

# April 2018 Housing Commentary



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# April 2018

## Housing Scorecard

	M/M	Y/Y
Housing Starts	▽ 3.7%	△ 10.5%
Single-Family Starts	△ 0.1%	△ 7.2%
Building Permits	▽ 1.8%	△ 7.7%
Housing Completions	△ 2.8%	△ 14.8%
New Single-Family House Sales	▽ 1.5%	△ 11.6%
Existing House Sales <sup>1</sup>	▽ 2.5%	▽ 1.4%
Private Residential Construction Spending	△ 4.5%	△ 9.5%
Single-Family Construction Spending	0.0%	△ 9.6%

M/M = month-over-month; Y/Y = year-over-year

# Housing Data

	April	March	April 2017
Total permits*	1,352,000	1,377,000	1,255,000
Single-family permits	859,000	851,000	796,000
Multi-family 2-4 unit permits	43,000	40,000	36,000
Multi-family $\geq 5$ unit permits	450,000	486,000	423,000
Total starts	1,287,000	1,336,000	1,165,000
Single-family starts	894,000	893,000	834,000
Multi-family 2-4 unit starts**	19,000	15,000	17,000
Multi-family $\geq 5$ unit starts	374,000	428,000	314,000
Total completions	1,257,000	1,223,000	1,095,000
Single-family completions	820,000	854,000	777,000
Multi-family 2-4 unit completions**	12,000	11,000	22,000
Multi-family $\geq 5$ unit completions	425,000	358,000	296,000

\* All data are presented at a seasonally adjusted annual rate (SAAR).

\*\* US DOC does not report 2-4 multi-family starts and completions directly, this is an estimation.

Source: U.S. Department of Commerce-Construction: [www.census.gov/construction/nrc/pdf/newresconst.pdf](http://www.census.gov/construction/nrc/pdf/newresconst.pdf); 05/16/18

# Housing Data

	April	March	April 2017
New single-family sales	662,000	672,000	593,000
Median price	\$312,400	\$335,400	\$311,100
Existing sales <sup>a</sup>	5,460,000	5,600,000	5,540,000
Median price	\$257,900	\$249,800	\$245,100
Private Residential Construction	\$556.3 billion	\$532.4 billion	\$507.8 billion
SF construction	\$285.7 billion	\$285.6 billion	\$260.7 billion
MF construction	\$62.0 billion	\$59.8 billion	\$64.6 billion
Improvement construction <sup>b</sup>	\$208.6 billion	\$187.0 billion	\$182.6 billion

<sup>a</sup> NAR®

<sup>b</sup> The US DOC does not report improvements directly, this is an estimation. All data is SAAR and is reported in nominal US\$.

Sources:

NAR® [www.realtor.org/topics/existing-home-sales](http://www.realtor.org/topics/existing-home-sales); 06/24/18

U.S. Department of Commerce-Construction: [www.census.gov/construction/nrs/pdf/newressales.pdf](http://www.census.gov/construction/nrs/pdf/newressales.pdf); 06/23/18

U.S. Department of Commerce-C30 Construction: [www.census.gov/construction/c30/pdf/privsa.pdf](http://www.census.gov/construction/c30/pdf/privsa.pdf); 06/01/18

# Conclusions

April's housing data is mixed – total starts are down by 3.7% (m/m), single family homes starts are down by 0.1% (m/m), permits up by 2.5% (m/m), completions up by 2.8% (m/m), and existing home sales were down by 2.5% from the month before.

Numerous negative macro-factors endangering a robust housing recovery exist, in particular:

- 1) A constrained quantity of well-paying jobs being created;
- 2) a tepid economy;
- 3) declining real median annual household incomes;
- 4) strict home loan lending standards – though loosening with new programs
- 5) slow world economy; and
- 6) global uncertainty

# March 2018

## EU Housing Scorecard

		M/M	Y/Y
Production in Construction <sup>A</sup>	EU 28	▼ 0.9% <sup>s</sup>	▼ 1.3% <sup>s</sup>
	EU 19	▼ 0.3% <sup>s</sup>	▲ 0.8% <sup>s</sup>
	Germany	▲ 0.6%	▼ 0.9%
	France	▼ 2.6%	▼ 2.5%
	UK	▼ 2.3% <sup>p</sup>	▼ 8.1% <sup>p</sup>
	Spain	▲ 3.7% <sup>ps</sup>	▲ 20.4% <sup>p</sup>
Building permits (m <sup>2</sup> floor) <sup>A</sup>	EU 28	-.-	-.-
	EU 19	▲ 0.2% <sup>(o2)</sup>	▲ 12.8% <sup>s(o2)</sup>
	Germany	▲ 2.5%	▲ 0.4%
	France	▲ 0.1% <sup>s</sup>	▼ 4.4% <sup>e</sup>
	UK	-.-	-.-
	Spain	▲ 11.5% <sup>s(o2)</sup>	▲ 29.4% <sup>e(o2)</sup>

M/M = month-over-month; Y/Y = year-over-year

Source: Eurostat (<http://ec.europa.eu/eurostat/web/short-term-business-statistics/data/main-tables>;  
06/06/18)

<sup>A</sup> see <http://ec.europa.eu/eurostat/web/short-term-business-statistics/overview/sts-in-brief>

<sup>e</sup> estimate <sup>s</sup> Eurostat estimate <sup>p</sup> provisional <sup>-</sup> no data available <sup>(o2)</sup> March data

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