HUD PD&R **Regional Reports**

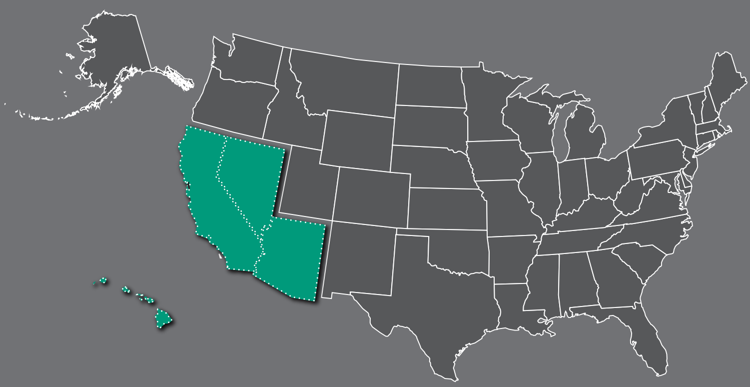
Region 9: Pacific

Honolulu, Hawaii

Quick Facts About Region 9

- **Sales market conditions—**
  First quarter 2024: mixed (balanced to slightly soft)
  Fourth quarter 2023: balanced
  First quarter 2023: balanced

- **Apartment market conditions—**
  First quarter 2024: mixed (soft to tight)
  Fourth quarter 2023: mixed (soft to tight)
  First quarter 2023: mixed (slightly soft to tight)



By Elaine Ng | 1st Quarter 2024

Overview

Economic conditions in the Pacific region are currently strong, but job growth is moderating. As of the first quarter of 2024, nonfarm payrolls in the region increased 1.4 percent from a year ago to 23.3 million jobs, which is 3.8 percent higher than the level of jobs during the first quarter of 2020, the most recent comparable period before the major impacts of the COVID-19 pandemic. Sales market conditions currently range from balanced to slightly soft regionwide and have eased from a year ago, when conditions were balanced, largely because rising mortgage rates caused sales demand to fall. Home sales in the region during the 12 months ending February 2024 were down 20 percent compared with a year ago, and the average sales price increased 1 percent (Zonda, with adjustments by the analyst). Higher interest rates have kept for-sale inventories below prepandemic levels by discouraging many potential sellers from listing their homes, restricting the supply of for-sale housing and keeping market conditions from becoming softer. Regionwide, single-family home permitting increased year over year as of the first quarter of 2024, with increases in three of the four states of the region. Apartment market conditions

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were mixed, ranging from soft to tight as of the first quarter of 2024 across the 10 major metropolitan areas in the region cited in this report. Although vacancy rates increased from a year ago in 8 of the 10 metropolitan areas, only 2 areas had rates above the 7.8-percent national average (CoStar Group). Rents increased or were relatively unchanged from a year ago in 9 of the 10 metropolitan areas, and 4 areas had year-over-year rent growth higher than the national average of 1 percent.

- During the first quarter of 2024, seven payroll sectors added jobs, but the information, the manufacturing, the financial activities, and the professional and business services sectors lost jobs, partly because of layoffs in the technology industry.
- Home sales declined in all states of the region during the past year, with sales in each state declining approximately 20 percent (Zonda, with adjustments by the analyst). Sales prices rose in Arizona and Nevada, were flat in California, and declined in Hawaii compared with the same period a year ago.
- Apartment vacancy rates rose in all but one metropolitan area cited in this report, partly because new deliveries exceeded absorption. A combined 78,800 units were added to the apartment inventory in the Pacific region during the 12 months ending March 2024, but only 50,700 units were absorbed (CoStar Group).

Economic Conditions

Nonfarm payrolls in the Pacific region increased from a year ago as of the first quarter of 2024, continuing a trend of year-over-year job growth that began during the second quarter of 2021. As of the first quarter of 2024, payrolls in the region rose by 331,400 jobs, or 1.4 percent, to 23.3 million jobs, slowing from a gain of 2.1 percent a year earlier and less than the 1.9-percent national increase. The current level of payrolls regionwide is 3.8 percent higher than prepandemic levels during the first quarter of 2020, compared with 5.5 percent nationally. Payrolls in all states of the region currently exceed prepandemic levels.

The education and health services and the government sectors led year-over-year job growth in the region as of the first quarter of 2024, increasing 6.0 and 3.0 percent, respectively, from the first quarter of 2023. The education and health services sector accounted for the largest job gain in the region as of the first quarter of 2024, adding 227,400 jobs, and it was the largest employment sector, accounting for 17 percent of regionwide payrolls. The number of jobs in the education and health services sector is now 11.8 percent higher than during the first quarter of 2020. In the government sector, 98,800 payroll jobs were added, with the local government subsector contributing almost three-fourths of the sector increase. Offsetting the overall job gains, payrolls declined in the information, the professional and business services, the manufacturing, and the financial activities sectors. The information sector lost the most jobs year over year as of the first quarter of 2024,

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During the first quarter of 2024, nonfarm payrolls in the Pacific region declined in 4 of the 11 sectors, the second consecutive quarterly decline in those sectors.

	First Quarter		Year-Over-Year Change	
	2023 (Thousands)	2024 (Thousands)	Absolute (Thousands)	Percent
Total Nonfarm Payrolls	22,973.2	23,304.6	331.4	1.4
Goods-Producing Sectors	2,881.1	2,918.7	37.6	1.3
Mining, Logging, & Construction	1,275.7	1,329.9	54.2	4.2
Manufacturing	1,605.5	1,588.9	-16.6	-1.0
Service-Providing Sectors	20,092.0	20,385.9	293.9	1.5
Wholesale & Retail Trade	3,001.6	3,002.5	0.9	0.0
Transportation & Utilities	1,115.3	1,118.7	3.4	0.3
Information	675.3	603.8	-71.5	-10.6
Financial Activities	1,160.6	1,148.3	-12.3	-1.1
Professional & Business Services	3,537.9	3,514.4	-23.5	-0.7
Education & Health Services	3,783.3	4,010.7	227.4	6.0
Leisure & Hospitality	2,761.7	2,813.3	51.6	1.9
Other Services	744.3	763.3	19.0	2.6
Government	3,312.1	3,410.9	98.8	3.0

Note: Numbers may not add to totals due to rounding.
Source: U.S. Bureau of Labor Statistics

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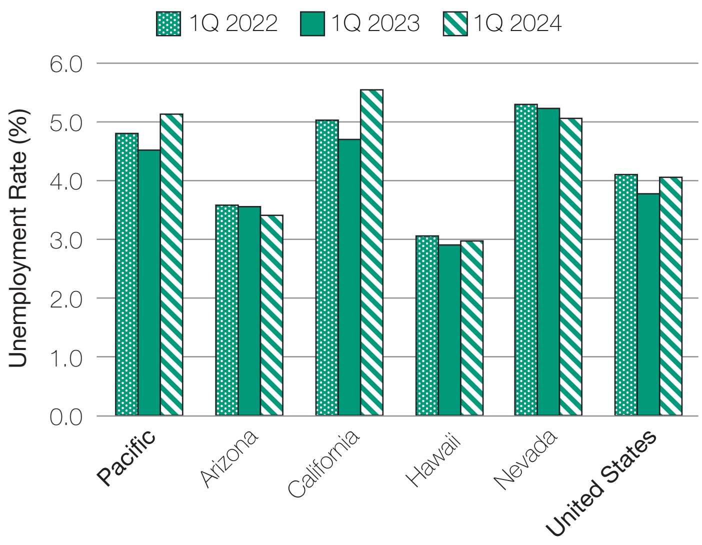
declining by 71,500 jobs, or 10.6 percent, similar to a nationwide trend, largely because the technology industry declined following overzealous hiring during the first 2 years of the pandemic. As a result of recent job losses, payrolls in the sector are now 9.2 percent lower than during the first quarter of 2020.

The Pacific region had the highest unemployment rate among the 10 HUD-defined regions in the nation as of the first quarter of 2024 at 5.1 percent, up from 4.5 percent a year ago and 5.0 percent as of the first quarter of 2020. California had the highest rate among all states in the nation at 5.6 percent, rising 0.9 percentage point from a year earlier. Hawaii had the ninth lowest rate at 3.0 percent, relatively similar to the rate a year earlier. The unemployment rates in Nevada and Arizona declined to 5.1 and 3.4 percent, down from 5.2 and 3.6 percent, respectively, during the first quarter of 2023 because growth in resident employment outpaced growth in the labor force. Nationally, the unemployment rate increased 0.3 percentage point year over year to 4.1 percent as of the first quarter of 2024.

As of the first quarter of 2024—

- California added the most jobs in the region year over year, increasing by 201,700 jobs, or 1.1 percent, to 17.86 million, a slower gain than the increase of 291,200 jobs, or 1.7 percent, a year earlier. The education and health services sector accounted for 91 percent of all job growth in the state during the past year. However, 6 sectors lost a combined 138,400 jobs year over year, partially offsetting those gains.
- The fastest year-over-year job growth in the region occurred in Nevada, which added 54,400 jobs, or 3.6 percent, to a total of 1.56 million jobs, following growth of 4.3 percent a year earlier. The leisure and hospitality sector, which accounts for more than one out of every five jobs in the state, contributed 80 percent of job gains during the past year. However, payrolls in the sector are only 0.4 percent above prepandemic levels because of significant job losses in the sector in 2020.
- Nonfarm payrolls in Arizona increased year over year by 71,900 jobs, or 2.3 percent, compared with growth of 3.3 percent a year earlier. A combined 83 percent of the growth was in the education and health services, the government, and the wholesale and retail trade sectors.
- In Hawaii, nonfarm payrolls increased by 3,400 jobs, or 0.5 percent, to 634,000 jobs, following a year-over-year gain of 3.9 percent as of the first quarter of 2023. The government sector, which accounts for almost 20 percent of statewide payrolls, led job gains, increasing by 4,400 jobs, or 3.6 percent, with most of the gains in the state government subsector.

Hawaii was the only state in the Pacific region with a lower unemployment rate than the nation during the first quarter of 2024.



1Q = first quarter.
Source: U.S. Bureau of Labor Statistics

Population

The population in the Pacific region was virtually unchanged for the second year in a row at roughly 51.0 million in 2023, compared with a 0.5-percent increase for the nation (U.S. Census Bureau population estimates as of July 1). In California and Hawaii, high housing costs, widespread job losses during the onset of the COVID-19 pandemic, and increased remote work opportunities contributed to net out-migration and population declines in both states. From 2022 to 2023, California had the highest level of net out-migration in the nation, whereas Hawaii had the fourth highest. Population losses in these two states offset relatively strong population growth in Arizona and Nevada, where housing is generally more affordable. Nevada and Arizona had the 12th and 19th fastest population growth rates in the nation, respectively, because of high levels of net in-migration. Regionwide population growth trends from 2022 to 2023 were similar to trends during 2021 to 2022, when the population was also virtually unchanged, but during 2021 to 2022, larger declines in California and Hawaii offset faster growth in Arizona and Nevada.

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From 2022 to 2023—

- Relatively affordable housing in Arizona and Nevada contributed to net in-migration, particularly from higher cost markets in California and Hawaii. Population growth in Arizona and Nevada was 0.9 and 0.5 percent, respectively, down from respective growth rates of 1.3 and 1.0 percent from 2021 to 2022. Net in-migration accounted for 88 and 77 percent of population growth, respectively, in Arizona and Nevada. In both states, net natural change increased significantly compared with 2021 to 2022, despite fewer births, because of 11- and 12-percent declines, respectively, in the number of deaths.
- The population in California declined 0.2 percent to 38.97 million, following a larger decline of 0.3 percent from 2021 to 2022. The decreases resulted from domestic net out-migration more than offsetting international net in-migration to California, primarily from Asia and Latin America, which respectively accounted for 41 and 49 percent of the foreign-born population moving to the state since 2010 (2023 American Community Survey 1-year data). Despite the decline, California is the most populous state in the nation. Net natural change increased from the previous year as fewer deaths more than offset the decline in births.
- In Hawaii, the population decreased 0.3 percent to 1.44 million, slower than the 0.5-percent decline from 2021 to 2022. Similar to California, domestic net out-migration was greater than international net in-migration, contributing to overall net out-migration, whereas net natural change was relatively unchanged.

For the second consecutive year, the population in the Pacific region was unchanged from a year earlier, with decreases in California and Hawaii offsetting growth in Nevada and Arizona.

	Population Estimate (as of July 1)			Percentage Change	
	2021	2022	2023	2021 to 2022	2022 to 2023
United States	332,048,977	333,271,411	334,914,895	0.4	0.5
Pacific Region	51,010,924	51,023,120	51,025,851	0.0	0.0
Arizona	7,272,487	7,365,684	7,431,344	1.3	0.9
California	39,145,060	39,040,616	38,965,193	-0.3	-0.2
Hawaii	1,446,745	1,439,399	1,435,138	-0.5	-0.3
Nevada	3,146,632	3,177,421	3,194,176	1.0	0.5

Source: U.S. Census Bureau

Sales Market Conditions

Sales housing markets in the Pacific region were mixed, ranging from balanced to slightly soft as of the first quarter of 2024, and conditions eased in several markets compared with the same quarter a year earlier. Home sales fell 20 percent regionwide during the 12 months ending February 2024 to 533,700 sales, following a 28-percent drop a year earlier (Zonda, with adjustments by the analyst). Lower sales demand in the region, similar to the national trend, is largely due to increased mortgage interest rates, which started rising significantly in early 2022, adding considerable costs to financing the purchase of a home. Home sales declined in all states of the region during the past year, including in the 10 metropolitan areas cited in this report. However, the average home sales price increased 1 percent regionwide to $783,100, compared with a 7-percent increase a year earlier. As of March 2024, the supply of homes actively listed for sale decreased 27 and 35 percent from the previous year in Arizona and Nevada, respectively, compared with increases in inventory of 14 percent in Hawaii and 34 percent in California (CoreLogic, Inc.). Active listings are significantly below respective March 2020 levels in all states except California because many potential sellers with current mortgages at low rates have been discouraged from listing their homes due to higher interest rates. In response, demand for new homes strengthened and construction of new homes has increased.

Arizona and Nevada had the fastest statewide price gains in the region during the past 12 months, and sales demand is relatively strong because of population growth compared with other states in the region. Home sales in Arizona accounted for one-fourth of the regionwide total during the 12 months ending February 2024, and the average sales price increased 3 percent annually to $508,900 compared with an 11-percent gain during the same period a year earlier (Zonda, with adjustments by the analyst). In Nevada, 44,500 homes were sold during the 12 months ending February 2024, accounting for 8 percent of regional home sales, and the average sales price increased

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Home sales continued to decline in all metropolitan areas in the Pacific region during the first quarter of 2024, and average homes sales price growth slowed significantly.

	12 Months Ending	Number of Homes Sold			Price			
		2023	2024	Percent Change	Average	2023 ($)	2024 ($)	Percent Change
Urban Honolulu	February	12,789	9,943	-22	AVG	$852,771	$839,421	-2
Las Vegas-Henderson-Paradise	February	50,900	41,818	-18	AVG	$492,258	$496,696	1
Phoenix-Mesa-Scottsdale	February	114,641	91,426	-20	AVG	$547,021	$562,131	3
Los Angeles-Long Beach-Anaheim	February	98,142	79,768	-19	AVG	$1,183,045	$1,195,496	1
Riverside-San Bernardino-Ontario	February	70,409	55,225	-22	AVG	$592,865	$599,504	1
San Diego-Carlsbad-Chula Vista	February	35,288	27,979	-21	AVG	$1,024,845	$1,063,110	4
Oxnard-Thousand Oaks-Ventura	February	8,658	6,310	-27	AVG	$958,202	$978,419	2
San Francisco-Oakland-Hayward	February	42,707	32,043	-25	AVG	$1,459,164	$1,407,768	-4
San Jose-Sunnyvale-Santa Clara	February	16,035	12,888	-20	AVG	$1,638,975	$1,655,834	1
Sacramento--Roseville--Arden-Arcade	February	37,410	29,741	-20	AVG	$654,484	$653,158	0

AVG = average.
Source: Zonda, with adjustments by the analyst

4 percent from a year ago to $649,300, compared with an annual increase of 17 percent during the previous 12 months. California accounted for 63 percent of regional home sales during the 12 months ending February 2024, but the average sales price was unchanged at $903,300, compared with a 5-percent year-over-year increase during the 12 months ending February 2023. The only state in the region with a price decline was Hawaii, where the average sales price fell 1 percent to $902,600 during the 12 months ending February 2024. Home sales in the state declined 20 percent to 17,400 homes.

Sales price growth occurred in 7 of the 10 metropolitan areas cited in this report, ranging from 1-percent increases in the Las Vegas-Henderson-Paradise (hereafter, Las Vegas), Los Angeles-Long Beach-Anaheim, San Jose-Sunnyvale-Santa Clara (hereafter, San Jose), and Riverside-San Bernardino-Ontario (hereafter, Riverside) metropolitan areas to a 4-percent increase in the San Diego-Carlsbad-Chula Vista (hereafter, San Diego) metropolitan area. However, the recent growth was much lower than a year ago, when gains in the major metropolitan areas ranged from 6 to 12 percent. The average sales prices declined in two of the most expensive metropolitan areas of the region. In the Urban Honolulu and the San Francisco-Oakland-Hayward (hereafter, San Francisco) metropolitan areas, the average sales prices declined 2 and 4 percent, respectively, during the past 12 months. By comparison, the average prices in those areas had increased 6 and 3 percent, respectively, a year earlier. Sales declined by double-digit percentage rates in all major metropolitan areas of the region, ranging from an 18-percent decline in the Las Vegas metropolitan area to a 27-percent decline in the Oxnard-Thousand Oaks-Ventura (hereafter, Ventura) metropolitan area. The recent declines in sales were slower than a year ago, however, when declines ranged from 25 percent in the Sacramento--Roseville--Arden-Arcade (hereafter, Sacramento) metropolitan area to 32 percent in the Las Vegas and San Jose metropolitan areas.

The share of seriously delinquent mortgages (90 or more days delinquent or in foreclosure) and real estate owned (REO) properties in the region was 0.6 percent in February 2024, down slightly from 0.7 percent in February 2023 and below the prepandemic rate of 0.7 percent in February 2020 (CoreLogic, Inc.). Since the recent February peak of 3.3 percent in 2021, the rate has fallen, largely because of a 79-percent decline in the number of seriously delinquent loans. Nationally, the share of seriously delinquent mortgages and REO properties was 1.0 percent in February 2024, down from 1.2 percent in February 2023 and a recent February high of 3.9 percent in 2021.

Despite softer sales market conditions, average home prices are high, and the for-sale inventory of existing homes is limited. As such, single-family construction activity has increased significantly in the region. As of the first quarter of 2024 (preliminary data)—

- Homebuilding in the region, as measured by the number of single-family homes permitted, increased 34 percent from a year earlier to approximately 29,900 homes, largely reversing a 38-percent year-over-year decrease as of the first quarter of 2023. Similarly, single-family homebuilding in the nation increased 23 percent annually as of the first quarter of 2024, compared with a 31-percent decline a year earlier.
- The largest increase in single-family home construction activity in the region was in Arizona, up by 4,425 homes,

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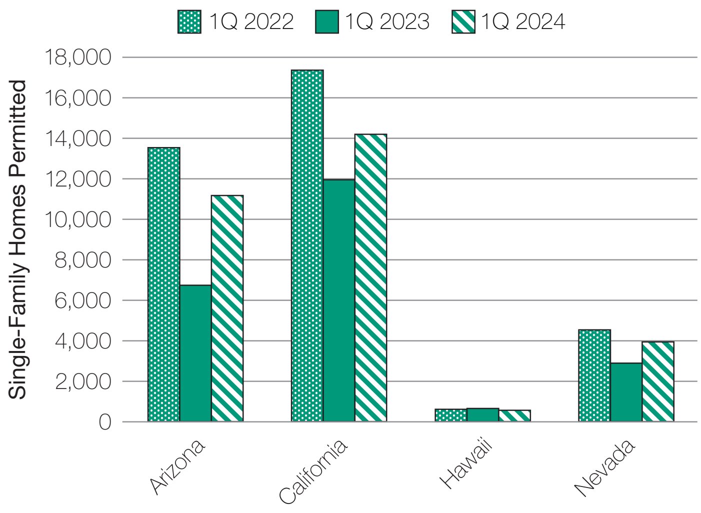
or 65 percent, year over year to 11,150 homes, compared with a 50-percent decline a year earlier. The increase in Arizona accounted for 58 percent of the regionwide increase. Single-family permitting almost doubled in the Phoenix-Mesa-Scottsdale (hereafter, Phoenix) metropolitan area, accounting for 83 percent of the statewide increase.

- Single-family home permitting in California and Nevada increased by 2,225 and 1,050 homes, or 19 and 36 percent, respectively, from a year ago. New home construction in the Las Vegas metropolitan area rose by 930 homes, or 42 percent, accounting for 88 percent of the statewide increase in Nevada. In California, single-family construction activity increased in almost three-fifths of the 58 counties in the state.
- Single-family permitting in the region declined only in Hawaii, down 12 percent year over year to 580 homes, compared with a 4-percent increase a year earlier. In the Urban Honolulu metropolitan area, permitting decreased 38 percent to 160 homes, more than offsetting increases in the Kahului-Wailuku-Lahaina metropolitan area.

Single-family home permitting increased in every state in the Pacific region except Hawaii during the first quarter of 2024.



1Q = first quarter.
Note: Based on preliminary data.
Source: U.S. Census Bureau, Building Permits Survey

Apartment Market Conditions

Apartment market conditions in the Pacific region ranged from soft to tight as of the first quarter of 2024, similar to conditions a year ago. Apartment vacancy rates rose in 8 of the 10 metropolitan areas cited in this report, and rents declined or rent growth slowed significantly in 5 of the areas compared with a year earlier. Easing market conditions were largely due to slowing population growth, which limited the growth in rental housing demand in the region, and elevated apartment completions, which increased the supply. A total of 78,800 units were added to the apartment inventory in the Pacific region during the 12 months ending March 2024, but only 50,700 units were absorbed (CoStar Group). Completions surpassed absorption in 8 of the 10 metropolitan areas cited in this report.

The largest increases in vacancy rates at stabilized properties as of the first quarter of 2024 occurred in the San Diego, Riverside, and Phoenix metropolitan areas, with increases of 1.3, 0.8, and 0.8 percentage points, respectively. In the Phoenix metropolitan area, apartment demand has weakened, and market conditions are soft compared with slightly soft a year ago. The metropolitan area had one of the highest apartment vacancy rates among the 10 highlighted areas in the region and a year-over-year rent decline as of the first quarter of 2024, largely due to a significant number of units completed in the past year. During the 12 months ending March 2024, 17,800 units were completed in the Phoenix metropolitan area, the highest number among the highlighted areas, but only 11,700 units were absorbed.

In the San Francisco and Sacramento metropolitan areas, apartment market conditions have tightened. Vacancy rates rose slightly in the Sacramento metropolitan area, but conditions transitioned to slightly tight from balanced a year earlier. Vacancies declined in the San Francisco metropolitan area from a year ago, the only metropolitan area where the apartment vacancy rate fell, and conditions transitioned from slightly soft to balanced. The San Francisco metropolitan area was one of only two areas where absorption outpaced completions. In that area, absorption outpaced completions by 1,150 units during the 12 months ending March 2024, and rents increased slightly year over year. The only other metropolitan area in the region where absorption surpassed completions was San Jose, where average rents increased 2 percent. Completions outpaced absorption of apartments in the Sacramento metropolitan area, but only by 530 units, and average rents increased 2 percent.

Apartment market conditions ranged from slightly tight to tight in the major metropolitan areas in southern California, Urban Honolulu, and San Jose, similar to conditions a year ago. Although vacancy rates in these areas increased from a year ago, none were above the 7.8-percent national average. All of

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During the first quarter of 2024, apartment vacancy rates rose in 8 of the 10 major metropolitan areas in the Pacific region.

	Market Condition	Vacancy Rate			Average Monthly Rent		
		1Q 2023 (%)	1Q 2024 (%)	Percentage Point Change	1Q 2023 ($)	1Q 2024 ($)	Percent Change
Urban Honolulu	Tight	3.8	4.2	0.4	2,100	2,175	4
Las Vegas-Henderson-Paradise	Soft	8.2	8.2	0.0	1,452	1,453	0
Phoenix-Mesa-Scottsdale	Soft	7.0	7.9	0.8	1,596	1,568	-2
Los Angeles-Long Beach-Anaheim	Slightly Tight	4.0	4.6	0.6	2,300	2,318	1
Riverside-San Bernardino-Ontario	Slightly Tight	4.8	5.6	0.8	2,020	2,026	0
San Diego-Carlsbad	Tight	3.4	4.7	1.3	2,415	2,432	1
Oxnard-Thousand Oaks-Ventura	Tight	3.7	3.8	0.2	2,490	2,549	2
San Francisco-Oakland-Hayward	Balanced	6.2	5.9	-0.2	2,713	2,720	0
San Jose-Sunnyvale-Santa Clara	Slightly Tight	4.5	4.8	0.3	2,947	2,991	2
Sacramento--Roseville--Arden-Arcade	Slightly Tight	5.7	5.8	0.1	1,776	1,802	2

1Q = first quarter.
Sources: Market condition—Economic and Market Analysis Division; vacancy rate and average monthly rent—CoStar Group

these areas had rent growth, with increases in Urban Honolulu and Ventura exceeding the national average of 1 percent.

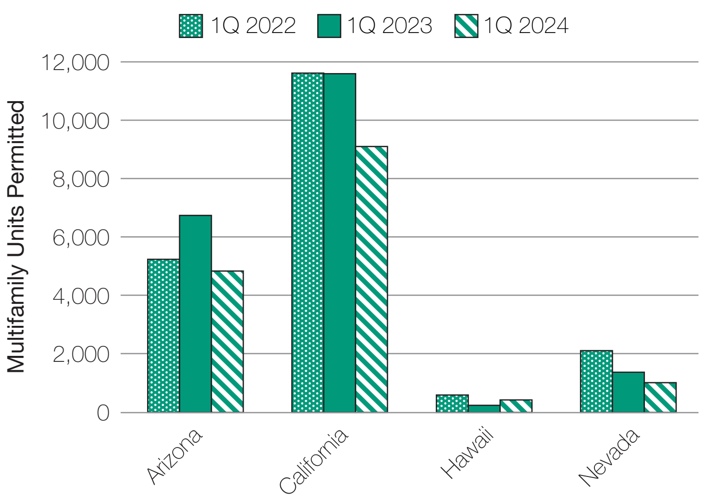
Labor and materials shortages in the residential construction industry have eased compared with the first 2 years following the onset of the pandemic, but some shortages persist, contributing to prolonged construction times. The number of apartment units under construction is elevated but has declined from recent highs. As of the first quarter of 2024, approximately 147,800 apartment units were under construction across the region, down 14 percent from a year earlier but 18 percent higher than the average of 125,000 units under construction as of the first quarters of 2018 through 2021 (CoStar Group).

During the first quarter of 2024, the number of multifamily units permitted in the region fell 23 percent from a year ago to 15,400 units, compared with a 2-percent increase a year earlier. By comparison, the number of multifamily units permitted nationally declined 24 percent, following an annual decrease of 2 percent a year earlier. Multifamily permitting activity declined in three of the four states in the region.

As of the first quarter of 2024 (preliminary data)—

- Multifamily construction activity increased in Hawaii, where permitting was up 70 percent year over year to 420 units. Multifamily permitting activity increased most significantly in the Kahului-Wailuku-Lahaina metropolitan area to 140 units, compared with no units a year earlier, but much of the recent construction activity is a result of residential rebuilding efforts after the August 2023 wildfires.
- Multifamily permitting declined in both Arizona and California, and at similar rates, contributing to the regionwide decrease. In Arizona, 1,900 fewer units were permitted, and in California, 2,500 fewer units were permitted, reflecting year-over-year decreases of 28 and 22 percent, respectively. In the Phoenix metropolitan area, multifamily permitting declined 25 percent, accounting for more than three-fourths of the statewide decline. In the Bay Area, including the combined San Francisco and San Jose metropolitan areas, multifamily permitting declined 43 percent and accounted for almost one-third of the decline in California.
- In Nevada, multifamily permitting activity fell by 360 units, or 26 percent. The decline in multifamily permitting in the Las Vegas metropolitan area of 230 units, or 30 percent, accounted for almost two-thirds of the statewide decline.

Multifamily permitting activity declined in the Pacific region during the first quarter of 2024 as declines in Arizona, California, and Nevada offset a small increase in Hawaii.



1Q = first quarter.
Note: Based on preliminary data.
Source: U.S. Census Bureau, Building Permits Survey

Terminology Definitions and Notes

A. Definitions

Absorption	The net change, positive or negative, in the number of occupied units in a given geographic range.
Apartment Vacancy Rate/Average Monthly Rent	Data are for market-rate and mixed market-rate/affordable general occupancy apartment properties with five or more units, including those that are stabilized and in lease up.
Building Permits	Building permits do not necessarily reflect all residential building activity. Some units are constructed or created without a building permit or are issued a different type of building permit. For example, some units classified as commercial structures are not reflected in the residential building permits. As a result, the analyst, through diligent fieldwork, makes an estimate of this additional construction activity. Some of these estimates are included in the discussions of single-family and multifamily building permits.
Distressed Sales	Short sales and real estate owned (REO) sales.
Existing Home Sales	Include resales, short sales, and REO sales.
Home Sales/Home Sales Prices	Include single-family home, townhome, and condominium sales.
Seriously Delinquent Mortgages	Mortgages 90 or more days delinquent or in foreclosure.
Stabilized Vacancy Rate	Excludes units in lease up.

B. Notes on Geography

1.	The metropolitan statistical area definitions noted in this report are based on the delineations established by the Office of Management and Budget (OMB) in the OMB Bulletin dated April 10, 2018.
2.	The territories of Guam, American Samoa, and the Commonwealth of the Northern Mariana Islands are part of HUD's Pacific region, but the analysis on these territories is limited due to a lack of available data.