

# September 2018 Housing Commentary



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# September 2018 Housing Scorecard

	M/M		Y/Y	
Housing Starts	▼	5.3%	▲	3.7%
Single-Family Starts	▼	0.9%	▲	4.8%
Building Permits	▼	0.6%	▼	1.0%
Housing Completions	▼	4.1%	▲	7.0%
New Single-Family House Sales	▼	5.5%	▼	13.2%
Existing House Sales <sup>1</sup>	▼	3.4%	▼	4.1%
Private Residential Construction Spending	▲	0.6%	▲	5.1%
Single-Family Construction Spending	▼	0.8%	▲	3.1%

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

# Housing Data

	September	August	Sept. 2017
Total permits*	1,241,000	1,249,000	1,254,000
Single-family permits	851,000	827,000	831,000
Multi-family 2-4 unit permits	39,000	35,000	36,000
Multi-family $\geq 5$ unit permits	351,000	387,000	387,000
Total starts	1,201,000	1,268,000	1,158,000
Single-family starts	871,000	879,000	831,000
Multi-family 2-4 unit starts**	6,000	17,000	17,000
Multi-family $\geq 5$ unit starts	324,000	372,000	310,000
Total completions	1,162,000	1,212,000	1,086,000
Single-family completions	844,000	924,000	777,000
Multi-family 2-4 unit completions**	6,000	5,000	7,000
Multi-family $\geq 5$ unit completions	312,000	283,000	302,000

\* 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); 10/17/18

# Housing Data

	September	August	Sept. 2017
New single-family sales	553,000	585,000	637,000
Median price (\$)	320,000	319,200	331,500
Existing sales <sup>a</sup>	5,150,000	5,330,000	5,370,000
Median price (\$)	258,100	265,600	247,600
Private Residential Construction (\$ billion)	556.4	553.4	529.4
SF construction (\$ billion)	283.2	285.5	274.7
MF construction (\$ billion)	64.2	59.1	59.4
Improvement construction <sup>b</sup> (\$ billion)	209.0	208.8	195.3

<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); 11/19/18

U.S. Department of Commerce-Construction: [www.census.gov/construction/nrs/pdf/newressales.pdf](http://www.census.gov/construction/nrs/pdf/newressales.pdf); 10/24/18

U.S. Department of Commerce-C30 Construction: [www.census.gov/construction/c30/pdf/privsa.pdf](http://www.census.gov/construction/c30/pdf/privsa.pdf); 11/01/18

# Conclusions

September's housing data is mixed at best – total starts are down by 5.3% (m/m), single family homes starts are down by 0.9% (m/m), permits are down by 0.6% (m/m), completions are up by 4.1% (m/m), and existing home sales are down by 0.4% from the month before.

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

- 1) A constrained quantity of well-paying jobs being created;
- 2) increasing interest rates;
- 3) strict home loan lending standards
- 4) uncertain world economy; and
- 5) global uncertainty

# August 2018

## EU Housing Scorecard

		M/M	Y/Y
Production in Construction <sup>A</sup>	EU 28	▽ 0.3% <sup>s</sup>	△ 2.3% <sup>s</sup>
	EU 19	▽ 0.5% <sup>s</sup>	△ 2.5% <sup>s</sup>
	Germany	▽ 1.8%	△ 2.2%
	France	△ 0.2%	△ 0.8%
	UK	▽ 0.7% <sup>p</sup>	0.0% <sup>p</sup>
	Spain	△ 0.3% <sup>ps</sup>	▽ 2.2% <sup>p</sup>
Building permits (m <sup>2</sup> floor) <sup>A</sup>	EU 28	--	--
	EU 19	▽ 0.2% <sup>(07)</sup>	△ 7.0% <sup>s(07)</sup>
	Germany	▽ 3.3%	▽ 0.6%
	France	▽ 2.8% <sup>s</sup>	▽ 19.1% <sup>e</sup>
	UK	--	--
	Spain	▽ 7.2% <sup>s(07)</sup>	△ 22.9% <sup>e(07)</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>;  
11/05/18)

<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 -- no data available <sup>(07)</sup> July data

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