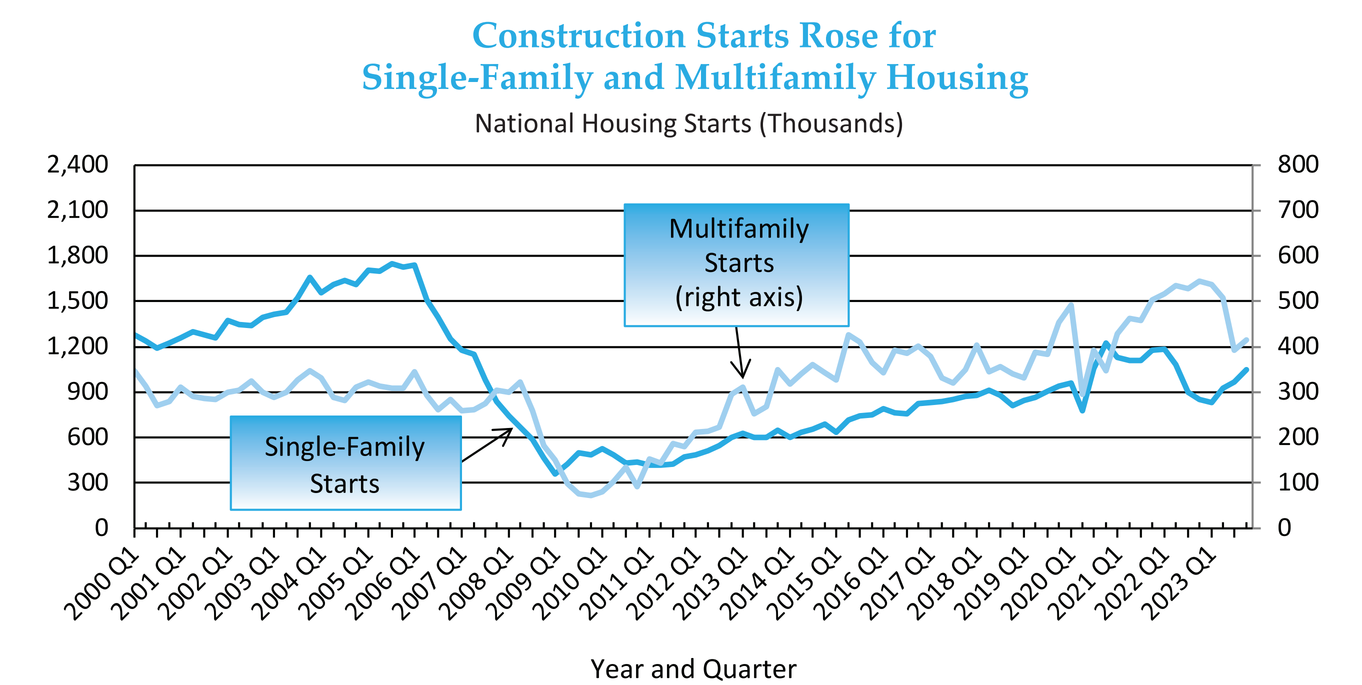
The Federal Reserve's attempts to bring inflation under control continued to have an impact on the housing market in 2023. Mortgage financing became more expensive as the Fed proceeded with raising interest rates through July 2023; since then, the Fed's rate has held steady. New single-family home sales, at 666,000 in 2023, rose 4 percent from 641,000 in 2022, while existing home sales, at 4.09 million units in 2023, were down 19 percent from 5.03 million in 2022. Inventories of new homes for sale, at 452,000 units at the end of 2023, were down 0.7 percent year over year, while inventories of existing homes, at 990,000 units, were up 3 percent. The average months' supply of new homes for sale in 2023 declined to 7.9 from 8.5 months in 2022, while the average months' supply of existing homes for sale increased to 3.1 from 2.7 months in 2022. Construction of new housing declined 9 percent for all of 2023, with the construction of single-family homes down 6 percent and multifamily housing down 14 percent. The quarterly SA FHFA and CoreLogic Case-Shiller® repeat-sales house price indices estimated the average annual gain in house prices over the four-quarter period was 6.5 and 5.1 percent, respectively, for 2023, down from 8.3 and 7.5 percent for 2022. The MBA reported the overall mortgage delinquency rate fell to 3.61 percent for all of 2023, down from 3.79 percent for 2022. Based on data from ATTOM Data Solutions, newly initiated and completed foreclosures increased at respective rates of 9 and 1 percent for 2023. According to Freddie Mac, the average weekly 30-year Fixed Mortgage Rate was 6.81 percent for 2023, up from 5.34 percent for 2022. The rise in mortgage rates continued to hinder the ability to purchase a home, with homeownership affordability falling 7 percent in 2023. Rising rents led to a 6-percent decline in the affordability of leasing a home. According to BEA, inflation-adjusted investment in residential property dropped 10.6 percent in 2023, following a decline of 9.0 percent for 2022.

Housing Supply

New construction rose for single-family and multifamily homes. Housing starts on single-family homes, at 1.051 million units (SAAR) in the fourth quarter of 2023, rose 8.7 percent[1] from the previous quarter (967,000 units) and were 23.7 percent higher than one year ago. The pace of single-family housing starts is 81 percent of the average annual rate (AR) of 1.29 million units in the years from 2000 to 2002, before the housing bubble began. Multifamily housing starts (5+ units in a structure), at 415,000 units (SAAR) in the fourth quarter, were up 5.6 percent from the previous quarter (393,000 units) but 23.6 percent lower than one year ago. The pace during the period prior to the housing bubble (2000–2002) was 300,000 units (AR). Multifamily housing starts have bounced back faster than single-family starts during the housing recovery from the foreclosure crisis and Great Recession (2007–2009). Historically, new construction of single-family and multifamily housing has averaged respective market shares of 72 and 24 percent, with two- to four-unit structures making up the rest of the market. The shares of single-family and multifamily housing starts were at respective rates of 71 and 28 percent in the fourth quarter. As multifamily housing construction has been adding units at a faster pace, it has caught up with demand in many markets, slowing rent growth. Total housing starts were up 8.2 percent from the previous quarter and 5.6 percent higher over the four-quarter period.

The inventory of homes on the market rose for new homes but fell for existing homes. The listed inventory of new homes for sale at the end of the fourth quarter was 452,000 units (SA), an increase of 3.9 percent (435,000 units) from the previous quarter and 0.2 percent higher than one year ago. The supply of new homes on the market would support 8.3 months of sales at the current sales pace, up from 7.5 months in the third quarter but down from 8.5 months in the fourth quarter of 2022. The listed inventory of existing homes for sale, at 990,000 units, was down 12.4 percent from 1.13 million units in the third quarter but 3.1 percent higher over the four-quarter period.

[1] Whether the change in a variable is statistically significant or the statistical significance is unavailable is noted in the tables at the end of the report.

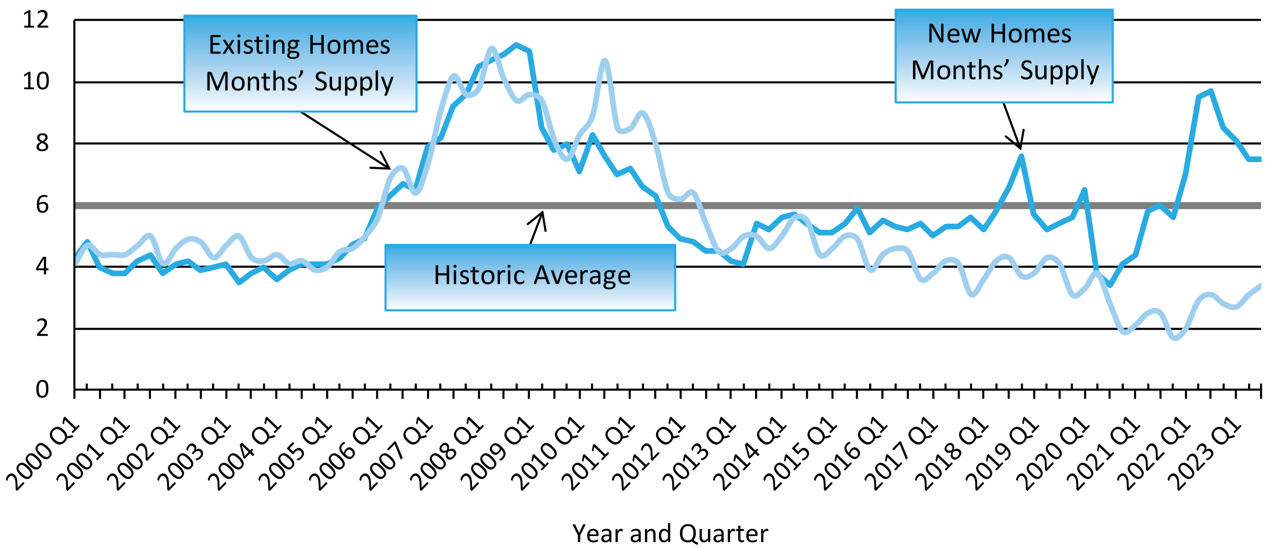


Seasonally Adjusted Annual Rate
Sources: Census Bureau and HUD.

That inventory represents a 3.1-month supply of homes for sale, down from 3.4 months the previous quarter but up from 2.8 months last year. The long-term average for months' supply of homes on the market is about 6.0 months. An increase in inventories when months' supply is low usually improves home sales because the low ratio of inventories to sales indicates that if more homes were offered for sale, they would be purchased. Because many owners have very low interest rate mortgages compared to current rates, selling and moving to a new home of a similar price would result in much higher housing expenses, making homeowners less willing to sell and move and, thereby, restricting the inventory of homes for sale. Historically, the National Association of REALTORS® (NAR) annual survey, Profile of Home Buyers and Sellers, found that homeowners typically remained in their homes for six to seven years. After the Great Recession (2007–2009), the typical tenure increased to nine or ten years, a factor that has contributed to low inventories. In 2021, the national median number of years homeowners owned their homes before selling dropped from ten years to eight years, the largest single-year change in tenure length in the history of the NAR data set. The results from NAR's 2021 Profile, during the COVID-19 pandemic, proved to be an aberration, however. The median tenure length returned to ten years in NAR's 2022 Profile (https://www.nar.realtor/research-and-statistics/research-reports/highlights-from-the-profile-of-home-buyers-and-sellers).

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

National Months' Supply of New and Existing Homes (Months)



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

Housing Demand

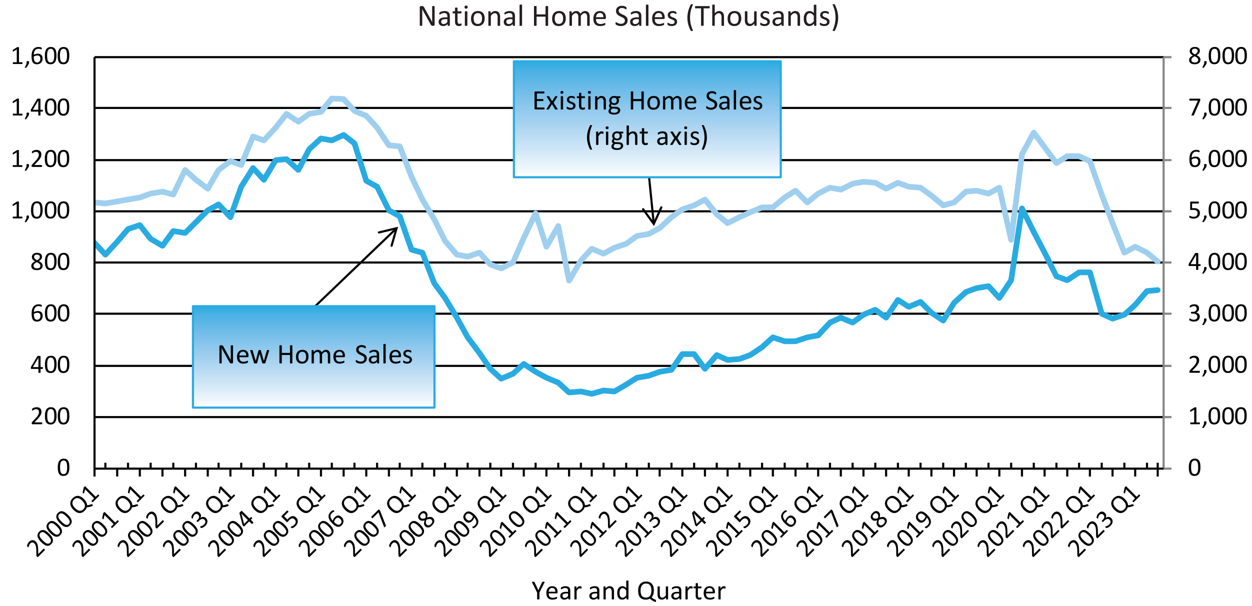
Sales declined for new and existing housing. Purchases of new single-family homes, at 643,000 units (SAAR) in the fourth quarter, were down 7.3 percent from 693,000 in the previous quarter but up 7.4 percent over the four-quarter period. The annual pace of new home sales was 641,000 in 2022 and 666,000 for all of 2023. The NAR reported that existing homes—including single-family homes, townhomes, condominiums, and cooperatives—sold at a pace of 3.88 million units (SAAR) in the fourth quarter, down 3.5 percent from 4.02 million in the previous quarter and 9.1 percent lower than one year ago. Previously owned homes sold at an annual pace of 5.03 million in 2022 and 4.09 million for all of 2023. Sales to first-time buyers accounted for 29 percent of all sales transactions, the same as the previous and year-ago quarters and below the historic norm of 39 percent. Higher mortgage rates, low sales inventory, slower growth in income compared with home prices, and more stringent bank lending standards have recently hampered sales growth. Historically, existing home sales have accounted for 85 percent of the market, with new home sales representing the remaining 15 percent. The share of existing home sales began to rise in 2007, reaching a high of 94 percent in 2011. The current market shares of existing and new home sales are at their historic norms, with respective rates of 85 and 15 percent. In terms of average sales, the ratio of existing to new home sales historically has been 6 to 1. The current ratio is also 6 to 1; that ratio had reached 14 to 1 in 2011.

Annual house prices accelerated in the fourth quarter for a second consecutive quarter, with annual increases ranging from 5.1 and 6.5 percent. The FHFA (SA) purchase-only repeat-sales house price index showed U.S. home prices increasing at a 1.5-percent rate in the fourth quarter, down from a 2.1-percent pace in the previous quarter. House prices rose at an annual pace of 6.5 percent, up from a 5.6-percent annual gain in the third quarter. The CoreLogic Case-Shiller® (SA) national repeat-sales home price index estimated a 1.5-percent rise in house prices for the fourth quarter, down from 2.2 percent in the third quarter. House values increased over the four-quarter period by 5.1 percent, up from the previous quarter's annual gain of 2.5 percent. Home prices increased faster than the general price level and wages, with respective annual gains of 3.2 and 4.3 percent over the same four-quarter period. For the past three quarters, that had not been the case or was ambiguous, depending on which home price index was referenced. Mortgage financing became more expensive as the Federal Reserve raised interest rates, a process that began in April 2022. As a result, home price growth began to slow. That trend has reversed in the past two or three quarters, however. The last time the Fed raised interest rates was in July 2023. The FHFA index differs from the CoreLogic Case-Shiller® index mainly because the FHFA index, unlike the CoreLogic Case-Shiller® index, is based on sales financed only with mortgages that have been sold to or guaranteed by Fannie Mae and Freddie Mac, excludes sales transactions associated with subprime and some "jumbo" loans, and is transaction weighted rather than value weighted. According to NAR, distressed sales, which tend to sell at lower prices, accounted for 2 percent of all existing home sales, up slightly from 1 percent in the previous quarter but the same as one year ago. Investor purchases, which tend to put upward pressure on prices, accounted for 16 percent of existing home sales, down from 17 percent in the previous quarter but up from 15 percent one year ago.

The absorption rate fell for new apartments and for new condominiums and cooperatives. Of new apartments completed in the third quarter, 57 percent were leased within the ensuing 3 months, down from 63 percent in the previous quarter and 60 percent the previous year. Of newly completed condominiums and cooperatives in the third quarter, 68 percent sold within 3 months, down from 83 percent in the previous quarter and 74 percent one year ago. A slower absorption rate of new condominiums and apartments indicates less demand for these units or more supply. In the third quarter of 2023, 5,600 new condominiums and co-ops were built, up 51 percent from 3,700 in the previous quarter and up 19 percent from 4,700 one year ago.

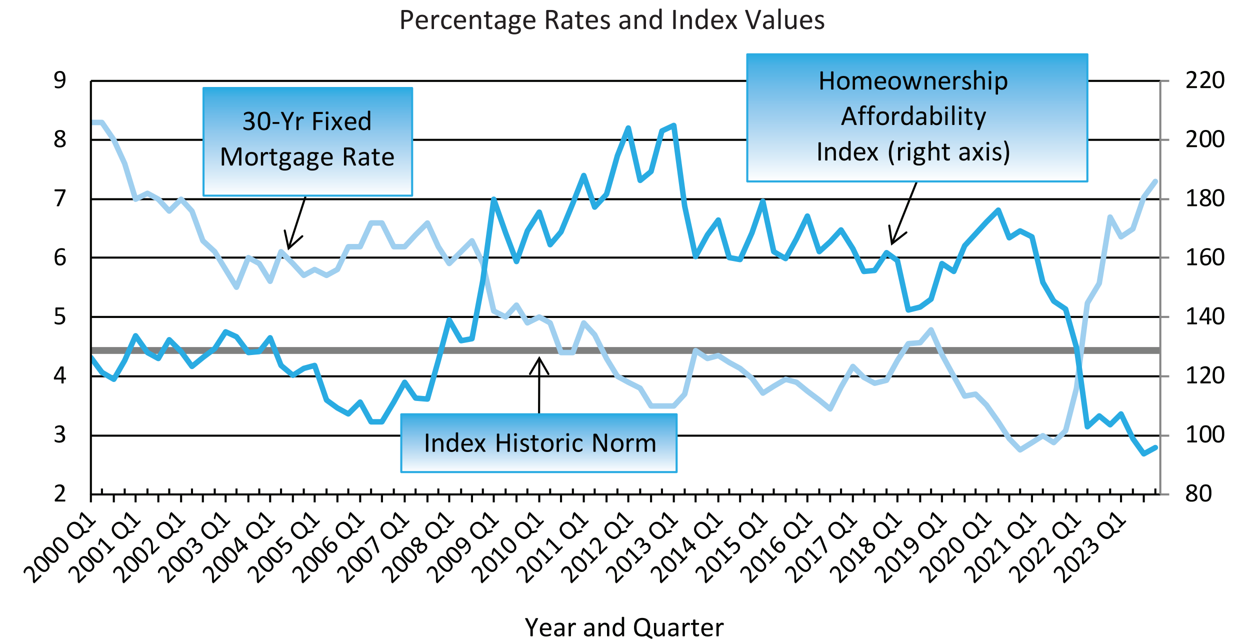
The affordability of purchasing a home increased but was still below 100. The NAR Housing (Homeownership) Affordability Index (HAI), at 95.8 in the fourth quarter, was up 2.4 percent from 93.6 in the third quarter, which was

Sales Rose for New Homes but Fell for Existing Homes



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

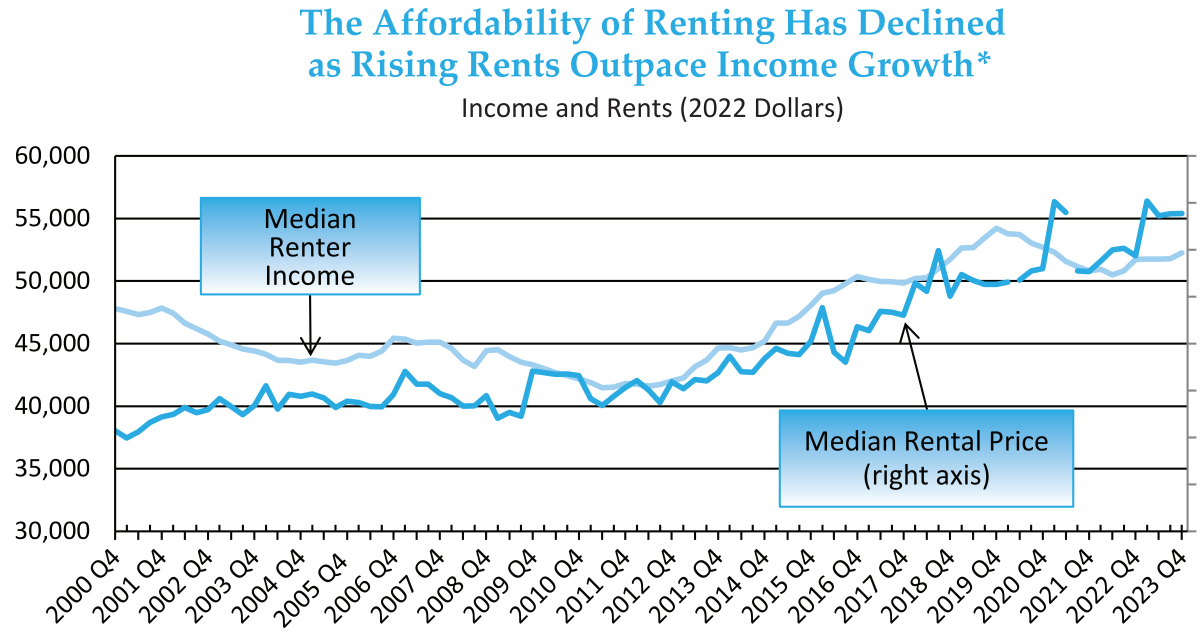
Homeownership Affordability Rose



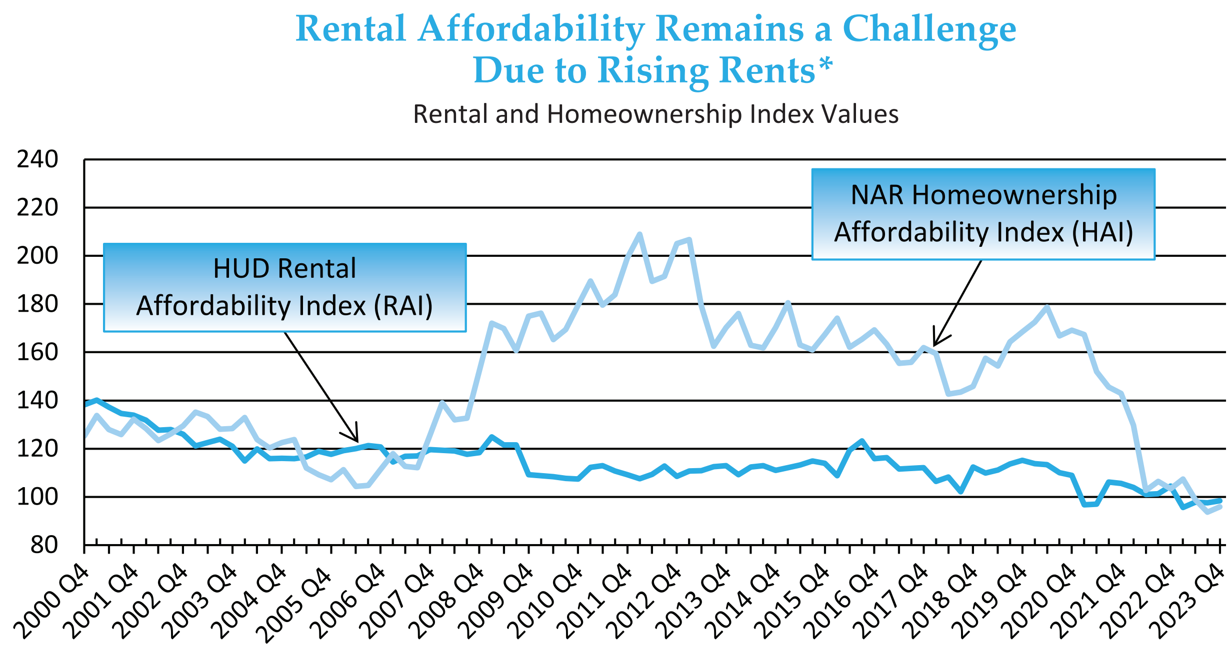
The historic norm of 130 is the median value of the affordability index based on data since 1989.
Sources: Freddie Mac and National Association of REALTORS®.

the lowest point since the survey's inception in 1989. The only other times the index fell below 100 were the second quarters of 2023 (98.8) and 1989 (98.4). Affordability was down 7.3 percent, year over year. The increase in the ability to purchase a home resulted from a 1.2-percent rise in Median Family Income and a 3.6-percent drop in the median price of a single-family home, which more than offset a 26-basis-point increase in the mortgage rate. The homeownership affordability index peaked in the first quarter of 2013, at 205.2, and fell sharply through the third quarter of 2013, as home prices climbed and mortgage rates rose. The series oscillated between the third quarter of 2013 and mid-2018 but then showed improvement through the first quarter of 2021, as mortgage rates hovered near historically low levels. Affordability has since fallen with sharp increases in house prices and, more recently, mortgage rates. (An HAI value of less than 100 indicates that a household with median-family income has less income than typically required to purchase a median-priced home under current underwriting standards. Note that quarterly purchase prices reflect seasonal changes in prices.)

The affordability of renting a home improved slightly in the fourth quarter of 2023. The U.S. Department of Housing and Urban Development (HUD) Rental Affordability Index (RAI), at 98.4 in the fourth quarter, increased 0.8 percent from 97.6 in the previous quarter but was down 5.9 percent (104.5) year over year. The increase in the affordability of leasing a home resulted from a 0.9-percent rise in the inflation-adjusted median income of renter households, which more than offset a slight increase in the inflation-adjusted median price of leased homes (0.1 percent). After reaching a high point in the first quarter of 2001, the ability to lease a home has declined for the most part, reaching lows below 100.0 in all four quarters of 2023. The ability to rent a home is currently down 30 percent from its peak at the beginning of 2001. (A RAI value of less than 100 indicates that a renter household with median income has less income than typically required to lease a median-priced rental home. Note that quarterly rental prices reflect seasonal changes in prices.)



* NOTE: The Q2 2020 - Q2 2021 Median Rental Prices (MRP) are partially based on CPS/HVS surveys conducted under COVID-19 restrictions and should be viewed with caution. Normal data collection procedures resumed for Q3 2021. The MRP is also based on ACS median rental prices for recent movers; the 2020 data are unavailable due to COVID restrictions. Quarterly rental prices reflect seasonal changes in prices. Prices and income are in current dollars.
Sources: Census ACS, BLS CPI, CES, CPS/HVS, and HUD.



* NOTE: The Q2 2020 - Q2 2021 Median Rental Prices (MRP) underlying the RAI are partially based on CPS/HVS surveys conducted under COVID-19 restrictions and should be viewed with caution. Normal data collection resumed for Q3 2021. The RAI is also based on ACS median rental prices for recent movers; the 2020 data are unavailable due to COVID. The quarterly purchase and rental prices underlying the HAI and RAI reflect seasonal changes in prices.
Sources: NAR®, Census ACS, BLS CPI, CES, CPS/HVS, and HUD.

Housing Finance and Investment

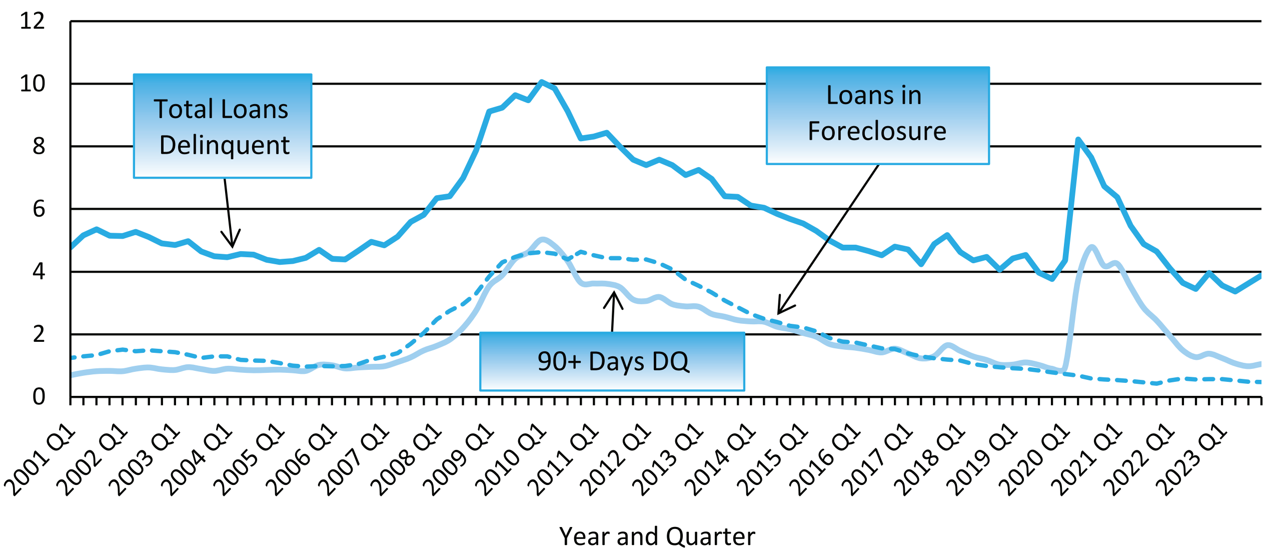
The overall mortgage delinquency rate increased for a second straight quarter. The delinquency rate on mortgages of one- to four-unit residential properties was 3.88 percent (SA) in the fourth quarter, up from 3.62 percent in the third quarter but down from 3.96 percent in the fourth quarter of 2022, according to MBA's quarterly National Delinquency Survey (NDS). The fourth quarter 3.88-percent delinquency rate represents 2.09 million borrowers. The second quarter 2023 delinquency rate of 3.37 percent was the lowest overall rate since the survey's inception in 1979; the historic average overall delinquency rate is 5.25 percent. Mortgage delinquency rates rose for all loan types for the second consecutive quarter. The conventional delinquency rate increased to 2.61 percent from 2.50 percent; the Federal Housing Administration (FHA) delinquency rate increased to 10.81 percent from 9.50 percent; and the U.S. Department of Veterans Affairs (VA) delinquency rate increased to 4.07 percent from 3.76 percent. Note that loans in forbearance are recorded as delinquent in the MBA survey if payments are not made based on the original terms of the mortgage. The MBA Forbearance Survey estimates that 115,000 mortgages were in forbearance at the end of the fourth quarter, but some of those borrowers (10.7 percent) were up to date on their mortgage payments and would not be recorded as delinquent in the MBA NDS. The MBA seriously delinquent rate (90 or more days delinquent or in the foreclosure process) was 1.52 percent, unchanged from the third quarter but down from 1.89 percent one year ago. The serious delinquency rate of 1.52 percent matches the lowest rate since 1984; the historic norm is 2.80 percent. At 0.14 percent of active loans, the foreclosure start rate remained the same as in the previous quarter and one year ago. The survey low of newly initiated foreclosures is 0.03 percent, and the historic average is 0.41 percent. The percentage of loans in the foreclosure process was 0.47 percent, down from 0.49 percent in the previous quarter and 0.57 percent last year and well below the historic norm of 1.43 percent.

Newly initiated and completed foreclosures fell. According to ATTOM Data Solutions®, foreclosure starts—default notices or scheduled foreclosure auctions, depending on the state—were filed for the first time on 66,200 U.S. properties in the fourth quarter of 2023, down 4.0 percent from the previous quarter but up 4.2 percent from a year ago. The pre-crisis average of foreclosure starts in 2005 and 2006 was 156,800 per quarter. Lenders completed the foreclosure process (bank repossessions or REO [real estate owned] properties) on 9,700 U.S. properties in the fourth quarter, down 11.8 percent from the previous quarter and 16.4 percent from one year ago. The pre-crisis (2005 and 2006) average of foreclosure completions was 69,400 per quarter. The federal government moratorium on residential foreclosures during the pandemic ended September 30, 2021. In the year following the moratorium, foreclosure starts rose 168 percent (although calculated on a low base) from 25,100 in the third quarter of 2021 to 67,250 in the third quarter of 2022, and completed foreclosures increased 39 percent from 7,550 in the third quarter of 2021 to 10,500 in the third quarter of 2022.

Homeowners' equity rose in the third quarter, and the number of underwater borrowers fell. The Federal Reserve reported that homeowners' equity (total property value less mortgage debt outstanding) increased 1.3 percent, or $425 billion, in the third quarter of 2023 (the data are reported with a lag), following a gain of $2.400 trillion in the second quarter. Homeowners' equity now stands at more than $32.6 trillion, up slightly from the prior peak of more than $32.5 trillion in the second quarter of 2022. Owners' equity grew by more than $2.9 trillion in 2022. An increase in homeowners' equity reflects house price appreciation, fewer distressed borrowers, and increased principal repayment, with house price gains the largest explanatory factor. For the third quarter of 2023 (the data are reported with a lag), CoreLogic estimated the number of underwater borrowers (those who owe more on their mortgage than the value of their home) decreased by 86,000 from the second quarter to 1.030 million homes, or 1.8 percent of residential properties with a mortgage, and were 90,000 lower than one year ago. Since the beginning of 2012, the number of underwater borrowers is down 92 percent—from 12.108 to 1.030 million—or by 11.078 million homeowners.

The Overall Mortgage Delinquency Rate Rose

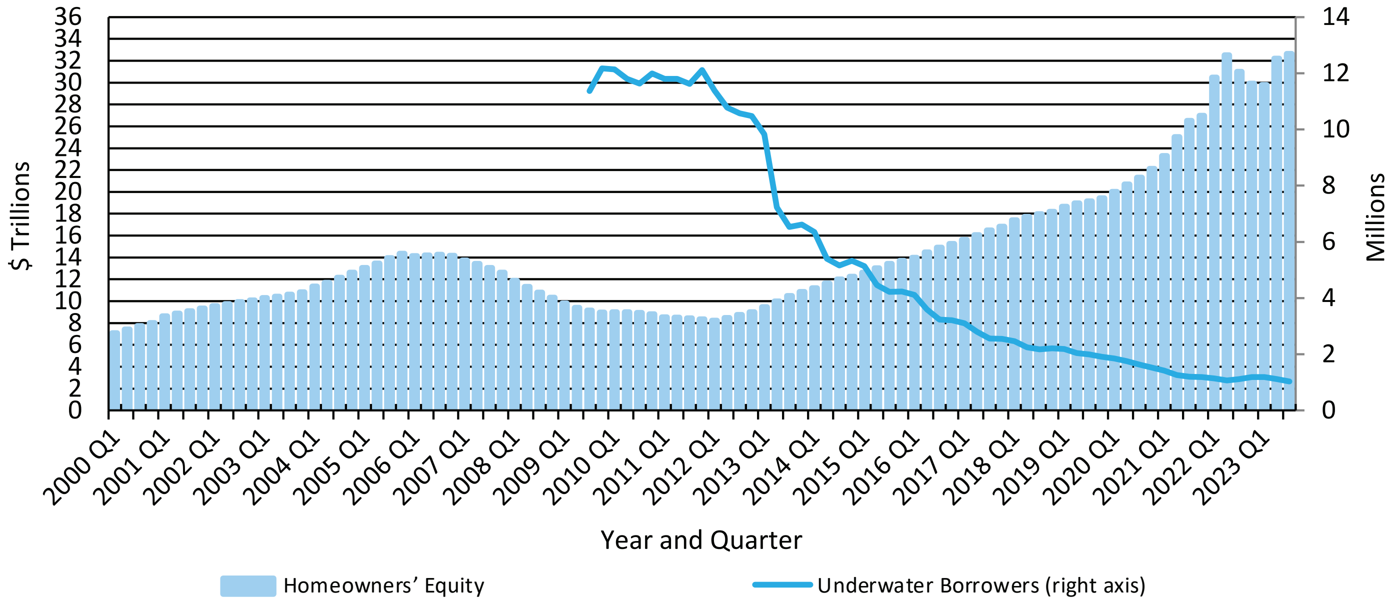
National Mortgage Delinquency and Foreclosure Inventory Rates (Percent)



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

Housing Wealth Rose in the Third Quarter
Number of Underwater Borrowers Continued to Fall

Owners' Equity ($ Trillions) and Number of Underwater Borrowers (Millions)



Data for underwater borrowers are only available beginning the third quarter of 2009.
Sources: Federal Reserve Board and CoreLogic.

Homeownership and Housing Vacancy

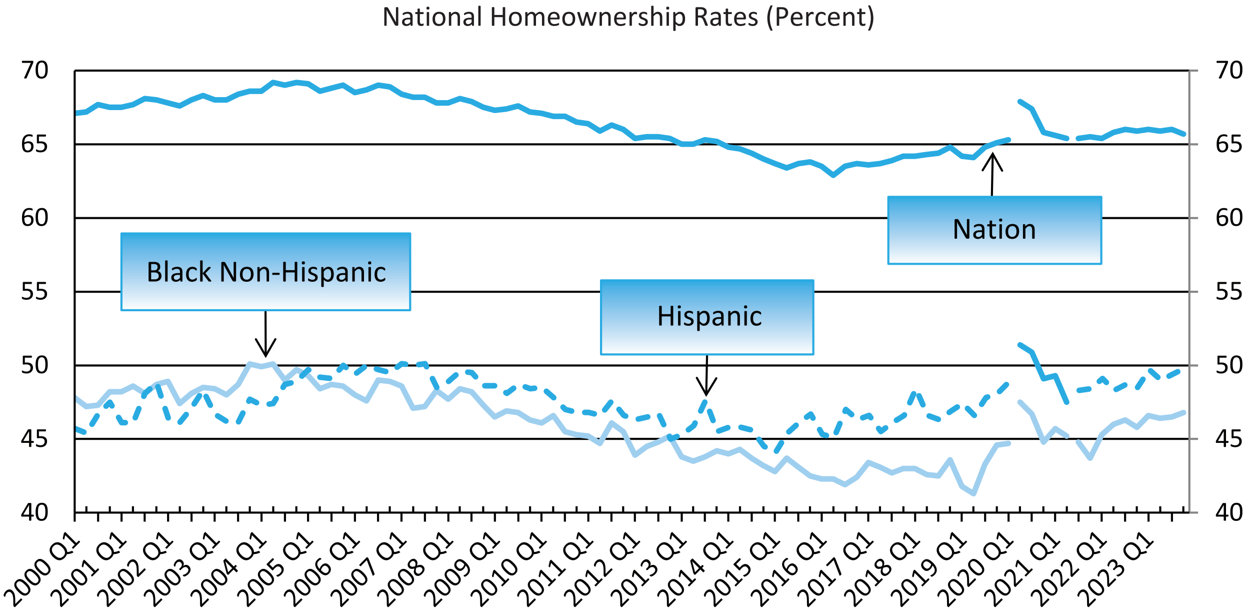
The national homeownership rate declined to 65.7 percent in the fourth quarter from 66.0 percent in the third quarter and 65.9 percent one year ago. The historic norm for the national homeownership rate since 1965 is 65.2 percent; it reached a high of 69.2 percent in the second and fourth quarters of 2004. For the fourth quarter of 2023, the Census Bureau reported that the homeownership rate for White non-Hispanic households decreased to 73.8 percent from 74.5 percent in the previous quarter; for Black non-Hispanic households, the rate increased to 46.8 percent from 46.5 percent; and for Hispanic households, the rate rose to 49.8 percent from 49.4 percent. The homeownership rate for other-race non-Hispanic households stayed the same at 62.5 percent, and the homeownership rate for two-or-more-races non-Hispanic households rose to 53.5 percent from 50.7 percent in the previous quarter. Relatively high mortgage rates, low inventories of homes for sale, slower income growth relative to house prices for most recent quarters, and relatively restrictive mortgage credit have affected homeownership. Note that the Census Bureau resumed normal data collection procedures in the third quarter of 2021, after having implemented restrictions on their survey for five months due to COVID-19.

NAR monthly MLS (Multiple Listing Service) data revealed that the share of homebuyers making their first purchase was 29 percent in the fourth quarter of 2023, the same as in the previous quarter and the fourth quarter of 2022. The historic norm for sales to first-time buyers is 39 percent. Numerous studies have found that both high debt-to-income ratios for young adults burdened with student loans and tighter credit and lending standards are key factors in keeping the current homeownership rate relatively low for young adults. A low inventory of homes for sale and relatively high home prices and interest rates have also prevented some from becoming homeowners.

The rental market vacancy rate remained the same for single-family homes but declined for multifamily housing. The Census Bureau estimate of the overall vacancy rate for the rental market was 6.6 percent in the fourth quarter, the same as in the third quarter but up from 5.8 percent one year ago. The single-family rental vacancy rate remained steady at 5.6 percent but was up from 5.4 percent one year ago. The rental vacancy rate for multifamily units (5+ units in a structure), at 7.7 percent, was down from 7.9 percent in the previous quarter but up from 6.5 percent year over year. In addition to single-family and multifamily homes, the overall vacancy rate includes homes with two-to-four units in a structure. As with the homeownership rate data, normal vacancy data collection procedures resumed in the third quarter of 2021.

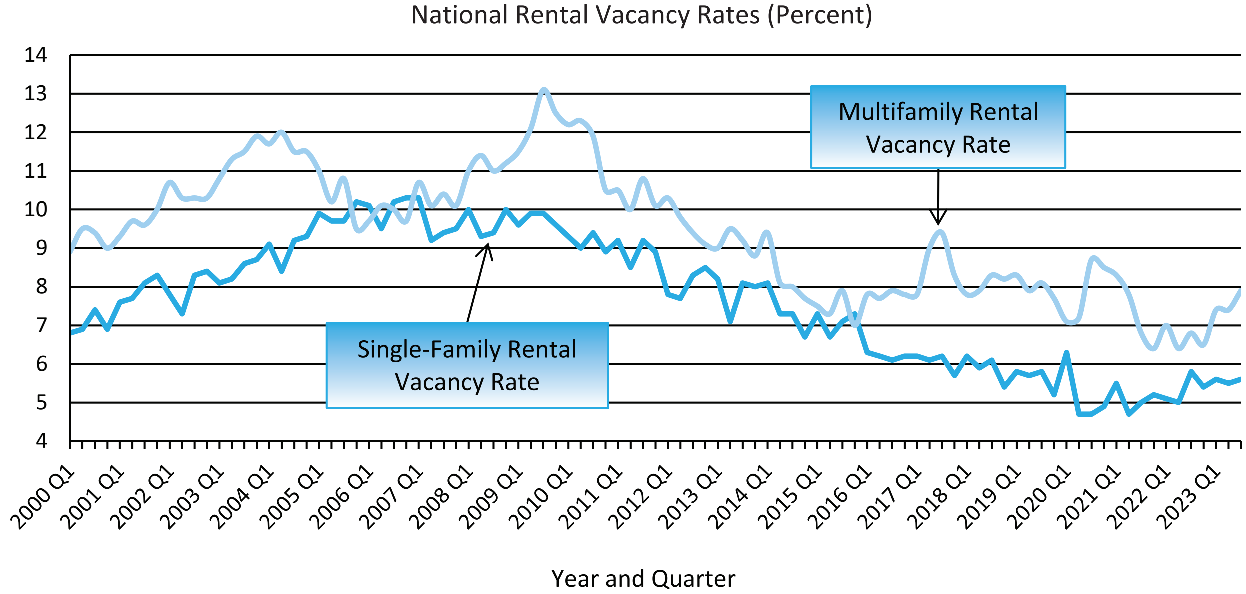
The number of households grew by 1.5 percent in 2023. According to the Census Bureau, the number of U.S. households in 2023 was 130.3 million, up from 128.4 in 2022. Household growth fell to an annual rate of 0.5 percent during the severe 2007–2009 recession, compared with 1.3-percent growth from 2001 to 2006. In the years immediately following the Great Recession, young people were slow to form households, with an average annual growth rate of only 0.7 percent from 2010 to 2013. The pace picked up from 2014 to 2019, with an average annual growth rate of 1.1 percent. Data on the number of households for the second quarter of 2020 through the second quarter of 2021 were collected under COVID-19 restrictions and should be viewed with caution. Based on data collected only under normal collection procedures (122.9 million households in 2019 and 127.3 million for the last two quarters of 2021), the annual rate of growth for 2020 and 2021 was estimated to be 1.8 percent. An estimated household growth rate for 2022, also based only on data collected under normal procedures (127.3 million for the last two quarters of 2021), was 0.8 percent.

National Homeownership Rates*



* NOTE: The Q2 2020 through Q2 2021 homeownership rates represent a break in the series because they are based on surveys conducted under COVID-19 restrictions and should be viewed with caution. Normal data collection procedures resumed starting Q3 2021. The historic norm of 65.2 percent is the average national homeownership rate since 1965. Sources: Census Bureau CPS/HVS, BLS and HUD.

Rental Vacancy Rates Rose for Single-Family and Multifamily Homes*



* NOTE: The Q2 2020 through Q2 2021 vacancy rates are based on surveys conducted under COVID-19 restrictions and should be viewed with caution. Normal data collection procedures resumed starting Q3 2021.
Sources: Census Bureau CPS/HVS and BLS.

HUD PD&R **National Housing Market Summary**

The table below summarizes quarterly changes in national housing indicators, comparing current quarter data to the previous quarter and year-ago quarter.

U.S. NATIONAL HOUSING INDICATORS

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

Indicator	Current Quarter	Previous Quarter		Year-Ago Quarter	Change From Previous Quarter		Change From Year-Ago Quarter		Current Quarter as-of Date
HOUSING SUPPLY									
Housing Permits (SAAR, thousands)									Q4 2023
Total	1,486	1,485		1,455	0.1%	(u)	2.1%	(u)	
Single-Family	982	947		798	3.7%	(u)	23.1%	(u)	
Multifamily (5+)	456	486		605	-6.2%	(u)	-24.6%	(u)	
Housing Starts (SAAR, thousands)									Q4 2023
Total	1,483	1,371	(r)	1,405	8.2%	(s)	5.6%	(n)	
Single-Family	1,051	967	(r)	850	8.7%	(s)	23.7%	(s)	
Multifamily (5+)	415	393	(r)	543	5.6%	(n)	-23.6%	(s)	
Under Construction (SA, thousands)									Q4 2023
Total	1,680	1,679	(r)	1,696	0.1%	(n)	-0.9%	(n)	
Single-Family	675	671	(r)	757	0.6%	(n)	-10.8%	(s)	
Multifamily (5+)	988	991	(r)	923	-0.3%	(n)	7.0%	(s)	
Housing Completions (SAAR, thousands)									Q4 2023
Total	1,457	1,388	(r)	1,427	5.0%	(n)	2.1%	(n)	
Single-Family	994	987	(r)	1,024	0.7%	(n)	-2.9%	(n)	
Multifamily (5+)	450	391	(r)	390	15.0%	(n)	15.4%	(n)	
New Homes for Sale (SA)									Q4 2023
Inventory (thousands)	452	435	(r)	451	3.9%	(s)	0.2%	(n)	
Months' Supply (months)	8.3	7.5	(r)	8.5	10.7%	(n)	-2.4%	(n)	
Existing Homes For Sale									Q4 2023
Inventory (NSA, thousands)	990	1,130		960	-12.4%	(u)	3.1%	(u)	
Months' Supply (months)	3.1	3.4		2.8	-8.8%	(u)	10.7%	(u)	
Manufactured Home Shipments (SAAR, thousands)	94.0	91.7	(r)	97.3	2.5%	(u)	-3.4%	(u)	Q4 2023

SA = seasonally adjusted. NSA = not SA. SAAR = SA annual rate. r = revised. s = statistically significant. n = not statistically significant. u = statistical significance unavailable.
Note: Components may not add to totals because of rounding.

U.S. NATIONAL HOUSING INDICATORS (continued)

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

Indicator	Current Quarter	Previous Quarter		Year-Ago Quarter	Change From Previous Quarter		Change From Year-Ago Quarter		Current Quarter as-of Date
HOUSING DEMAND									
Home Sales (SAAR)									Q4 2023
New Homes Sold (thousands)									
Single-Family	643	693	(r)	598	-7.3%	(n)	7.4%	(s)	
Existing Homes Sold (thousands)									
Single-Family, Townhomes, Condos, Co-ops	3,880	4,020		4,267	-3.5%	(u)	-9.1%	(u)	
Condos and Co-ops	407	430	(r)	453	-5.3%	(u)	-10.2%	(u)	
First-Time Buyers (%)	29	29		29	0	(u)	0	(u)	
Investor Sales (%)	16	17		15	-1	(u)	1	(u)	
Home Sales Prices									Q4 2023
Median ($)									
New Homes	417,700	435,400	(r)	479,500	-4.1%	(u)	-12.9%	(u)	
Existing Homes	386,933	400,833	(r)	372,667	-3.5%	(u)	3.8%	(u)	
Repeat-Sales Home Price Indices									
FHFA (SA)	411.9	405.9	(r)	386.8	1.5%	(u)	6.5%	(u)	
CoreLogic Case-Shiller (SA)	313.6	309.0	(r)	298.4	1.5%	(u)	5.1%	(u)	
Homeownership Affordability									Q4 2023
Fixed Index	95.8	93.6	(r)	103.4	2.4%	(u)	-7.3%	(u)	
National Average Mortgage Interest Rate (%)	7.4	7.1		6.8	0.3	(u)	0.6	(u)	
Median-Priced Existing Single-Family Home ($)	391,733	406,267	(r)	378,433	-3.6%	(u)	3.5%	(u)	
Median Family Income ($)	99,436	98,287		94,480	1.2%	(u)	5.2%	(u)	
Rental Affordability									
HUD's Rental Affordability Index	98.4	97.6	(r)	104.5	0.8%	(u)	-5.9%	(u)	Q4 2023
Multifamily Housing									
Apartments									
Completed Previous Quarter (thousands)	85.5	95.8	(r)	85.5	-10.8%	(s)	0.0%	(n)	Q3 2023
Leased Current Quarter (%)	57	63	(r)	60	-6	(s)	-3	(s)	Q4 2023
Median Asking Rent ($)	1,833	1,769	(r)	1,795	3.6%	(n)	2.1%	(s)	
Condos and Co-ops									
Completed Previous Quarter (thousands)	5.6	3.7	(r)	4.7	51.4%	(n)	19.1%	(s)	Q3 2023
Sold Current Quarter (%)	68	83		74	-15	(n)	-6	(n)	Q4 2023
Median Asking Price ($)	554,700	526,600	(r)	562,900	5.3%	(s)	-1.5%	(s)	
Manufactured Homes (SAAR)									
Shipped Previous Quarter (thousands)	91.7	85.7		113.0	7.0%	(u)	-18.8%	(u)	Q3 2023
Sold and Placed Within Four Months (%)[1]	60.5	63.2		39.4	-2.6	(n)	21.1	(s)	Q4 2023
Builders' Views of Market Activity (Composite Index)	37	50		34	-26.0%	(u)	8.8%	(u)	Q4 2023

SA = seasonally adjusted. SAAR = SA annual rate. r = revised. s = statistically significant. n = not statistically significant. u = statistical significance unavailable.
FHFA = Federal Housing Finance Agency.
Note: Components may not add to totals because of rounding.
[1] The share of previous-quarter shipments sold (or leased) and placed for residential use four months after shipment. For example, for shipments in the first quarter: sales and placements (from January - May) for January shipments; (from February - June) for February shipments; and (from March - July) for March shipments are summed and divided by the total number of homes shipped in the first quarter to obtain the percentage of manufactured homes sold and placed four months after shipment.

U.S. NATIONAL HOUSING INDICATORS (continued)

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

Indicator	Current Quarter	Previous Quarter		Year-Ago Quarter	Change From Previous Quarter		Change From Year-Ago Quarter		Current Quarter as-of Date
HOUSING FINANCE and INVESTMENT									
Mortgage Interest Rates (%)[2]									Q4 2023
30-Year Fixed Rate	7.33	7.04		6.66	0.29	(u)	0.67	(u)	
15-Year Fixed Rate	6.67	6.41		6.96	0.26	(u)	-0.29	(u)	
Mortgage Delinquency Rates (%)									Q4 2023
All Loans Past Due (SA)	3.88	3.62		3.96	0.26	(u)	-0.08	(u)	
Loans 90+ Days Past Due (SA)	1.05	0.98		1.38	0.07	(u)	-0.33	(u)	
Seriously Delinquent (90+ Days DQ & in FC, NSA)	1.52	1.52		1.89	0.00	(u)	-0.37	(u)	
FHA Market Share[3]									
Dollar Volume (%)									Q3 2023
All Loans	13.94	12.48	(r)	12.43	1.46	(u)	1.51	(u)	
Purchase	14.21	13.07	(r)	12.49	1.14	(u)	1.72	(u)	
Refinance	12.72	10.10	(r)	12.20	2.62	(u)	0.52	(u)	
Loan Count (%)									
All Loans	16.33	14.64	(r)	15.24	1.69	(u)	-0.60	(u)	Q3 2023
Purchase	16.90	15.78	(r)	15.48	1.12	(u)	0.30	(u)	
Refinance	14.46	11.30	(r)	14.45	3.16	(u)	-3.15	(u)	
FHA Mortgage Insurance (thousands)[4]									Q4 2023
Applications Received	213.70	259.77	(r)	192.28	-46.07	(u)	35.1%	(u)	
Endorsements	182.98	212.70		179.15	-29.72	(u)	18.7%	(u)	
Purchase	145.06	168.86		140.89	-23.80	(u)	19.9%	(u)	
Refinance	37.92	43.84		38.26	-5.92	(u)	14.6%	(u)	
Private and VA Mortgage Insurance (thousands)									Q4 2023
PMI Certificates	N/A	N/A		N/A	N/A		N/A		
Veterans Affairs Guarantees	84.90	106.32	(r)	104.73	-20.1%	(u)	-18.9%	(u)	
Residential Fixed Investment (SA real annual growth rate, %)[5]	2.9	6.7	(r)	-24.9	-3.8	(u)	27.8	(u)	Q4 2023
GDP (SA real annual growth rate, %)	3.2	4.9	(r)	2.6	-1.7	(u)	0.6	(u)	
Housing's Contribution to Real GDP Growth (percentage points)	0.11	0.26	(r)	-1.23	-0.15	(u)	1.34	(u)	

SA = seasonally adjusted. NSA = not SA. r = revised. u = statistical significance unavailable. N/A = not available. DQ = delinquent. FC = foreclosure. FHA = Federal Housing Administration. VA = U.S. Department of Veterans Affairs. PMI = private mortgage insurance. GDP = Gross Domestic Product.
Note: Components may not add to totals because of rounding.

[2] As of November 2022, Freddie Mac no longer surveys lenders but instead bases its mortgage rate estimates on thousands of applications received from lenders and submitted to Freddie Mac when a borrower applies for a mortgage. In addition, Freddie Mac stopped publishing data on adjustable-rate mortgages (ARMs).

[3] FHA market share estimates are based on new methodology beginning with the Q3 2013 report; estimates were revised back through Q1 2011. See the FHA Market Share report on their website for an explanation of the new methodology: http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/rmra/oe/rpts/fhamktsh/fhamktqtrly.

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

[5] GDP and related data are BEA's second estimate out of the three estimates they publish for a given quarter.

U.S. NATIONAL HOUSING INDICATORS

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

Indicator	Current Quarter	Previous Quarter	Year-Ago Quarter	Change From Previous Quarter		Change From Year-Ago Quarter		Current Quarter as-of Date
HOMEOWNERSHIP and OCCUPANCY								
Homeownership Rates (%)								Q4 2023
Overall	65.7	66.0	65.9	-0.3	(n)	-0.2	(n)	
Non-Hispanic								
White	73.8	74.5	74.6	-0.7	(n)	-0.8	(n)	
Black	46.8	46.5	46.3	0.3	(n)	0.5	(s)	
Other Race	62.5	62.5	61.9	0.0	(n)	0.6	(n)	
Two or More Races	53.5	50.7	54.8	2.8	(n)	-1.3	(s)	
Hispanic	49.8	49.4	48.7	0.4	(n)	1.1	(n)	
Vacancy Rates (%)								Q4 2023
Homeowner	0.9	0.8	0.9	0.1	(s)	0.0	(s)	
Rental	6.6	6.6	5.8	0.0	(n)	0.8	(n)	
Single-Family	5.6	5.6	5.4	0.0	(n)	0.2	(n)	
Multifamily (5+)	7.7	7.9	6.5	-0.2	(n)	1.2	(n)	
Housing Stock (thousands)								Q4 2023
All Housing Units	145,967	145,558	144,332	0.3%	(u)	1.1%	(u)	
Owner-Occupied	86,220	86,014	85,448	0.2%	(n)	0.9%	(s)	
Renter-Occupied	44,985	44,372	44,291	1.4%	(n)	1.6%	(n)	
Vacant	14,761	15,172	14,593	-2.7%	(s)	1.2%	(s)	
Year-Round Vacant	11,177	11,642	10,980	-4.0%	(s)	1.8%	(n)	
For Rent	3,224	3,194	2,768	0.9%	(n)	16.5%	(n)	
For Sale	757	732	721	3.4%	(n)	5.0%	(n)	
Rented or Sold, Awaiting Occupancy	783	1,018	816	-23.1%	(s)	-4.0%	(s)	
Held Off Market	6,414	6,698	6,675	-4.2%	(s)	-3.9%	(n)	
Occasional Use	1,907	2,001	2,016	-4.7%	(n)	-5.4%	(n)	
Occupied—URE	1,054	1,143	1,113	-7.8%	(n)	-5.3%	(n)	
Other	3,452	3,554	3,546	-2.9%	(s)	-2.7%	(n)	
Seasonal Vacant	3,583	3,529	3,614	1.5%	(n)	-0.9%	(n)	
Households (thousands)								Q4 2023
Total	131,206	130,386	129,738	0.6%	(s)	1.1%	(s)	

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