

National Association of Home Builders

What Do the Numbers Tell Us?

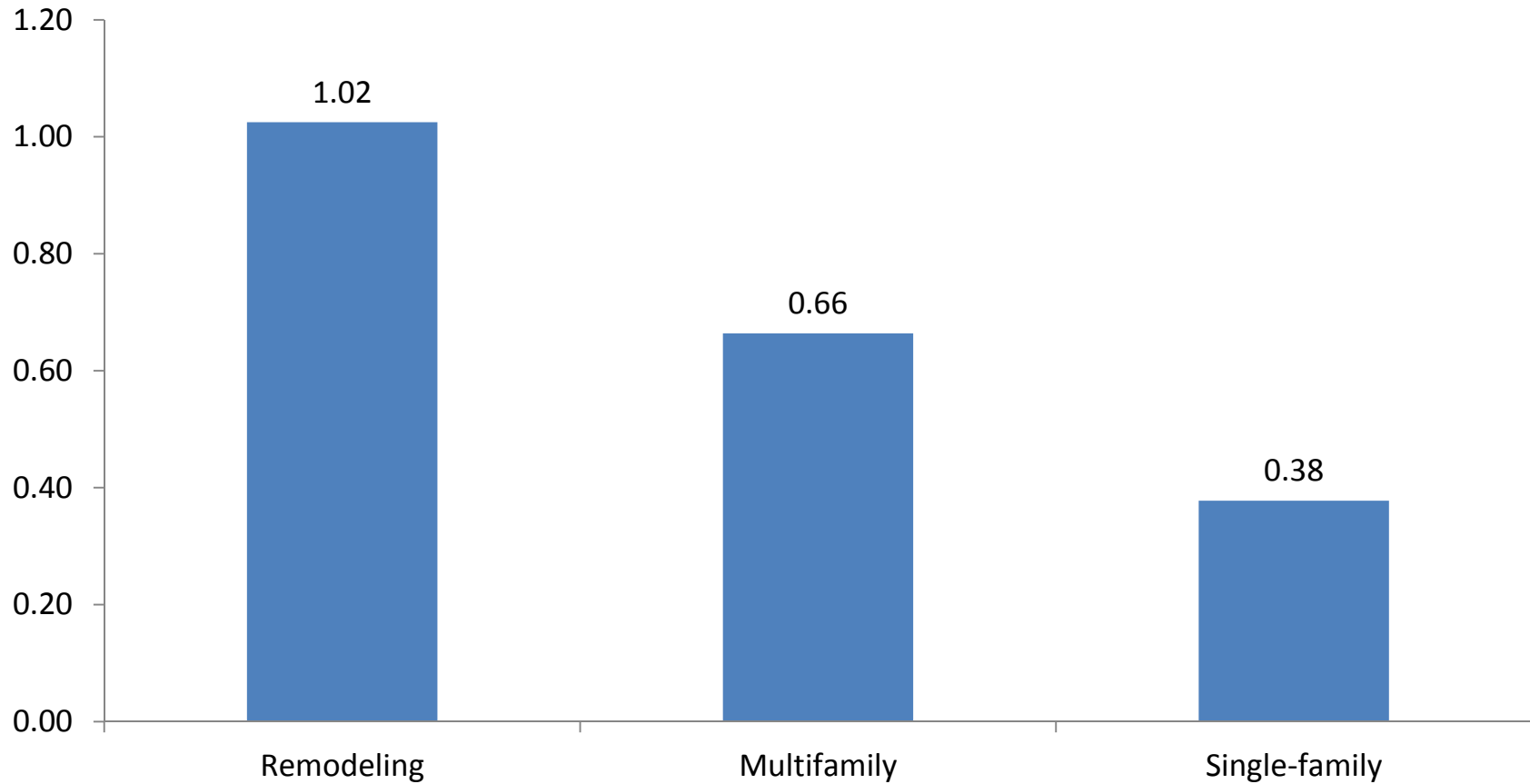
ULI Terwilliger Center for Housing

David Crowe
Chief Economist



Comparable Progress To Date

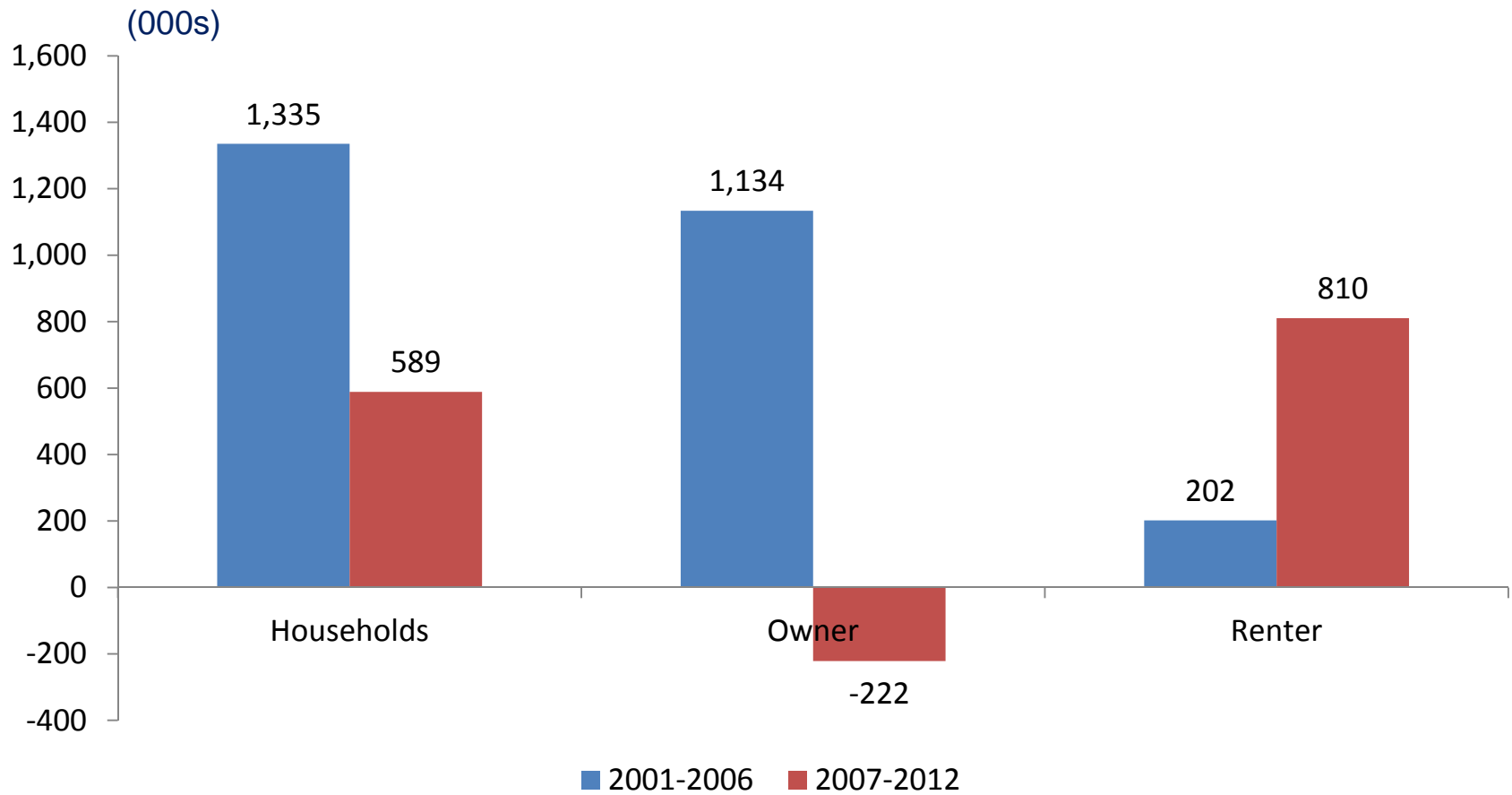
Current Production Relative to 2000-2002 Levels



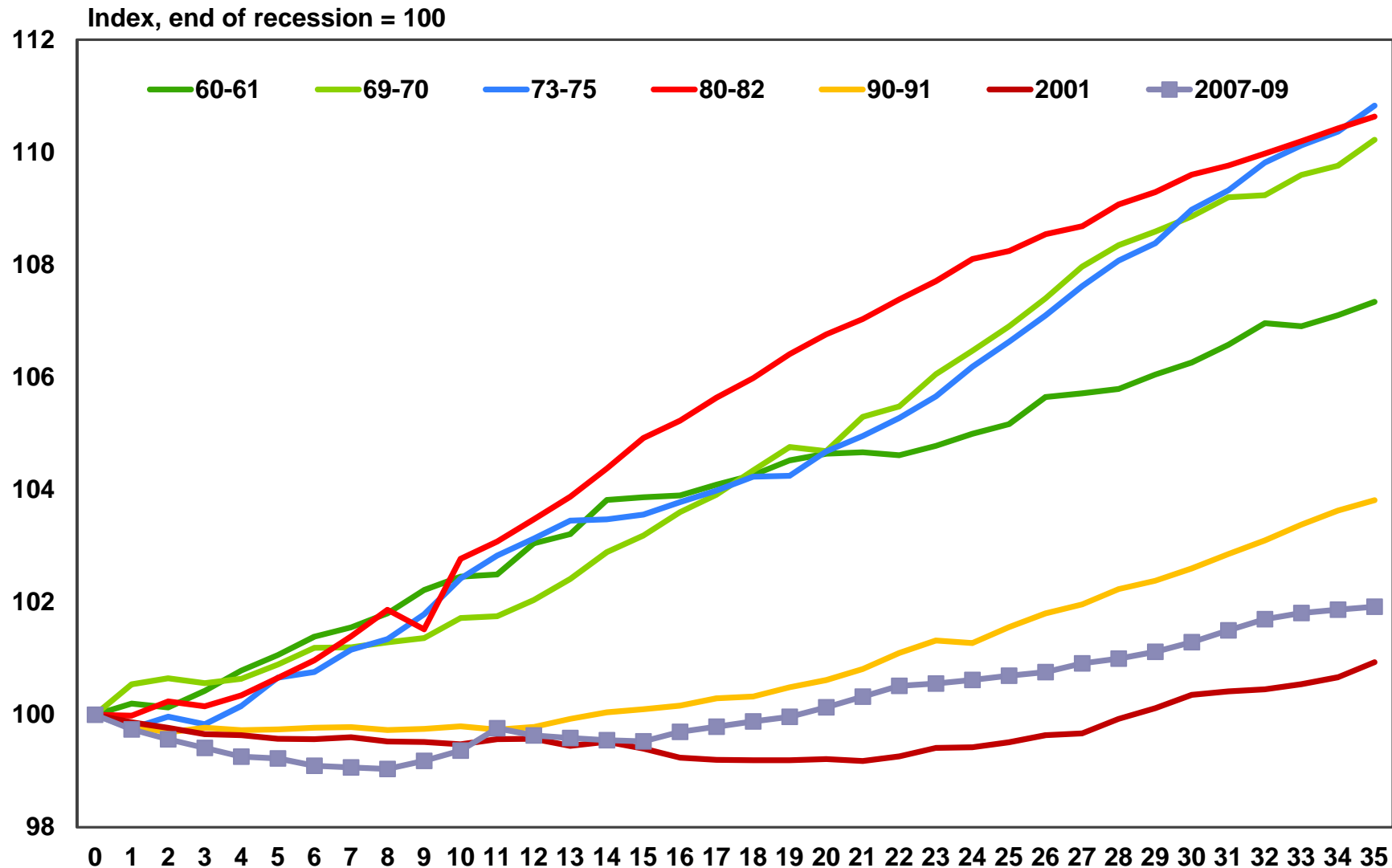


What's taking single-family so long?

Household Formations

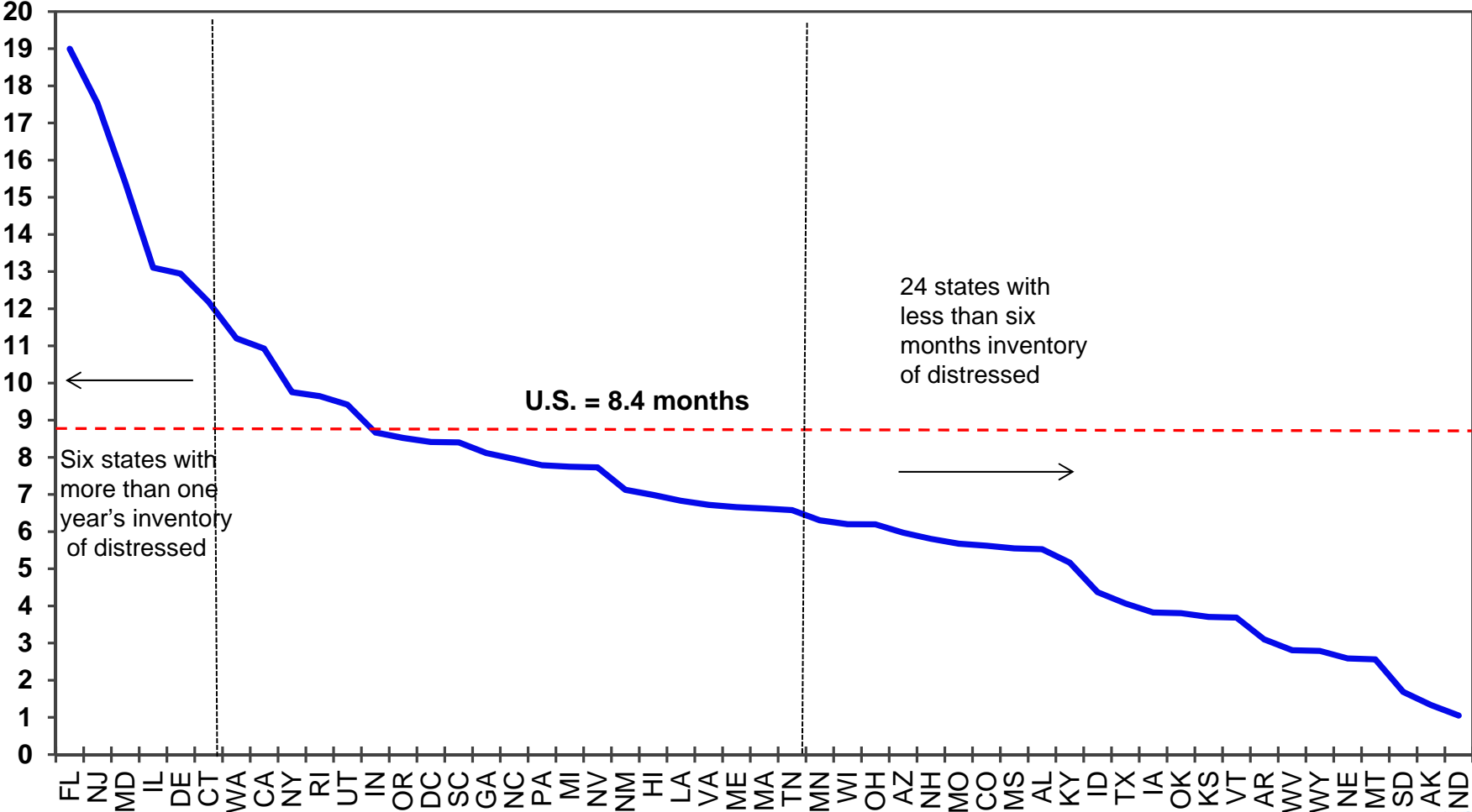


Employment Levels – Subpar increases



High Delinquency Inventory But Varies

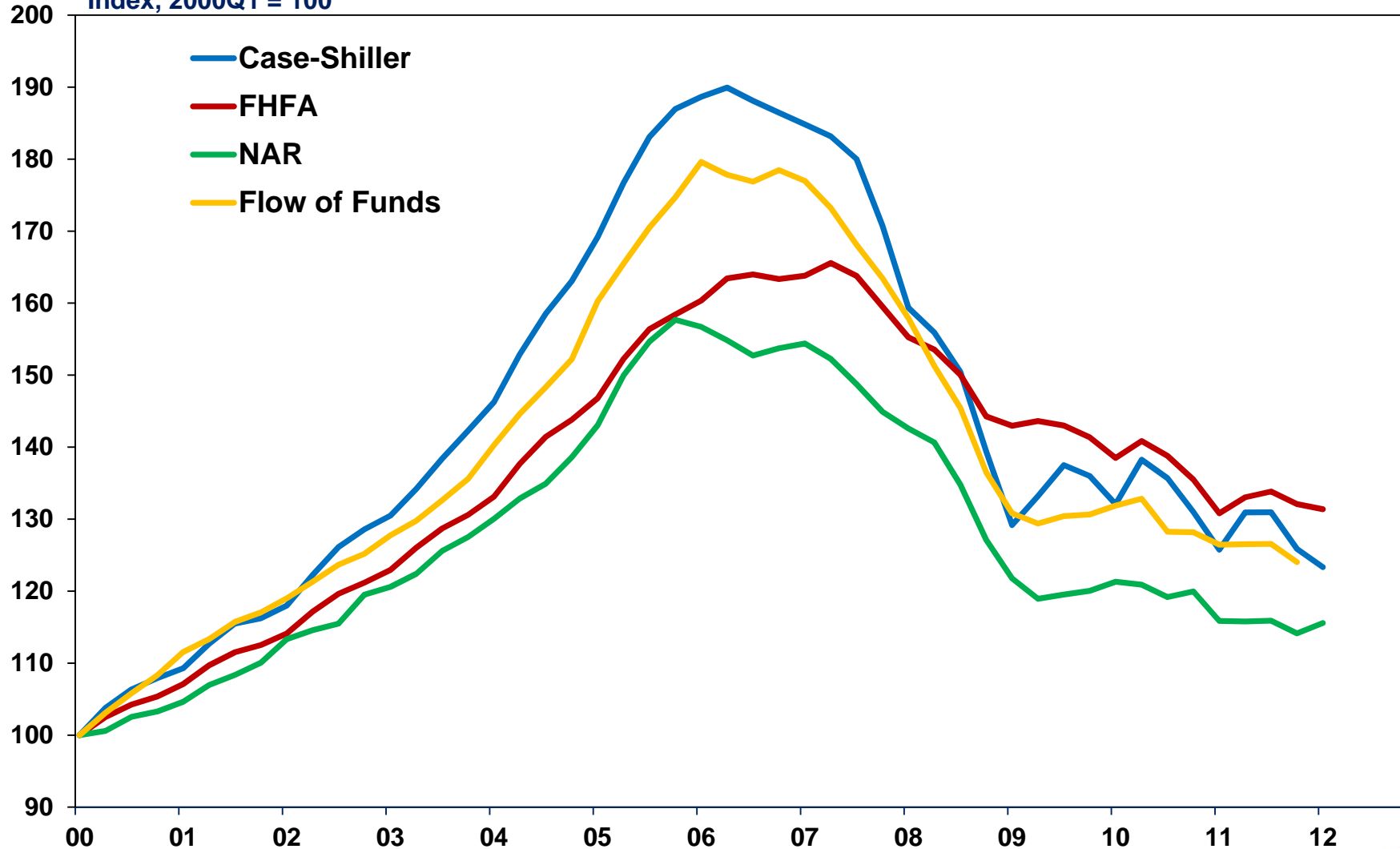
Foreclosure inventory plus 90-day+ delinquencies month's supply at annual sales rate



House Prices Have Yet to Rebound

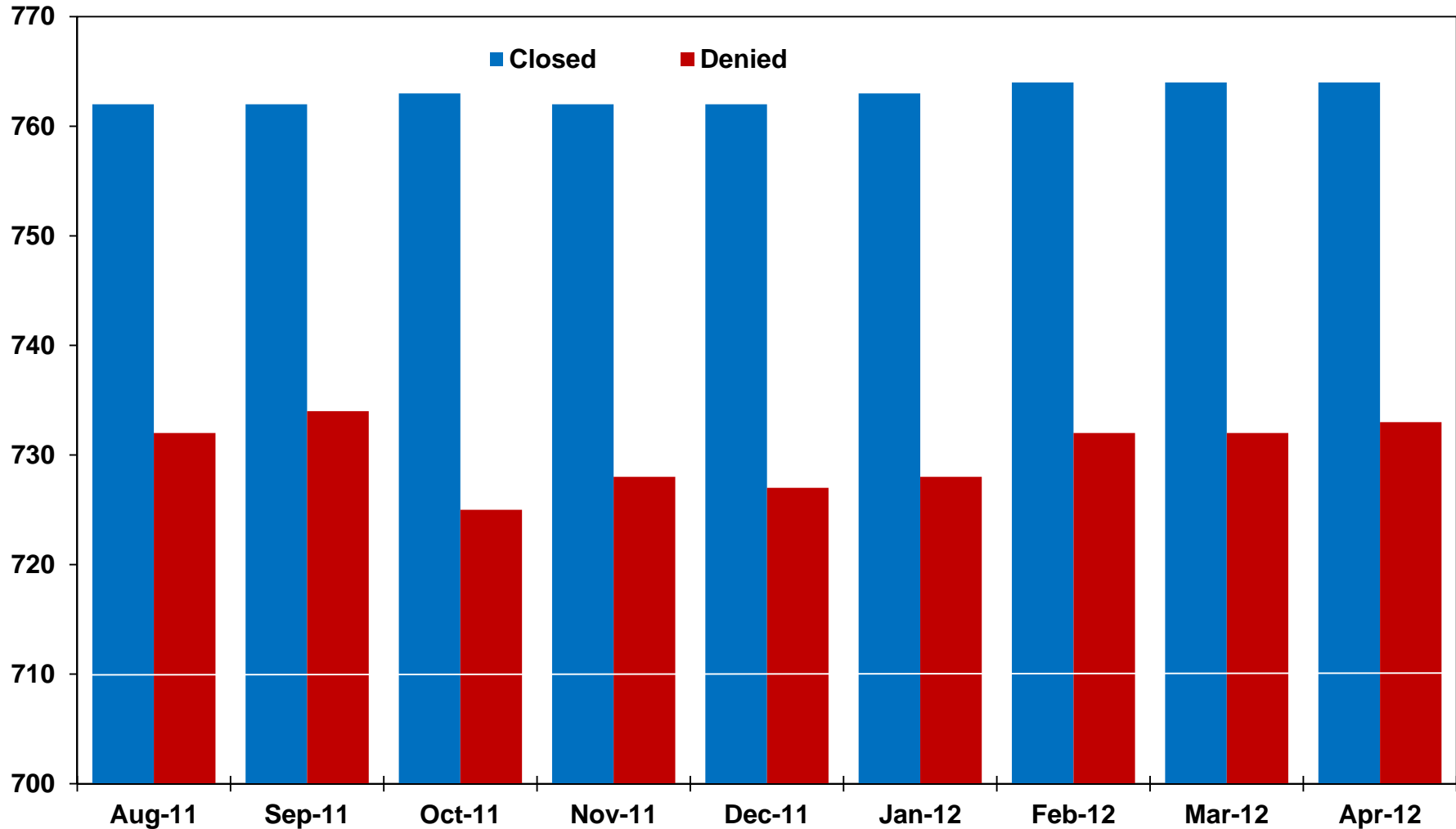
Measures of house prices

Index, 2000Q1 = 100

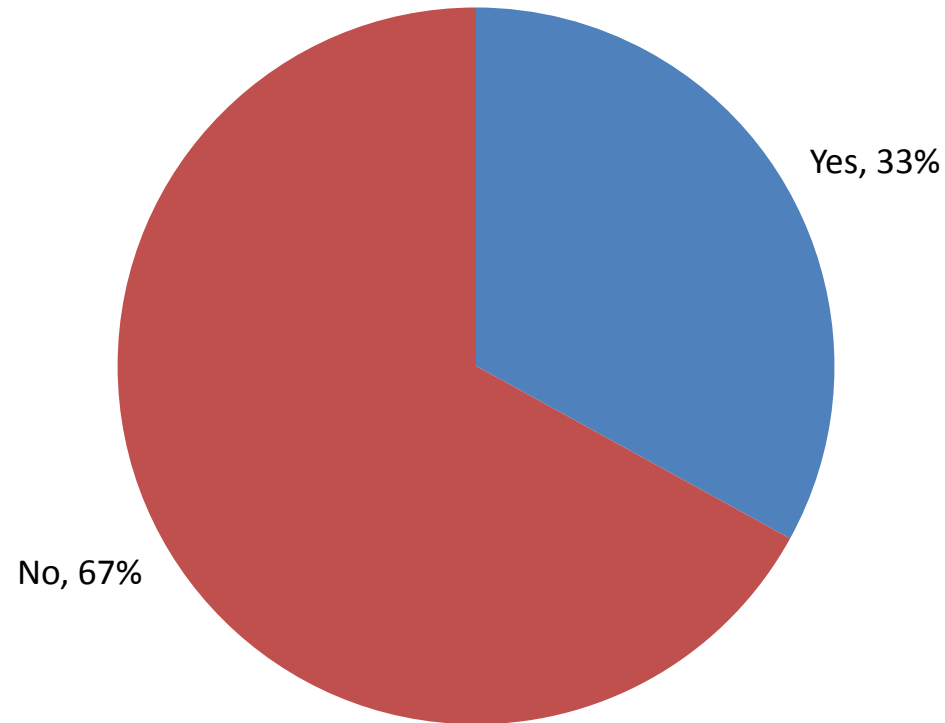


Credit Standards Still Very Tight

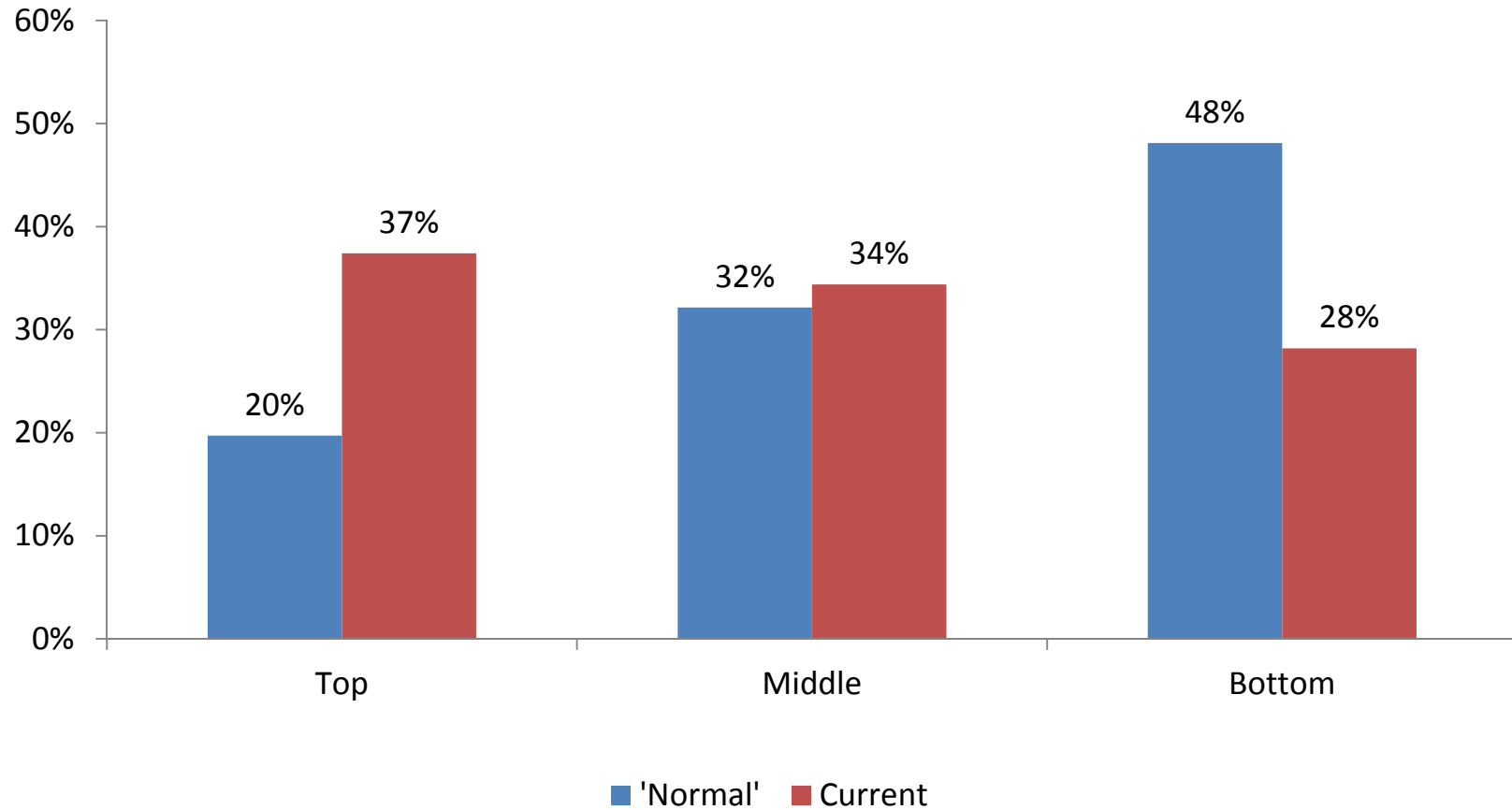
FICO Scores of Closed vs Denied Conventional Purchase Loans



Builders Losing a Sale Because of Appraisal



Housing Permits By Current Performance - MSAs



Policy Uncertainties

- Dodd-Frank regulations
 - QM – what is a mortgage?
 - QRM – what is a safe mortgage?
- Tax reform
 - Mortgage interest deduction
 - Marginal tax rates
- Debt/deficit reduction
 - Less government spending.. where?
 - Reduced tax breaks
- GSE future
 - When, how, what?
- Election



Questions?

Answers:

www.housingeconomics.com

eyeonhousing.wordpress.com