

# HOUSING ECONOMY

## 1959 - 2025



## Housing Chart Pack: June 2025

**Presented by:**



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**Shinn Group / Builder Partnerships**  
**July 31, 2025**

# Historical Housing Cycles

## Single-Family Starts (000), US Census Bureau - 1959 – 2009

Peak		Low		Duration	
Month & Year	Number	Month & Year	Number	Months	Percent Decline
Jan – 59	1,336	Dec – 60	841	23	-37.05%
Sep – 63	1,106	Oct – 66	597	37	-46.02%
Jan – 72	1,409	Feb – 75	667	37	-52.44%
Dec – 77	1,530	Nov – 81	538	47	-64.84%
Jan – 86	1,270	Jan – 91	604	60	-52.44%
Nov – 05	1,808	Jan – 09	357	39	-80.25%

# Great Housing Recession

## November 2005 through January 2009

### ➤ Single Family Housing Starts

#### ✔ Decrease in Annualized Monthly Single Family Starts Rate

- ❑ November 2005 1,808,000 starts
- ❑ January 2009 357,000 starts

#### ✔ 80.25% drop in 39 months

- ❑ Lost approximately half of the homebuilders
- ❑ Lost about half of the trade contractors and tradesmen



### ➤ Covid-19 Pandemic Lockdown's Impact on Housing

#### ✔ March 12, 2020 – April 30, 2020

- ❑ 33.8% drop in single family starts rate
- ❑ Strong “V” shape recovery

# History of New Housing Cycles Charts

Annual Statistics

Total, Single & Multifamily Starts

New Home Sales

1959 - 2024

# 1959 – 2024

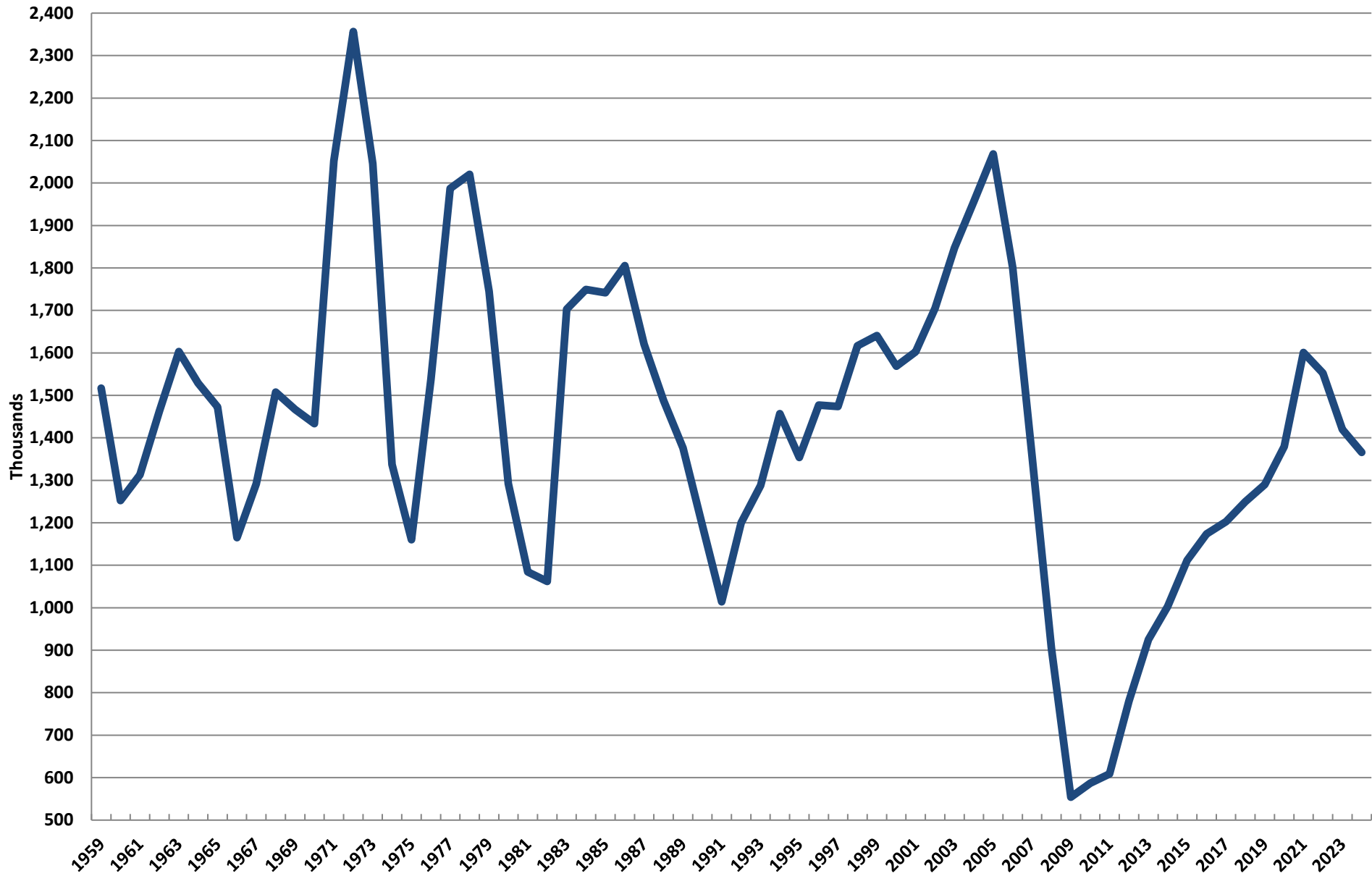
# Annual Housing Statistics

Total, Single Family, & Multifamily  
Starts and Sales

Manufactured Home Shipments

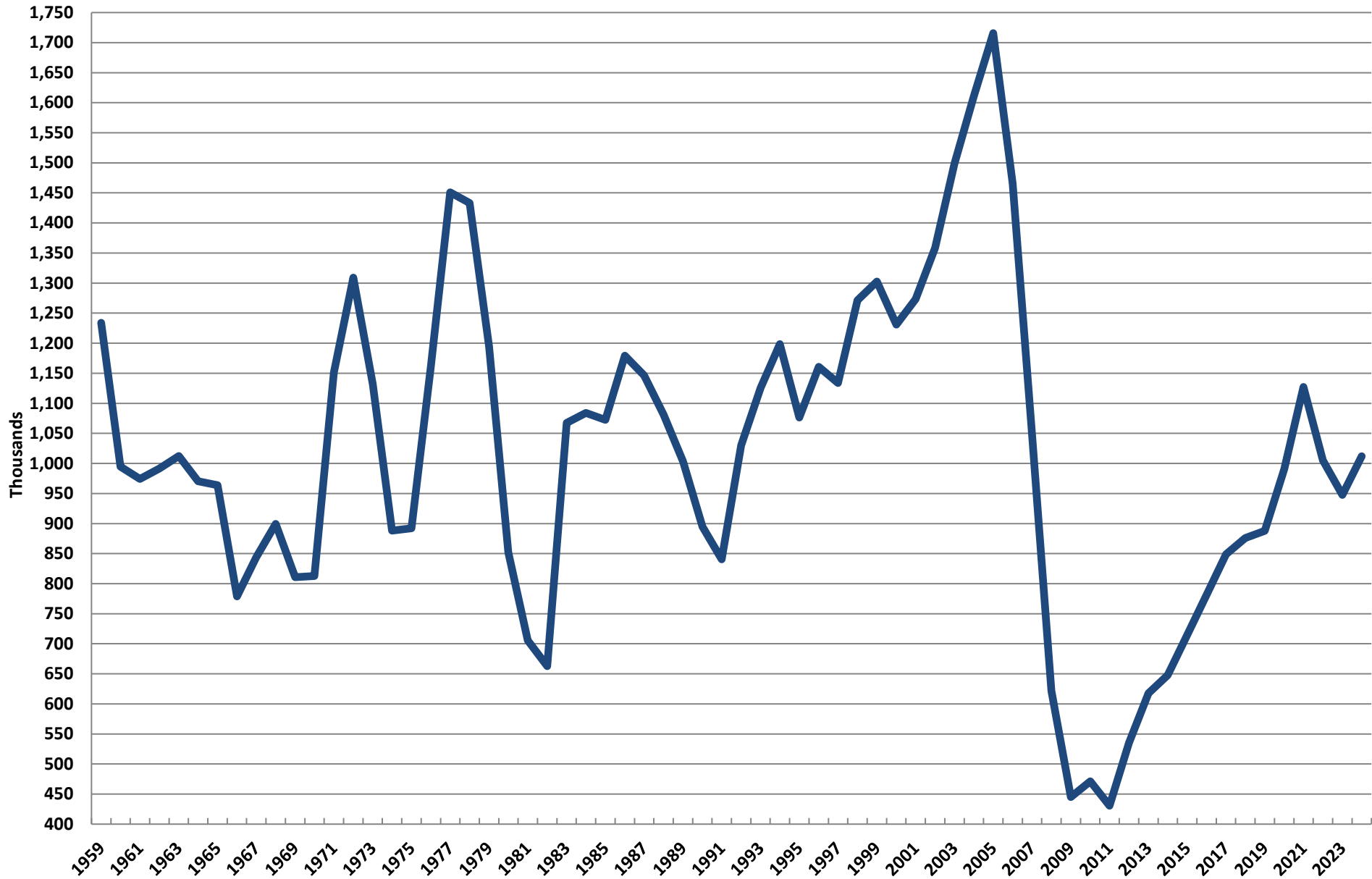
# Annual Total Housing Starts

1959 - 2024

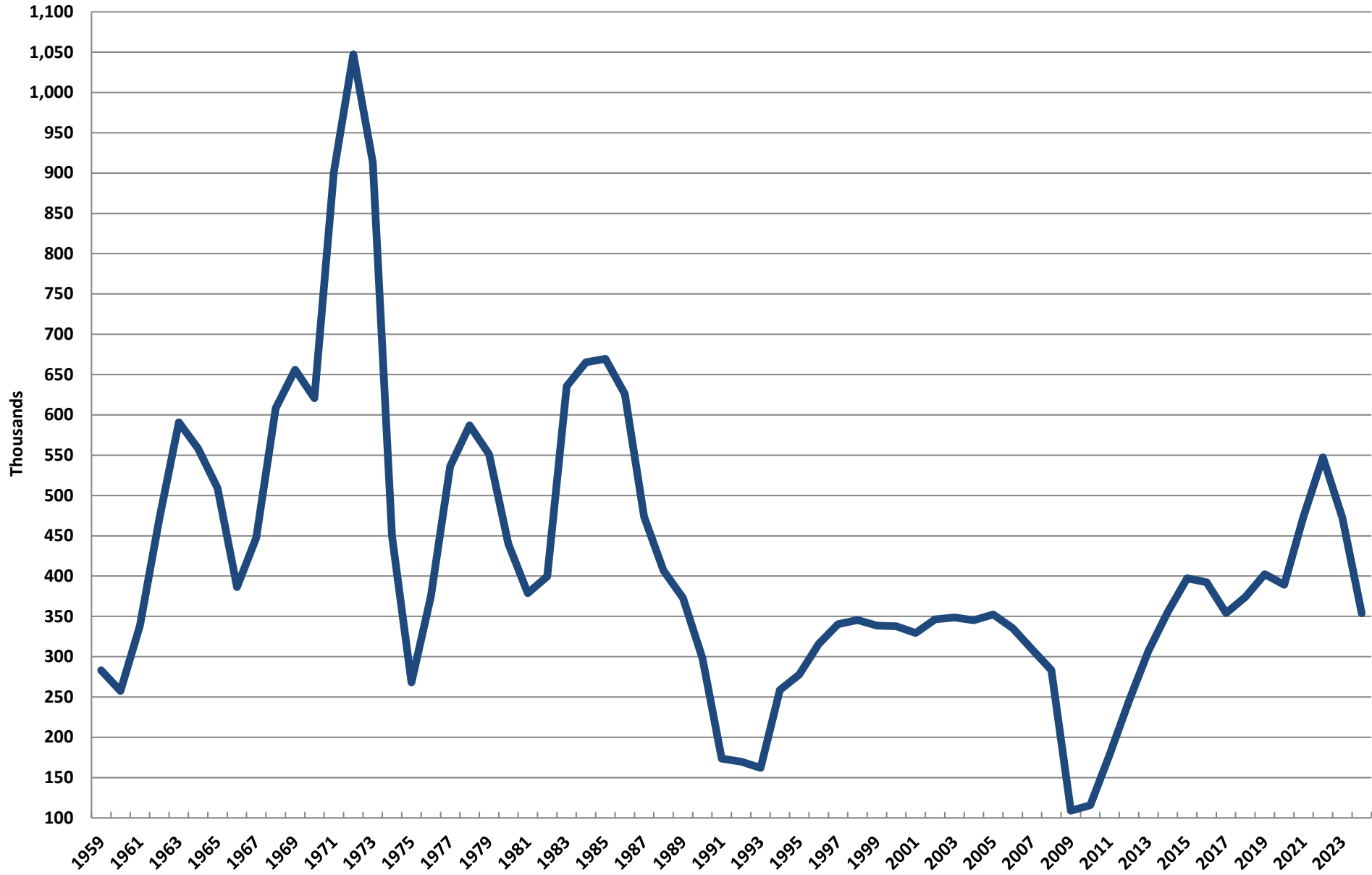


# Annual Single Housing Starts

## 1959 - 2024

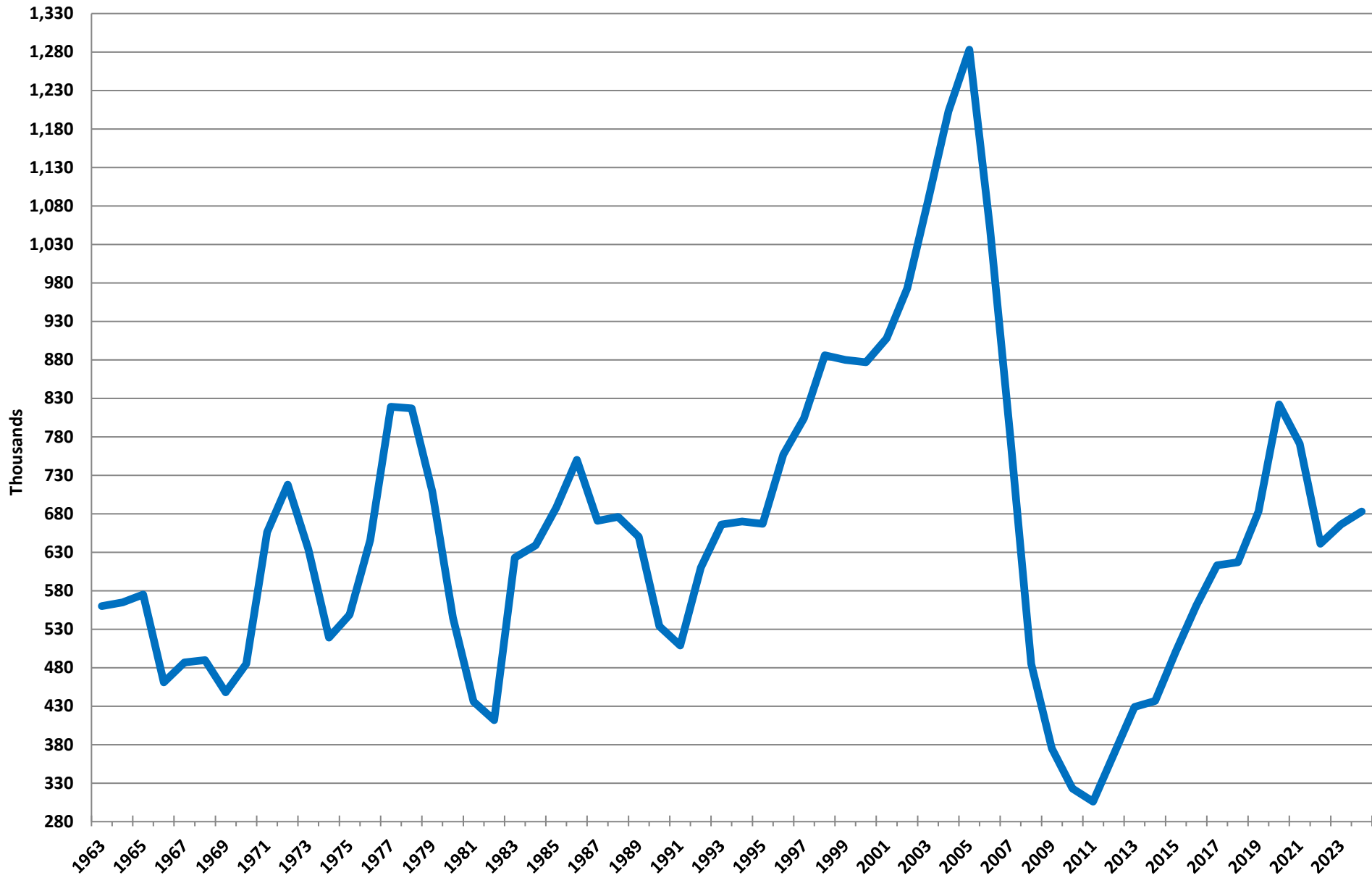


# Annual Multifamily Housing Starts 1959 - 2024



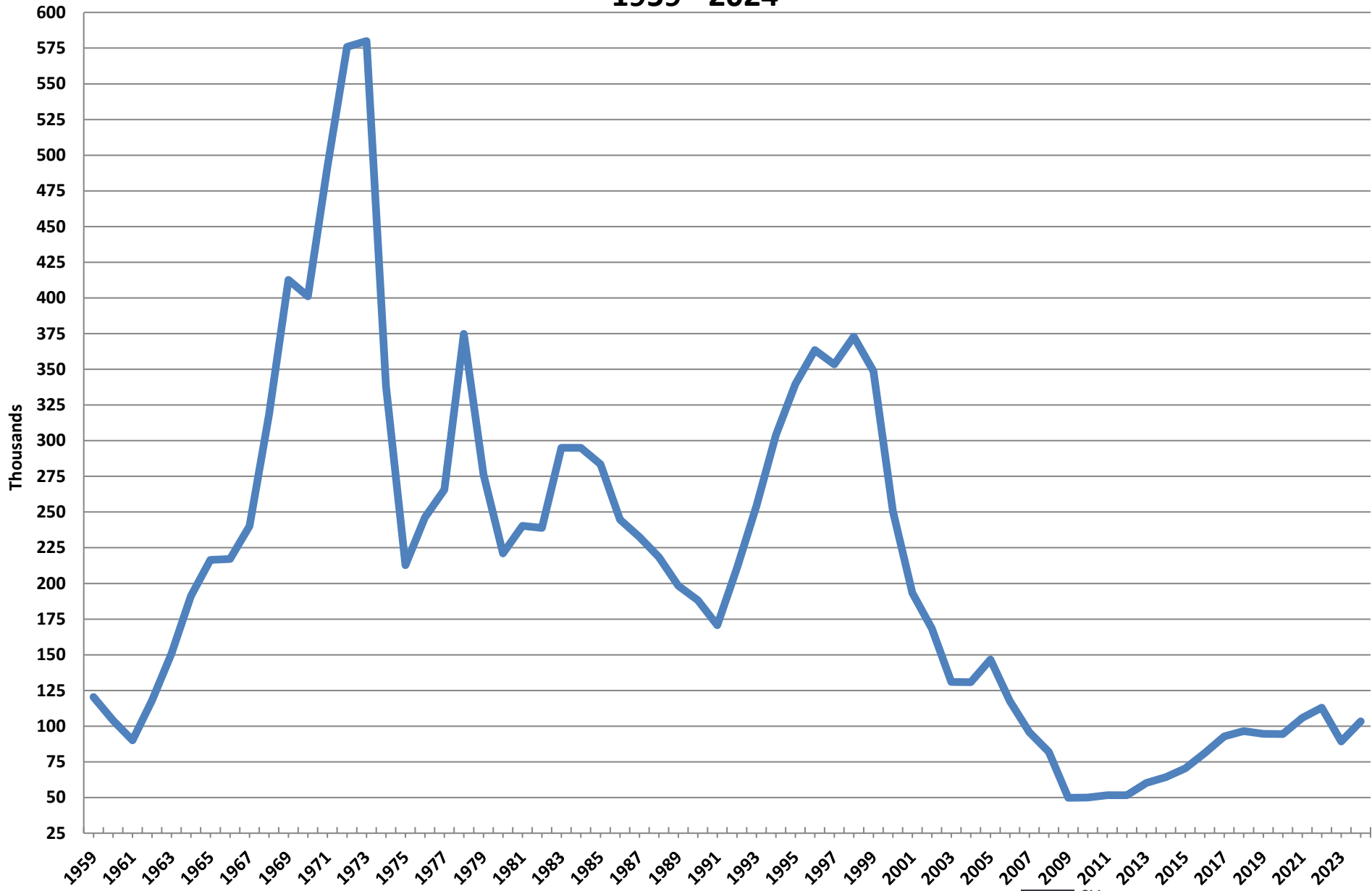


# Annual Home Sales 1963 - 2024



# Annual Manufactured Home Shipments

## 1959 - 2024



# December 1977 – November 1981 Housing Cycle Declined 64.84%

Annual Housing Statistical Charts  
1978 - 2024

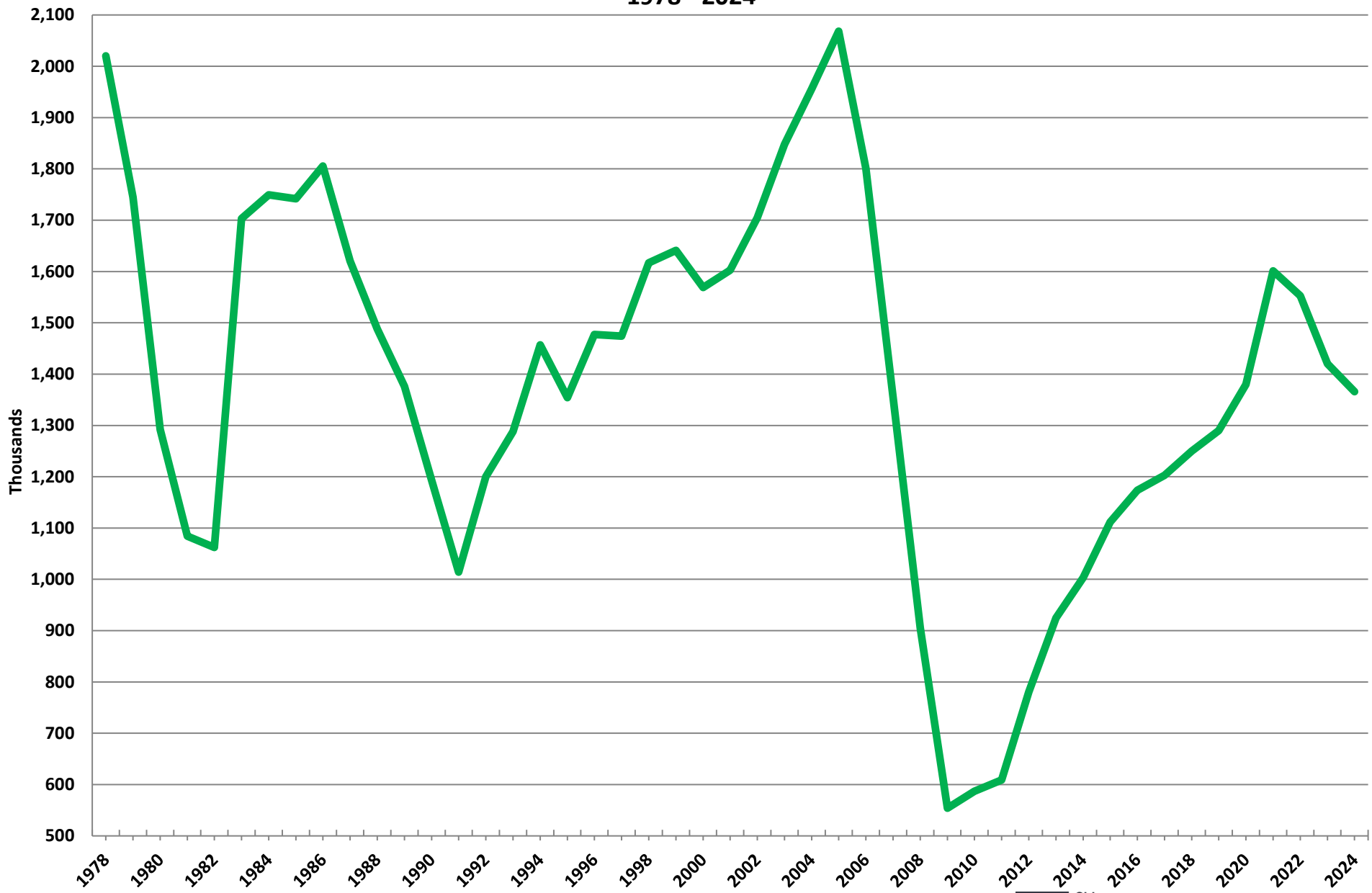
# 1978 – 2024

## Annual Housing Statistics

Total Starts  
Single Family Starts  
Multifamily Starts

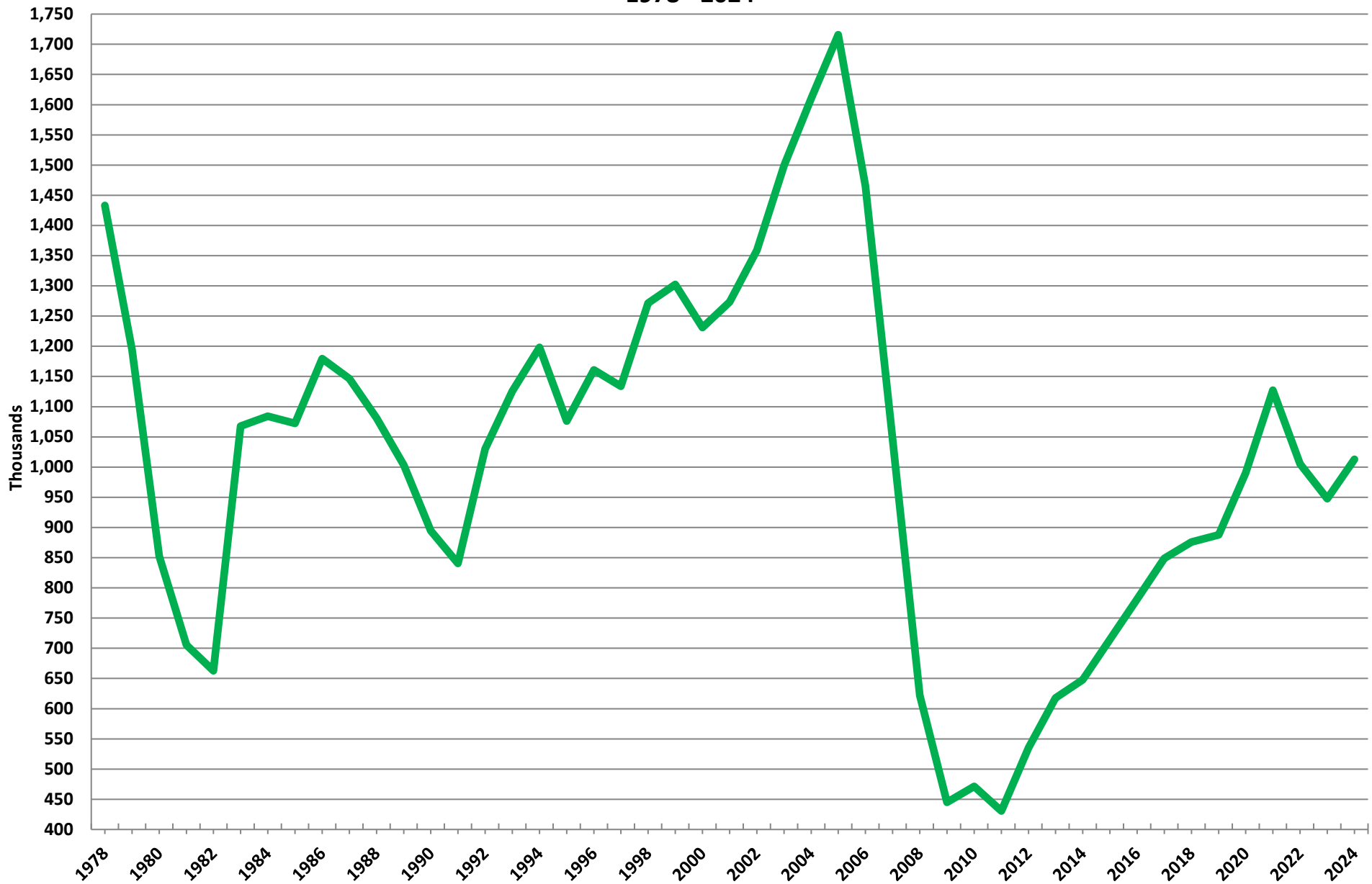
# Annual Total Housing Starts

1978 - 2024



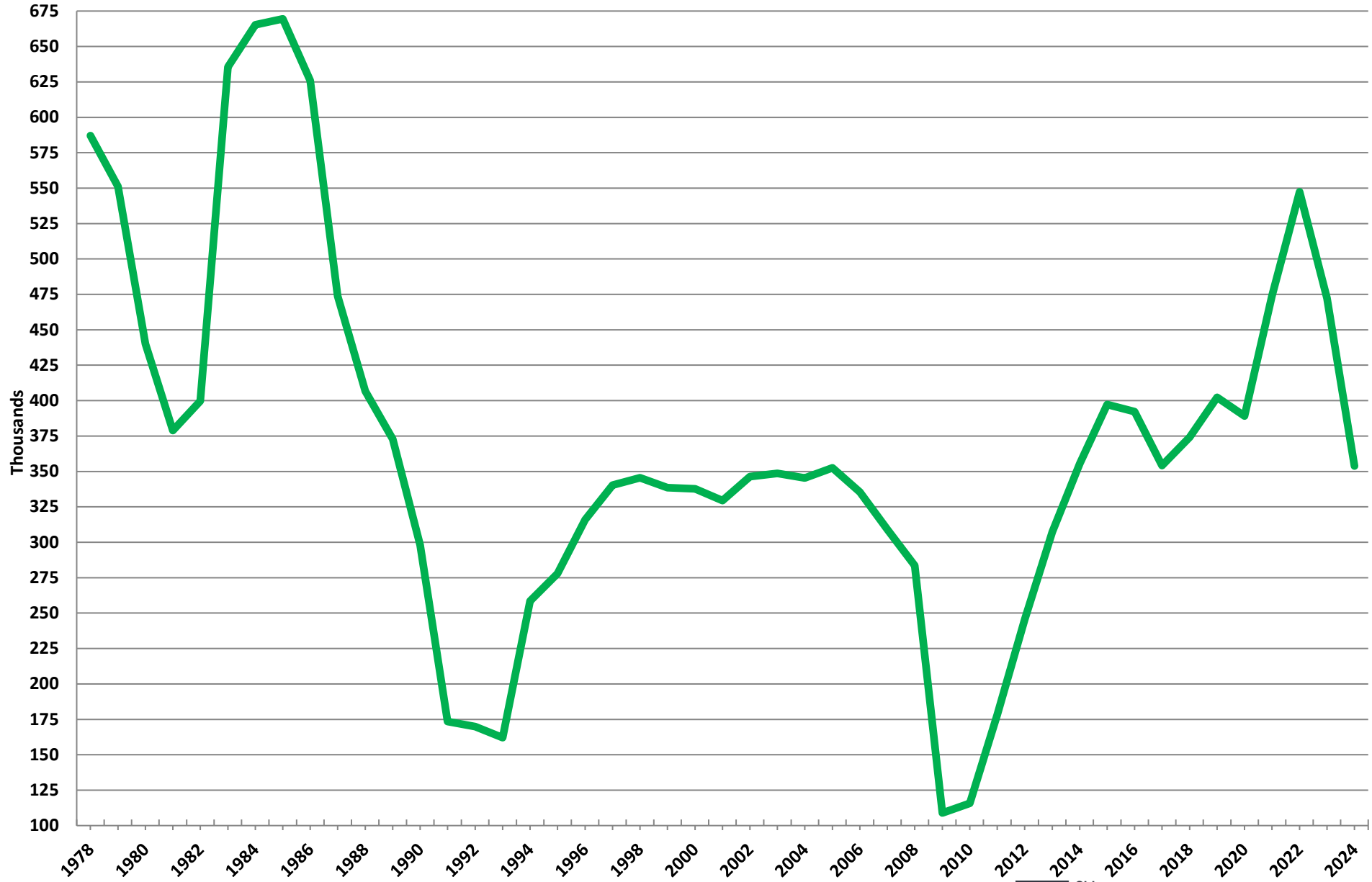
# Annual Single Family Housing Starts

1978 - 2024



# Annual Multifamily Housing Starts

## 1978 - 2024



# Annual Housing Recovery from January 1986 – January 1991 Recession of 52.44%

Annual New Home Statistical Charts  
1991 -2024

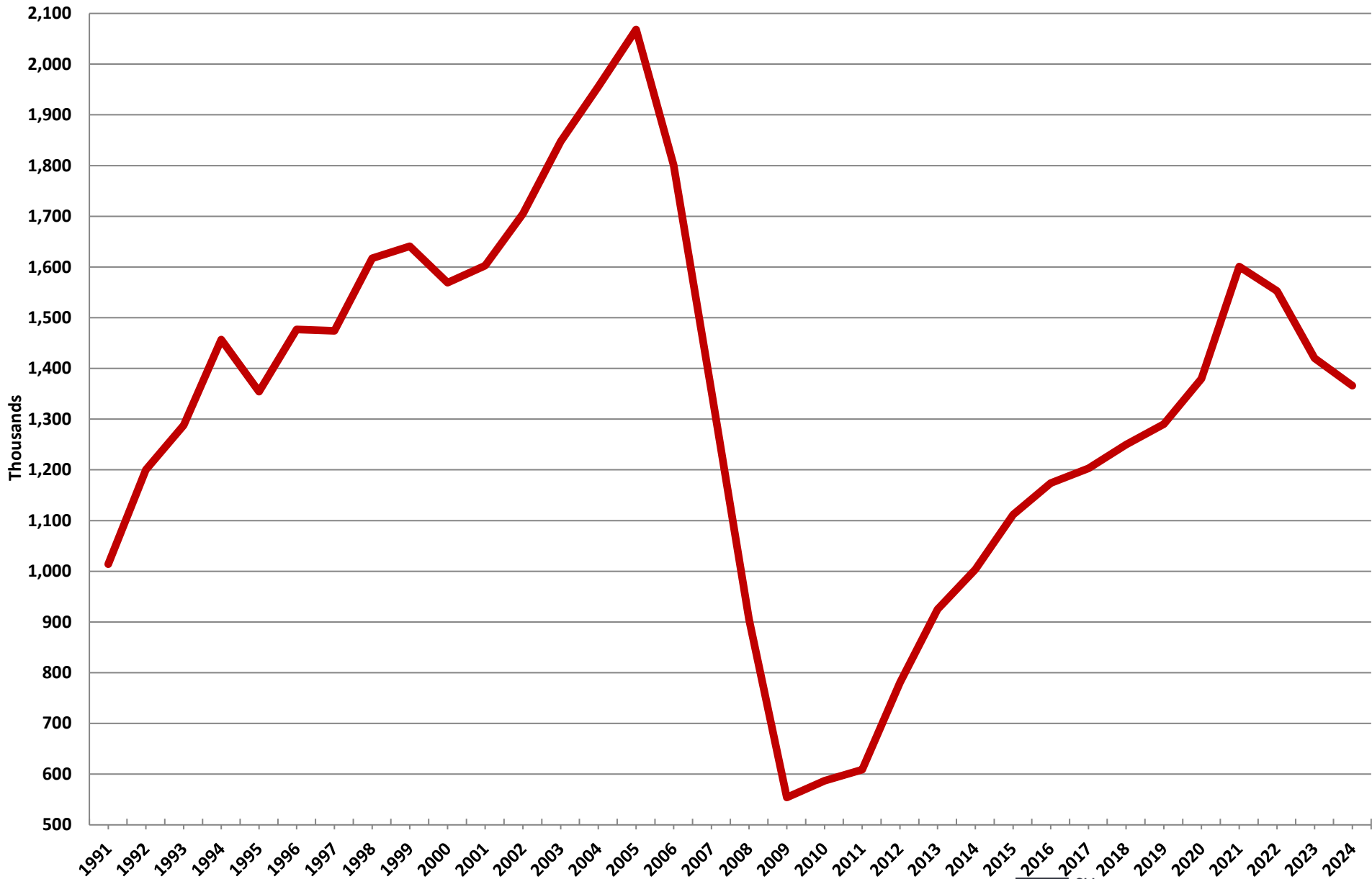


# 1991 – 2024

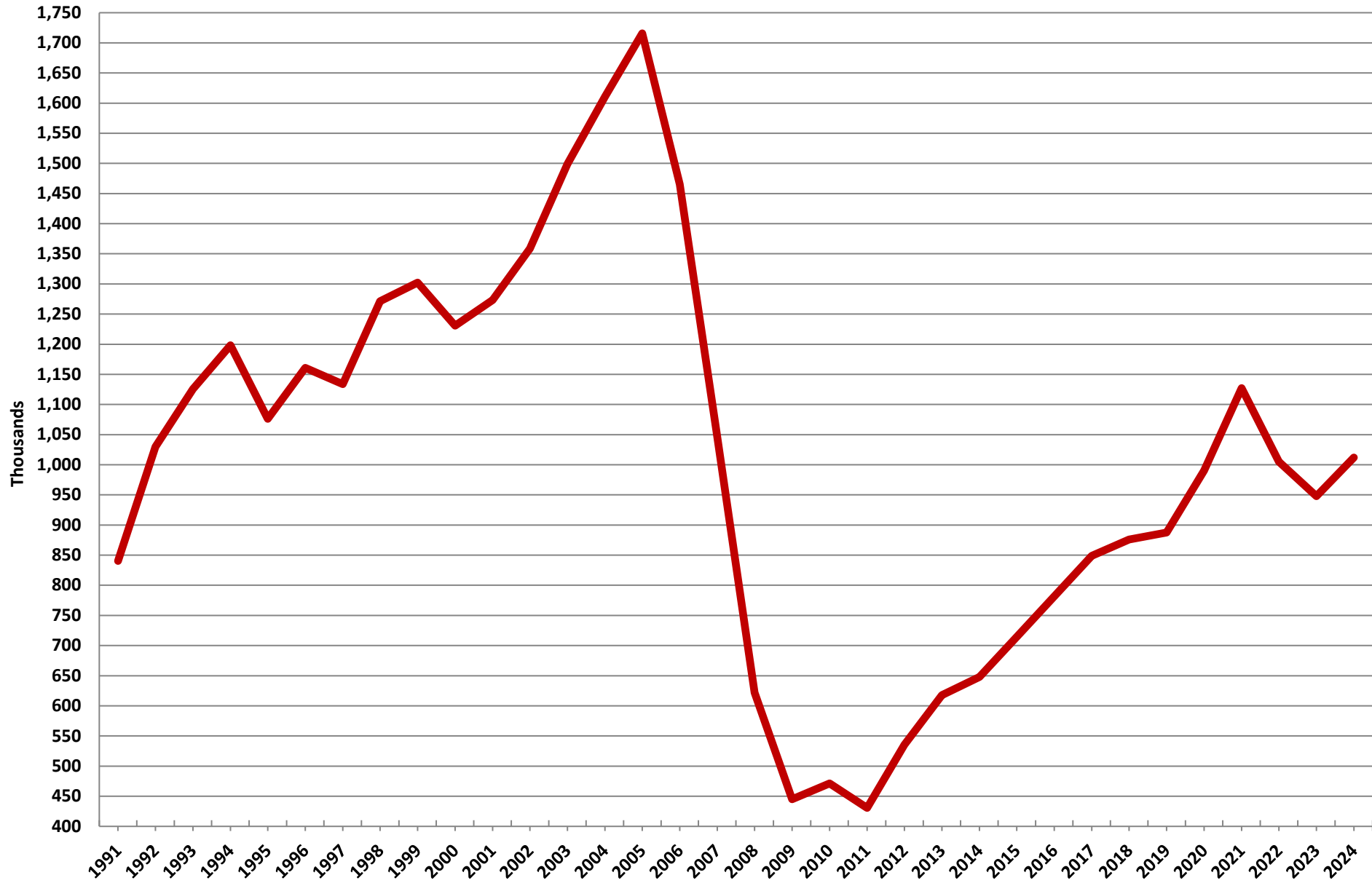
# Annual Housing Statistics

Housing Starts  
Home Sales  
Average & Median Sales Price

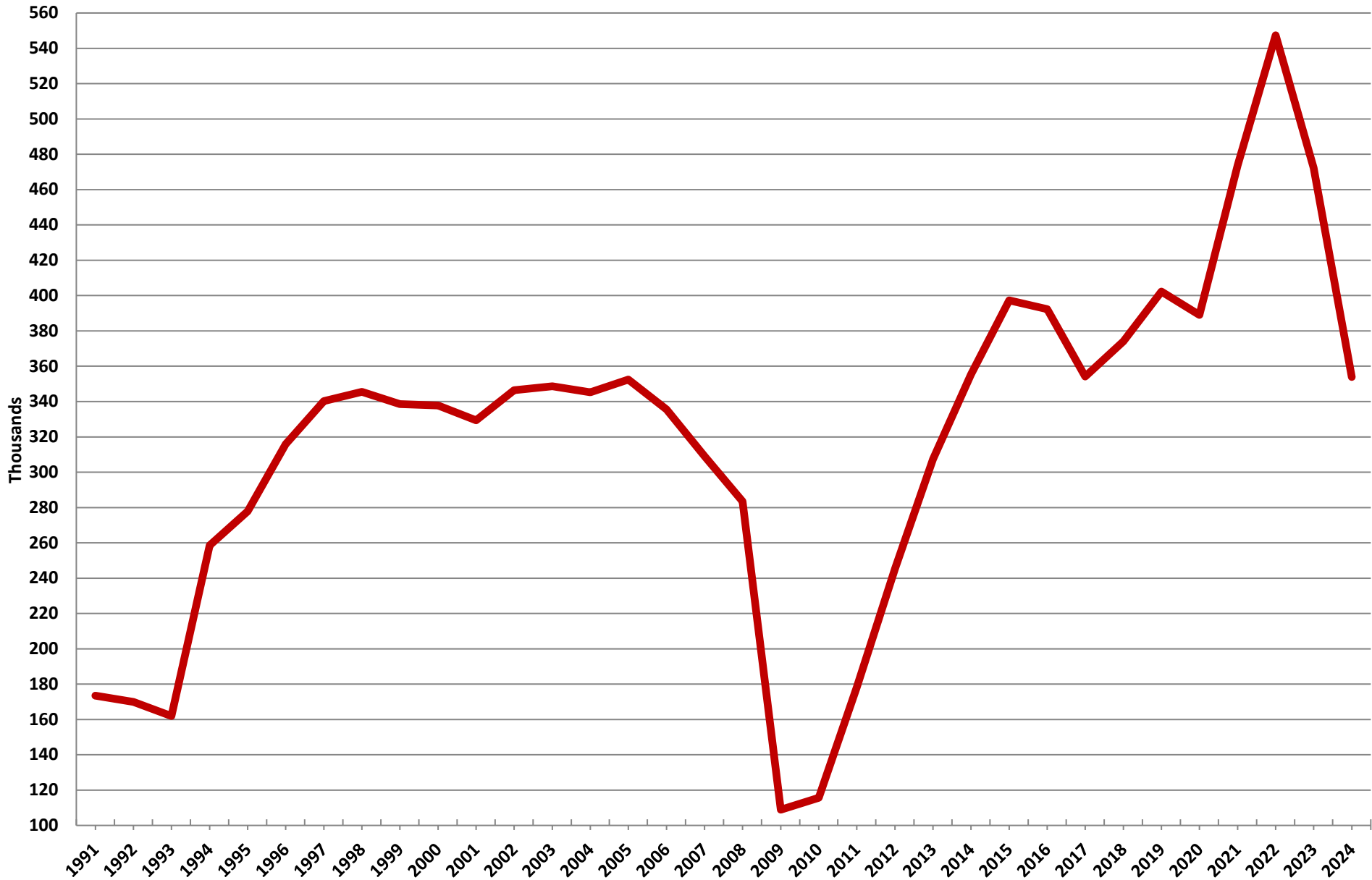
# Annual Housing Starts 1991 - 2024



# Annual Single Family Starts 1991 - 2024

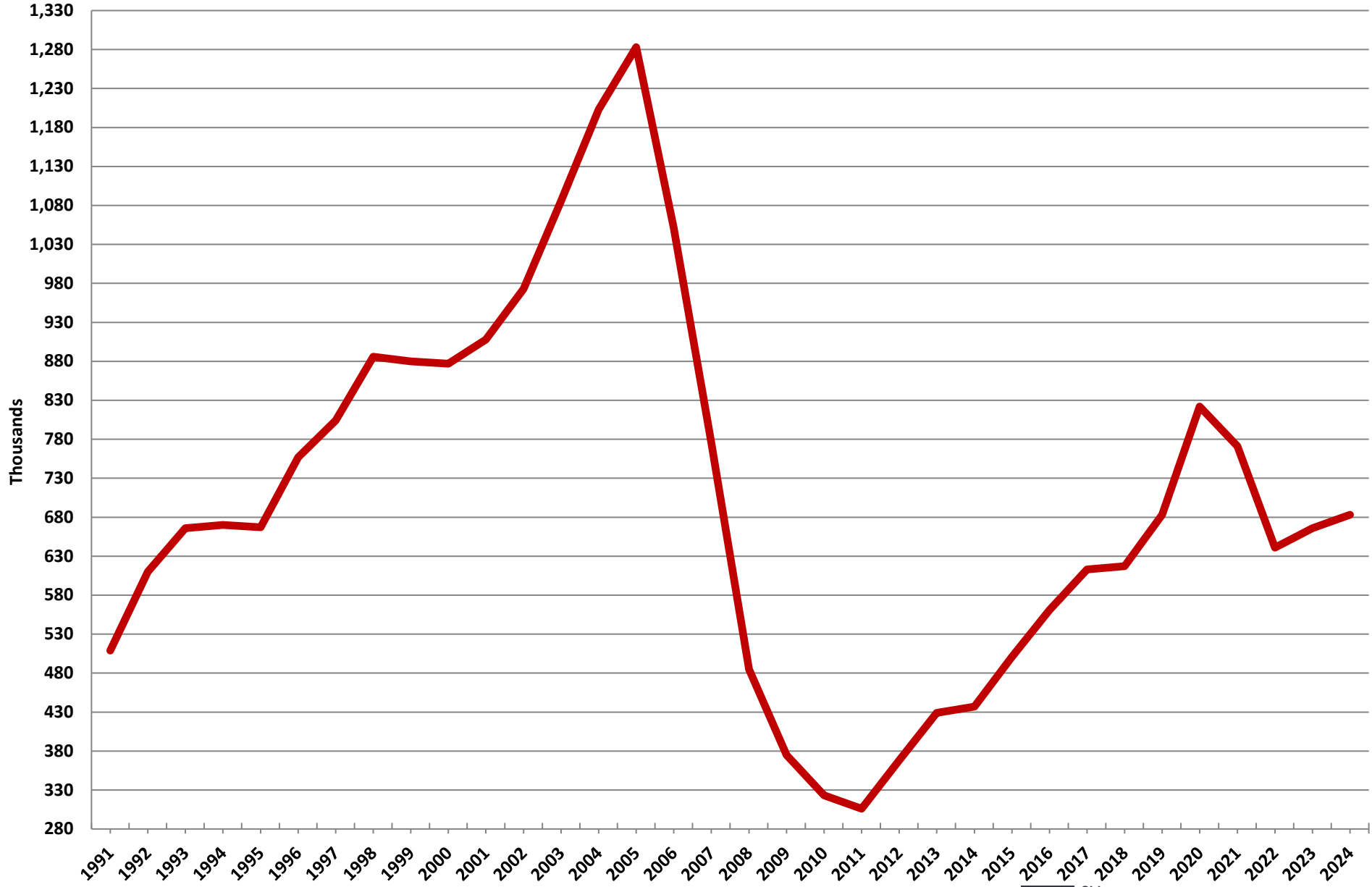


# Annual Multi Family Housing Starts 1991 - 2024



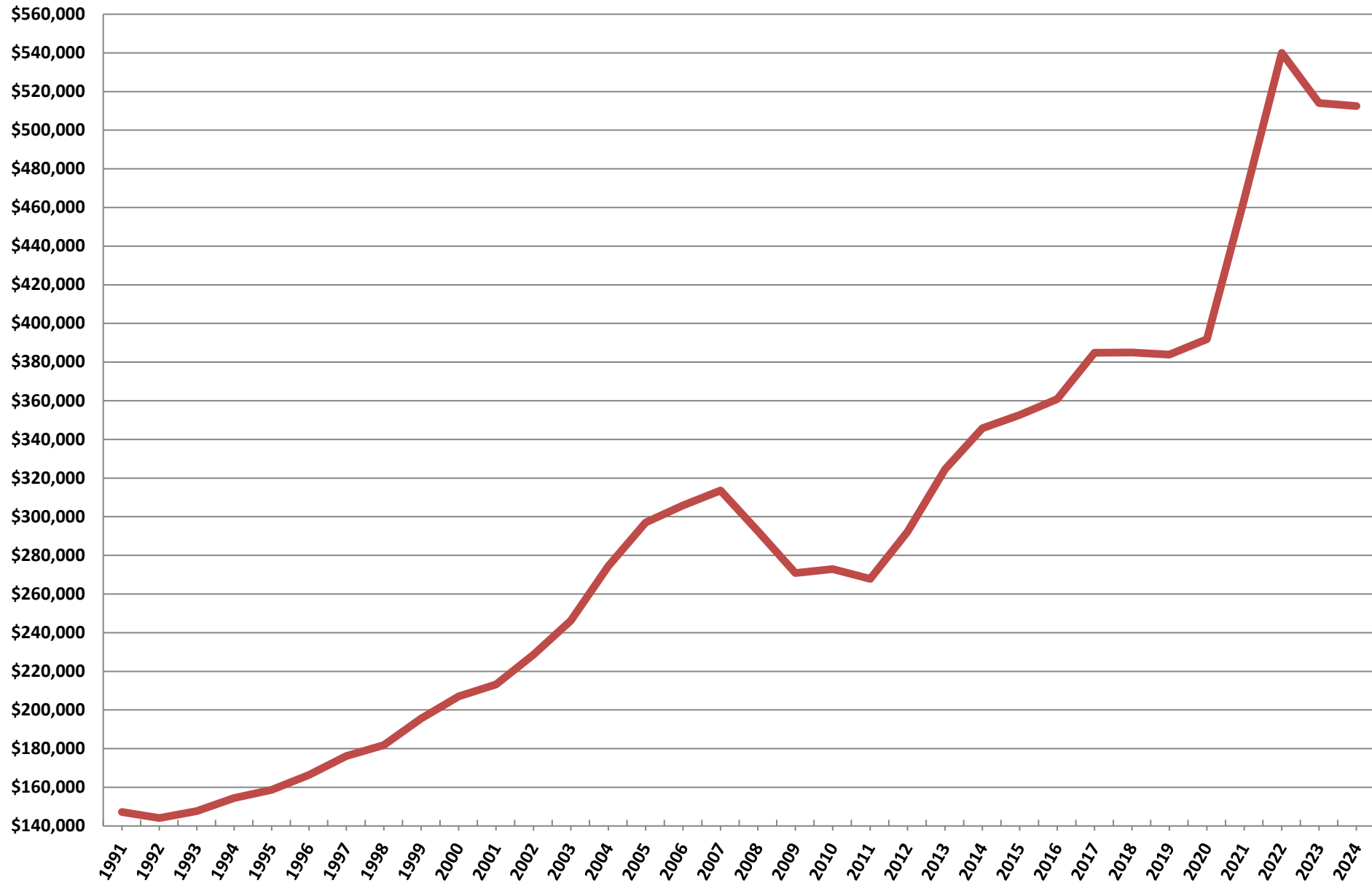
# Annual Home Sales

1991 - 2024



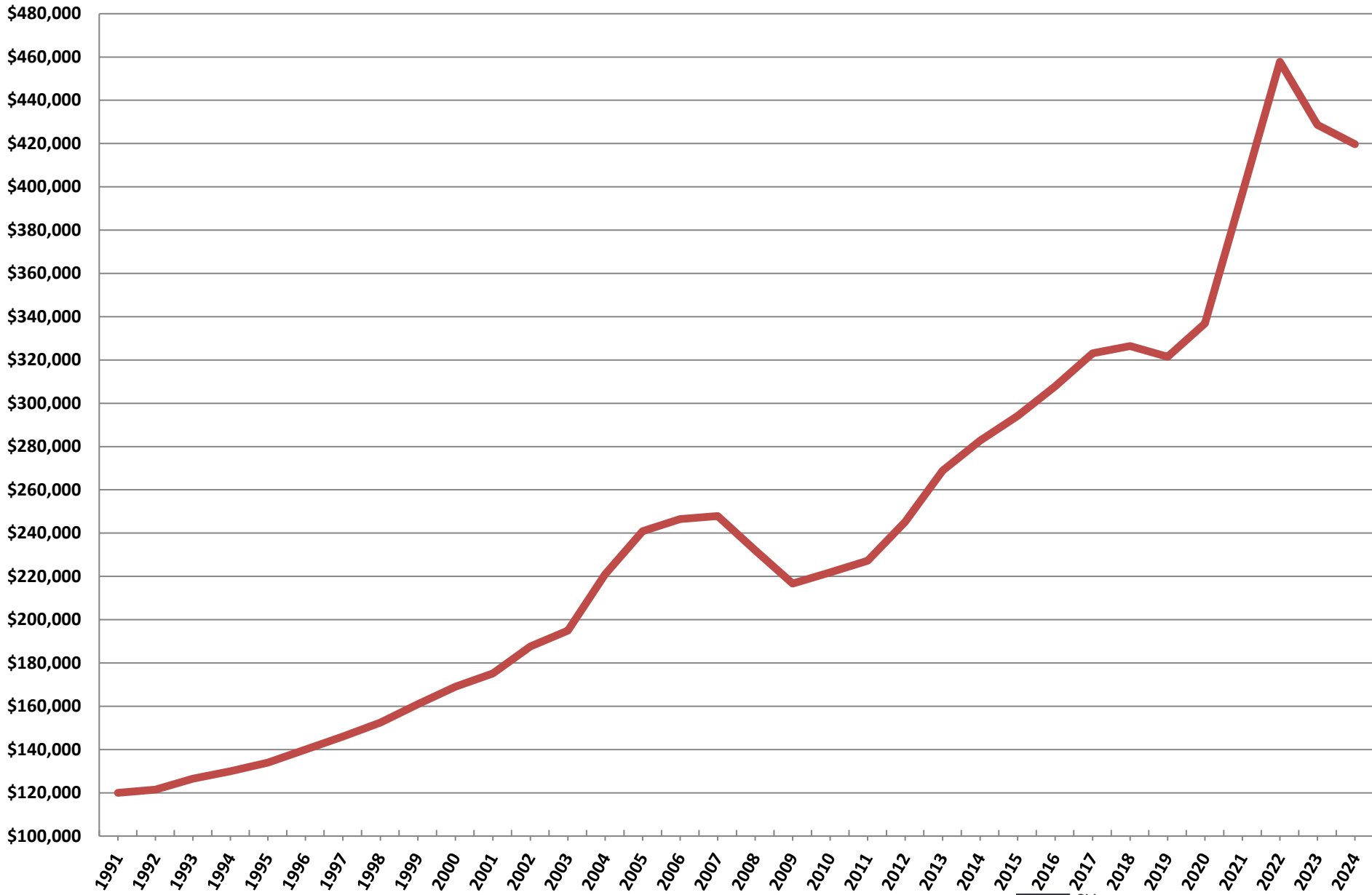
# Average New Home Sales Price

1991 - 2024



# Median New Home Sales Price

## 1991 - 2024



# The Great Housing Recession

## November 2005 – January 2009

### 80.25% Decline

Monthly Housing Statistical Charts  
September 2005 - Present



# September 2005 – June 2025

## Monthly Housing Statistics

Total Housing Starts

Single Family Starts

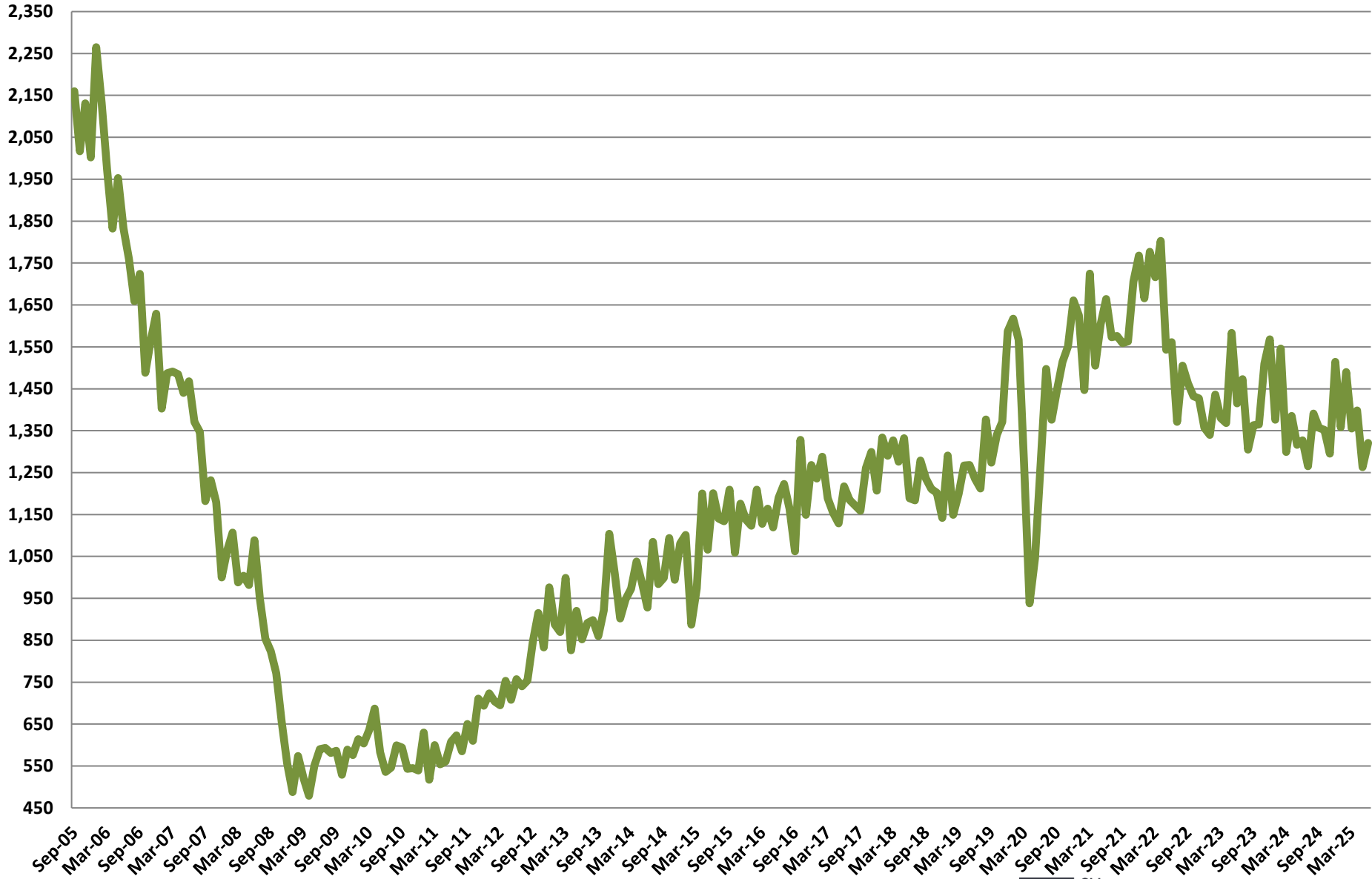
Multifamily Starts

New Home Sales

# Total New Housing Starts

September 2005 - June 2025

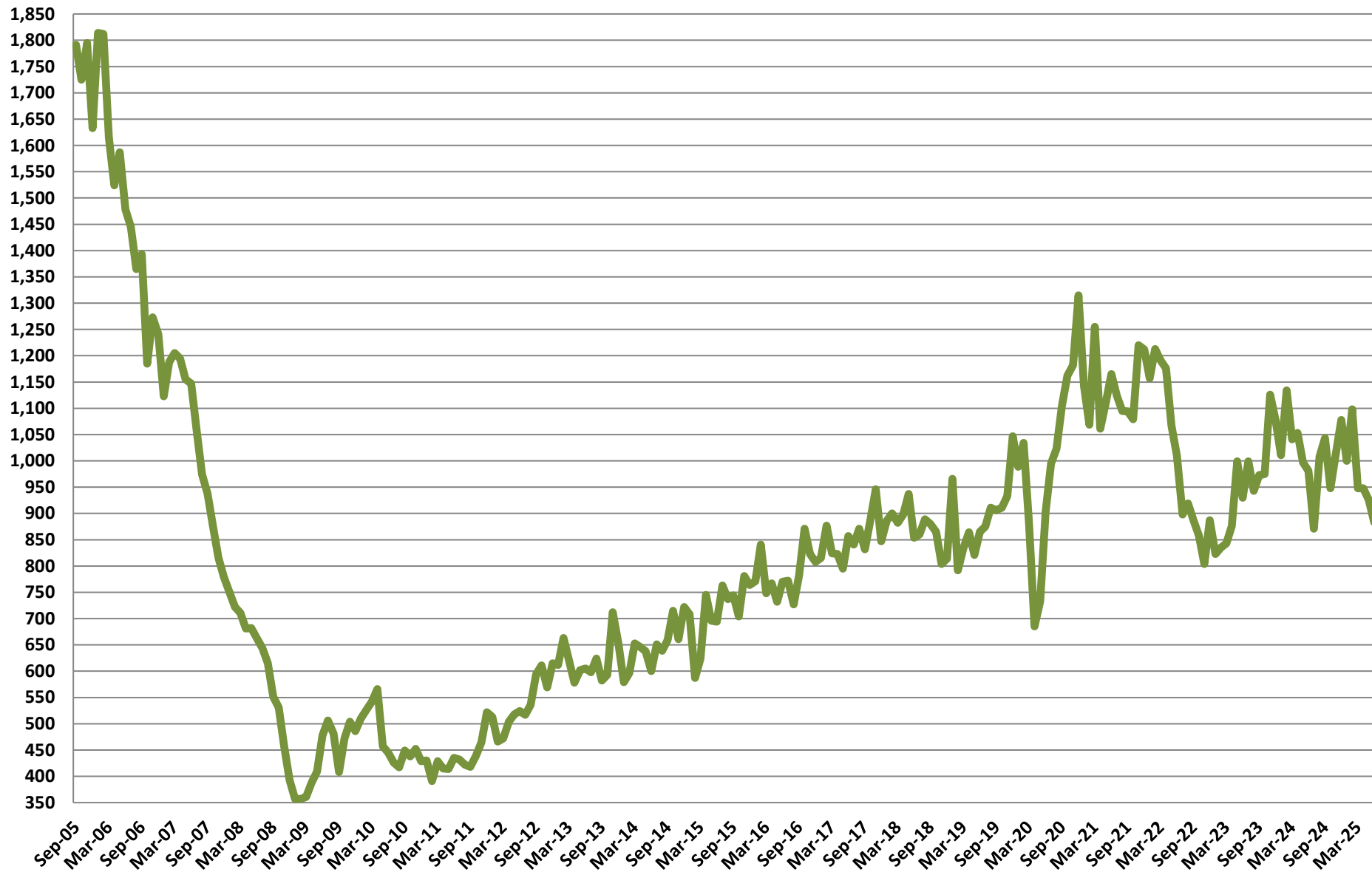
*Seasonally Adjusted (000's)*



# Single Family Starts

September 2005 - June 2025

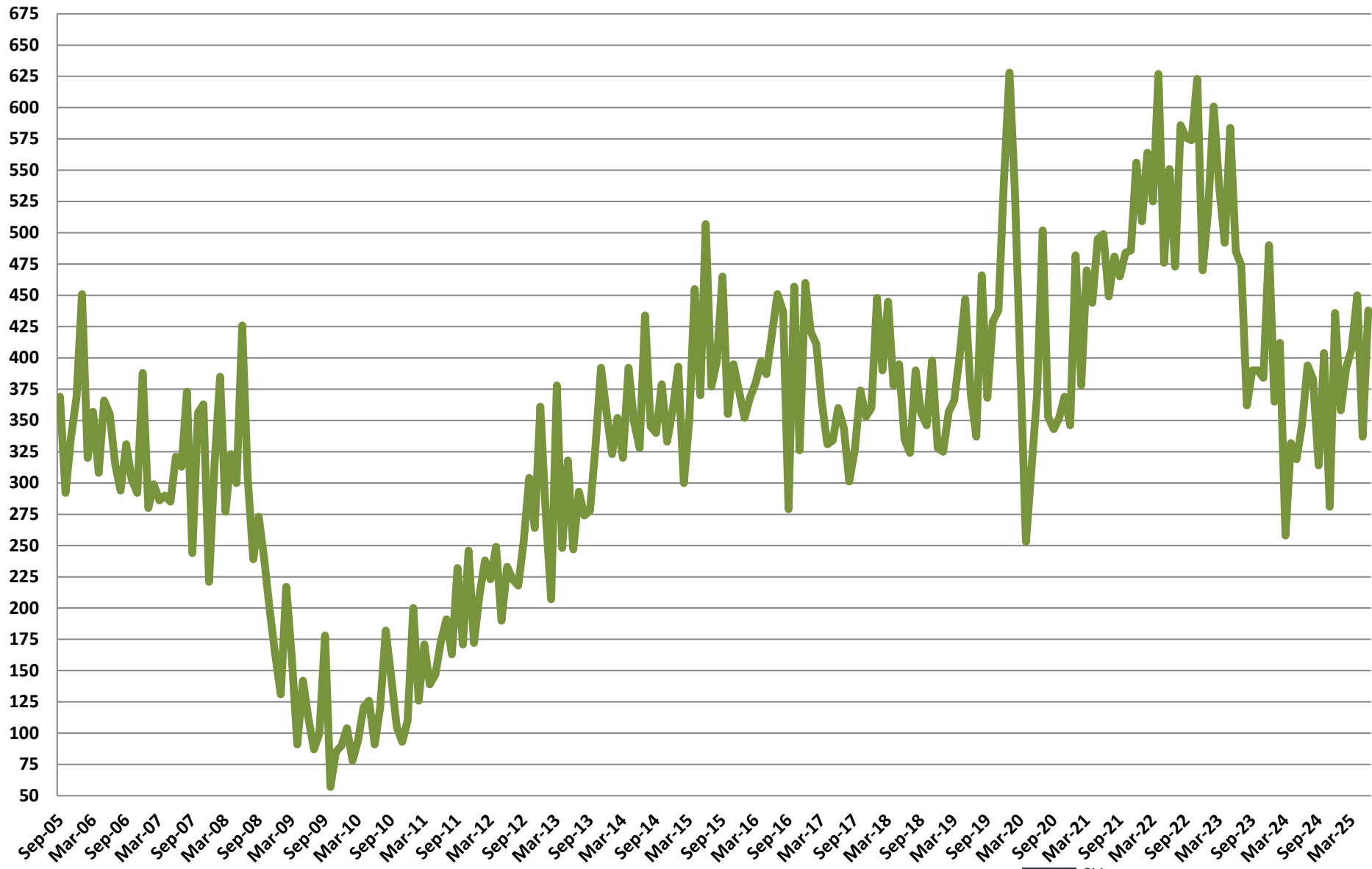
*Seasonally Adjusted (000's)*



# Multifamily Housing Starts

September 2005 - June 2025

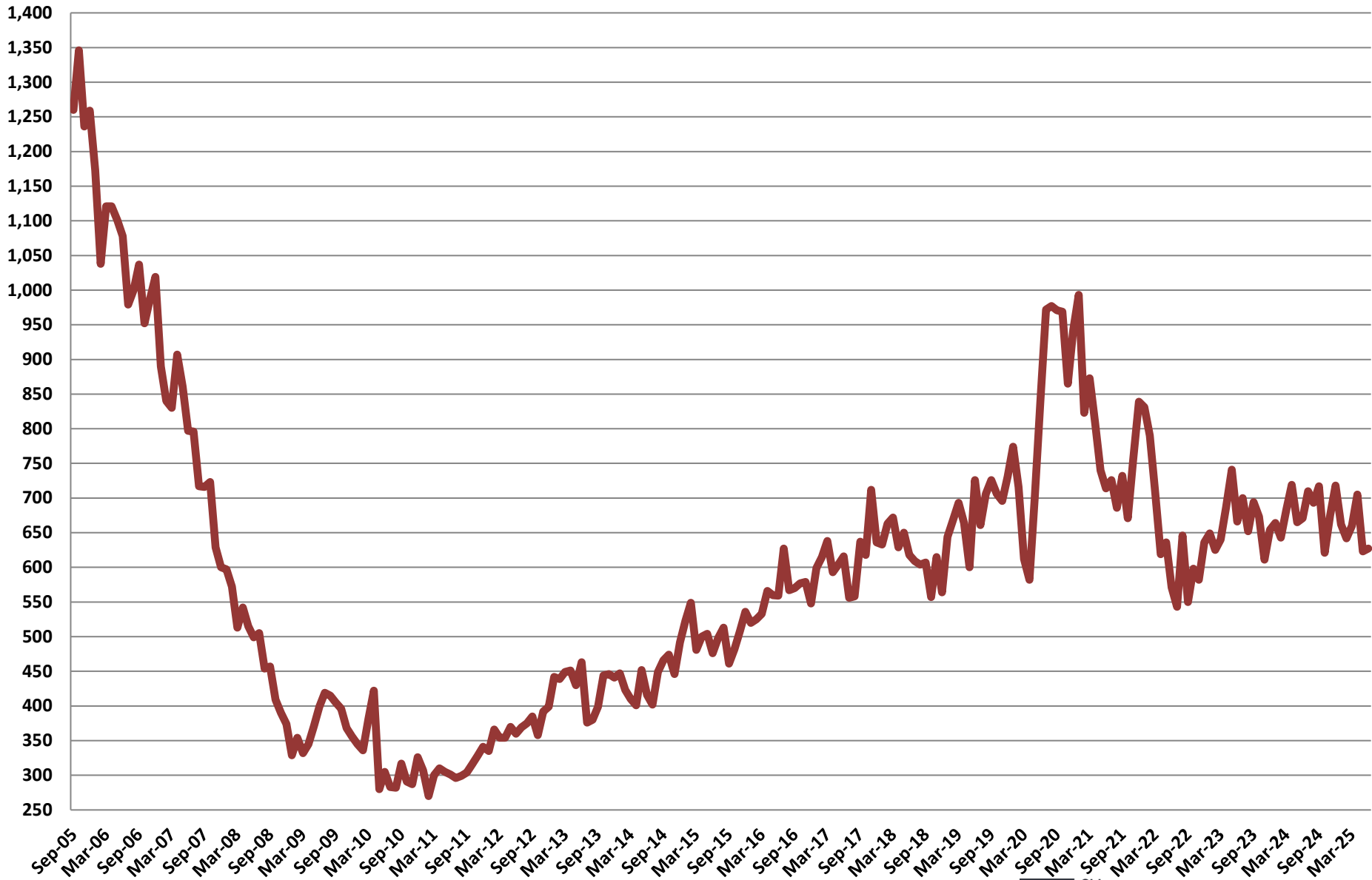
Seasonally Adjusted (000's)



# New Homes Sales

September 2005 - June 2025

*Seasonally Adjusted (000's)*



# Housing Recovery from Great Housing Recession of 2005-2008

Monthly Housing Statistical Charts  
January 2009 - Present

# January 2009 – June 2025

## Monthly Housing Statistics

Housing Permits

Housing Starts

New Home Sales

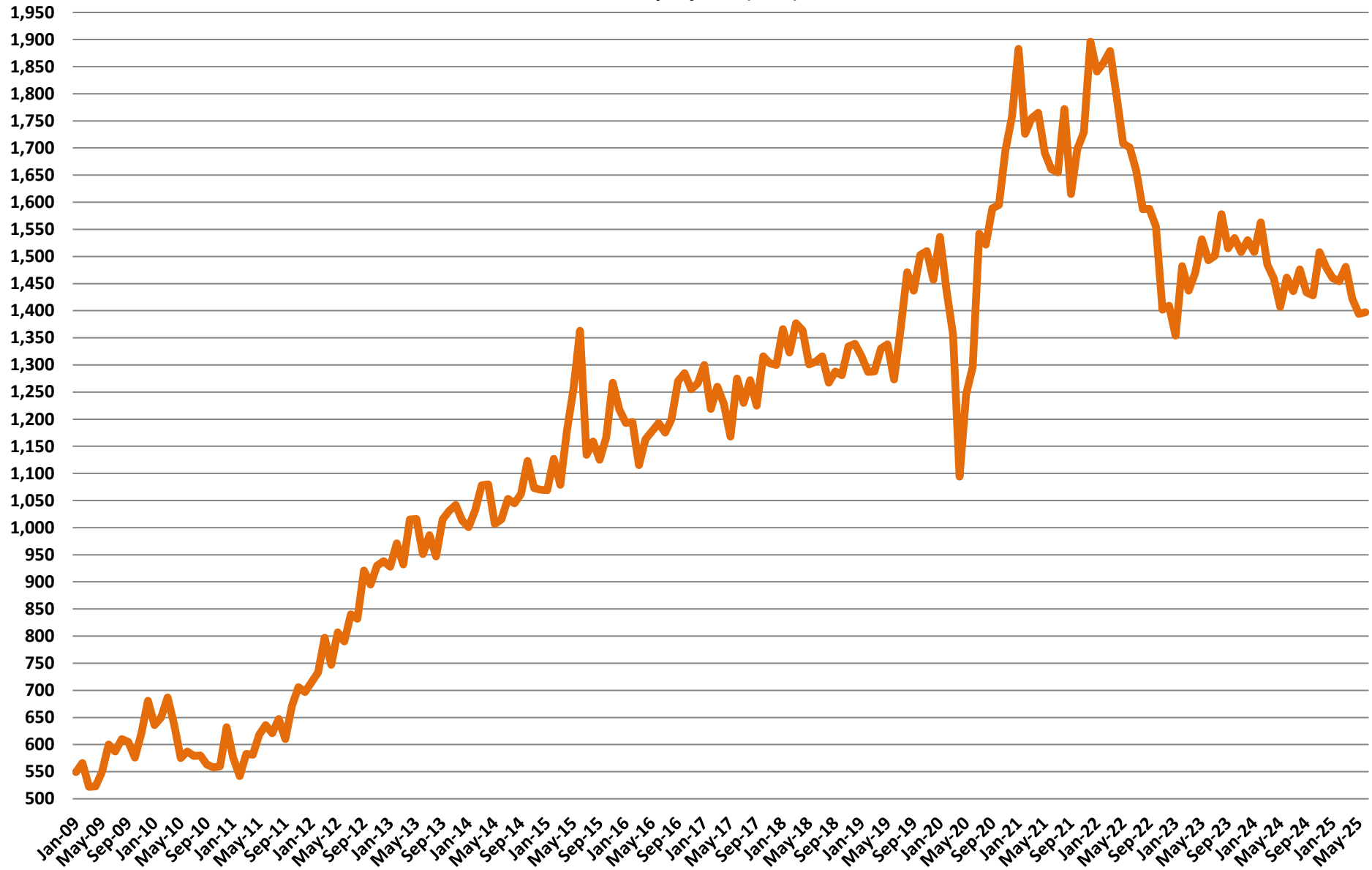
Average & Median Sales Price

New Home Inventory

# Total New Housing Permits

January 2009 - June 2025

Seasonally Adjusted (000's)

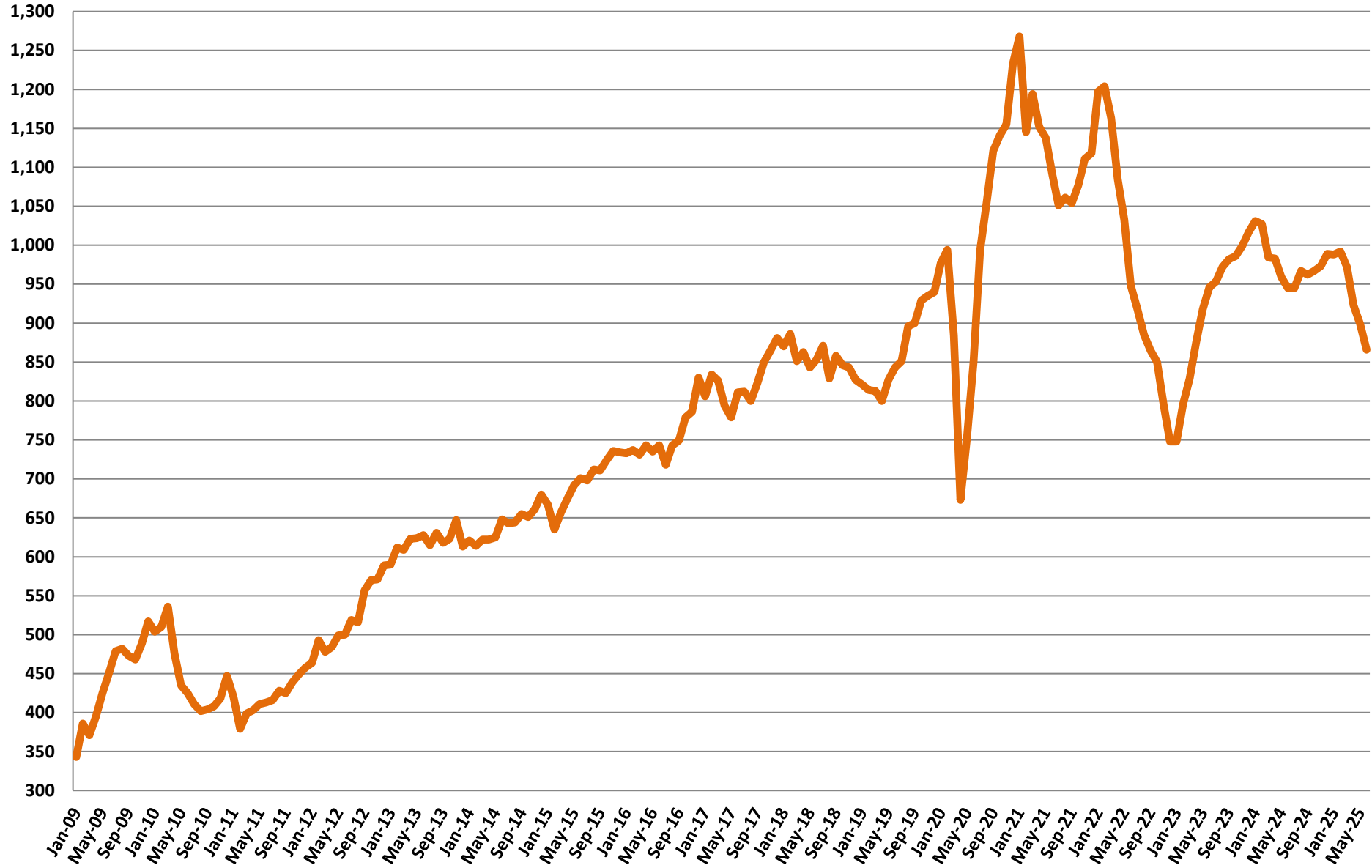




# Single Family Permits

January 2009 - June 2025

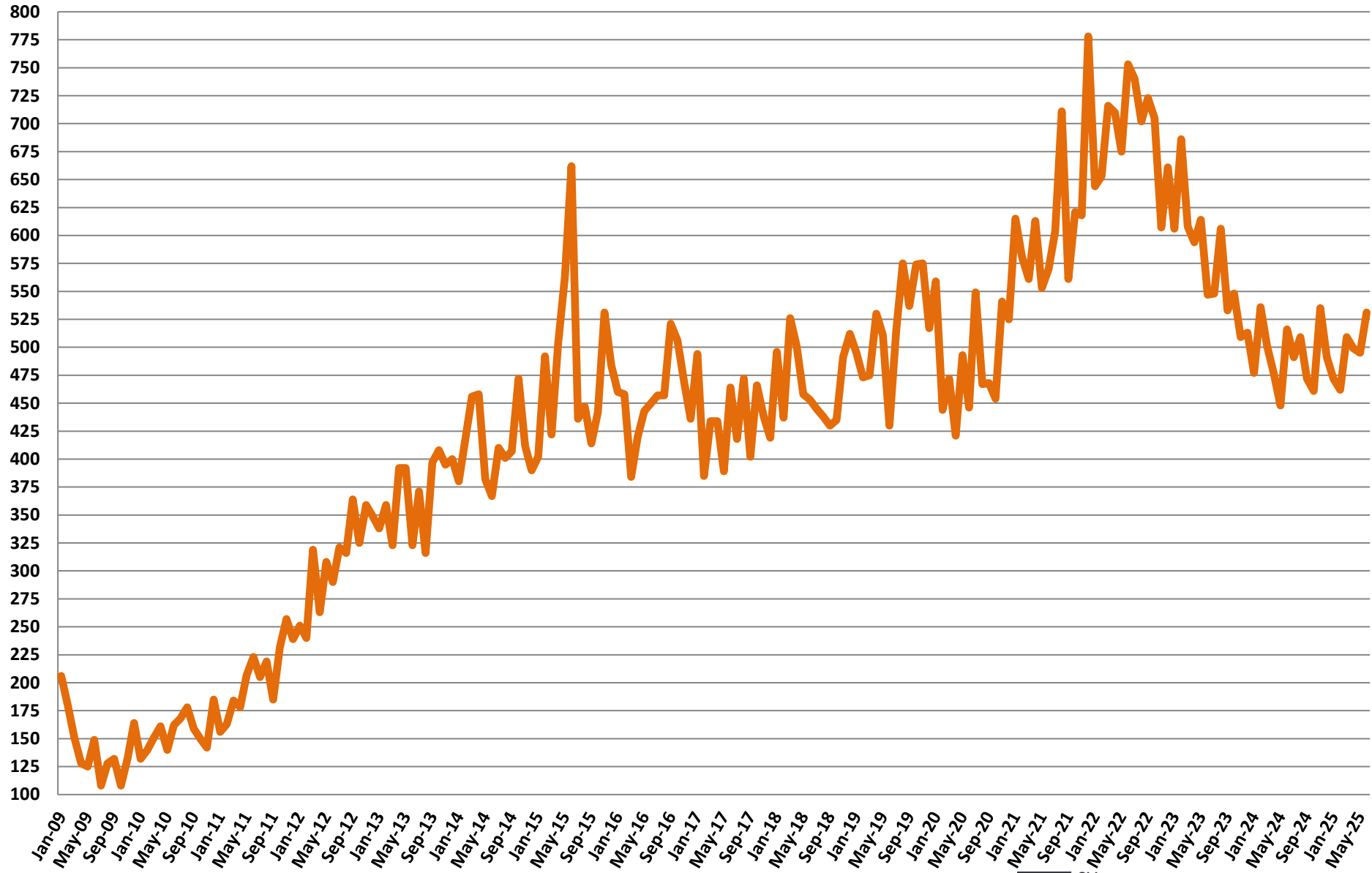
Seasonally Adjusted (000's)



# Multi Family Permits

January 2009 - June 2025

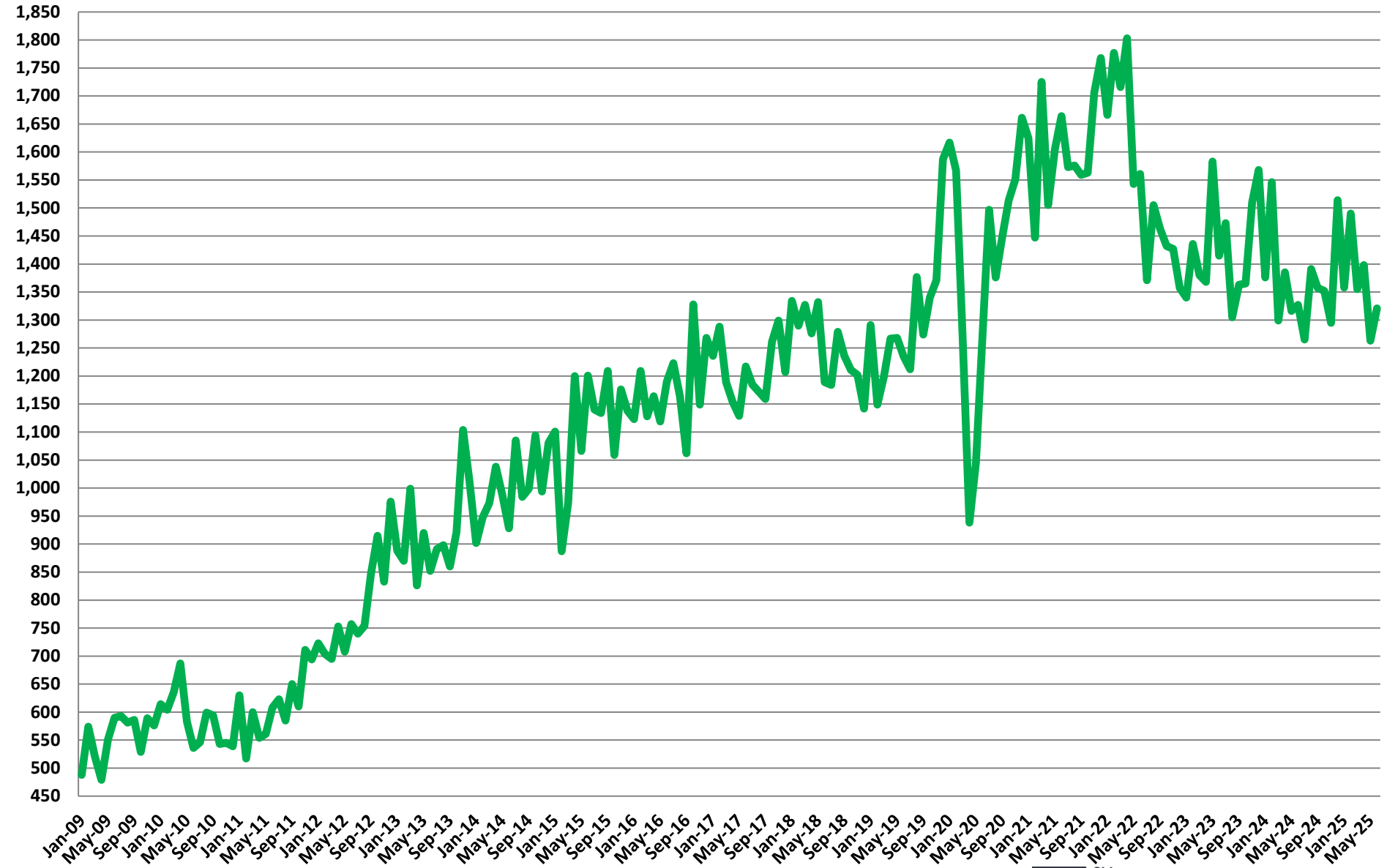
Seasonally Adjusted (000's)



# Total New Housing Starts

January 2009 - June 2025

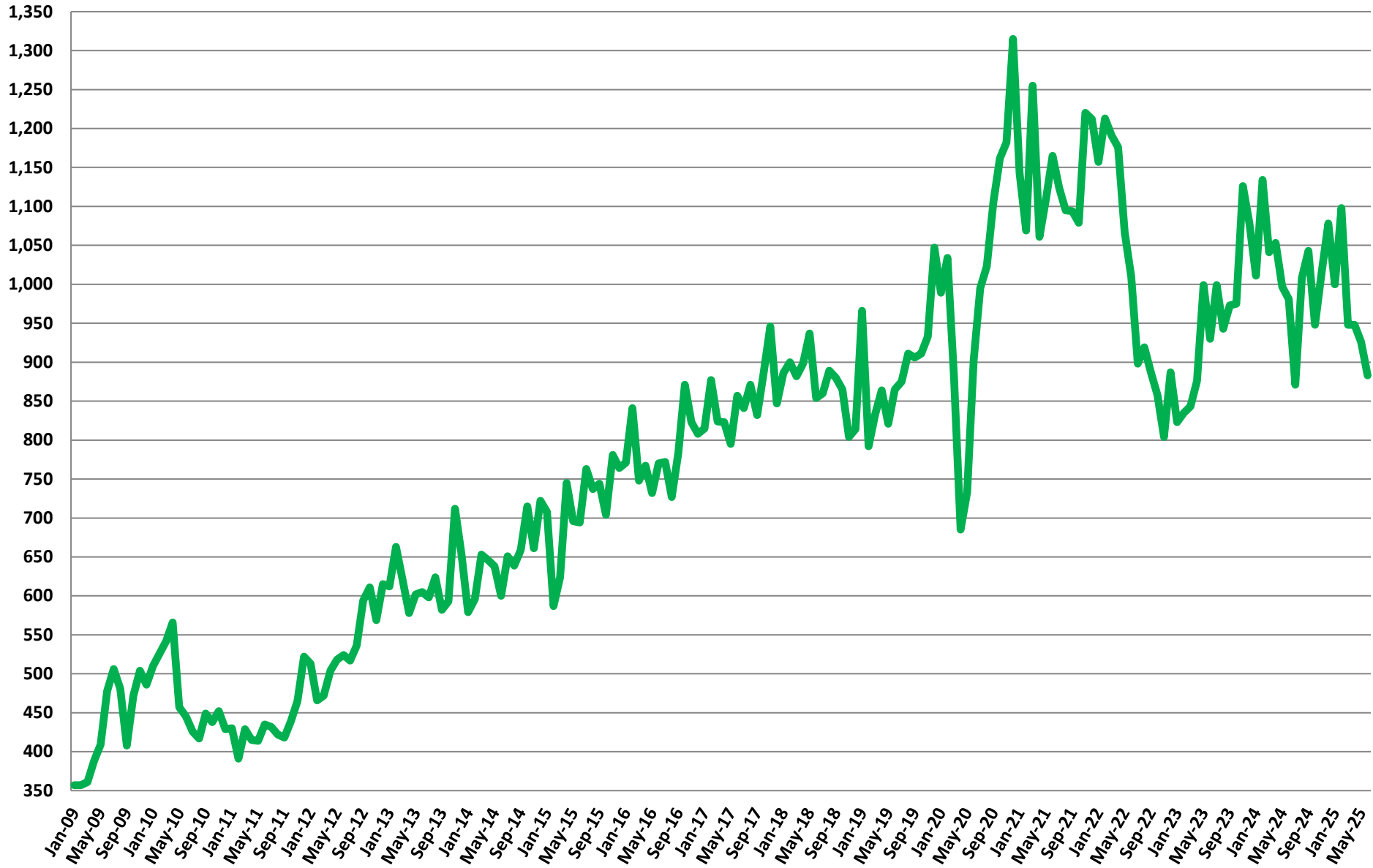
Seasonally Adjusted (000's)



# Single Family Starts

January 2009 - June 2025

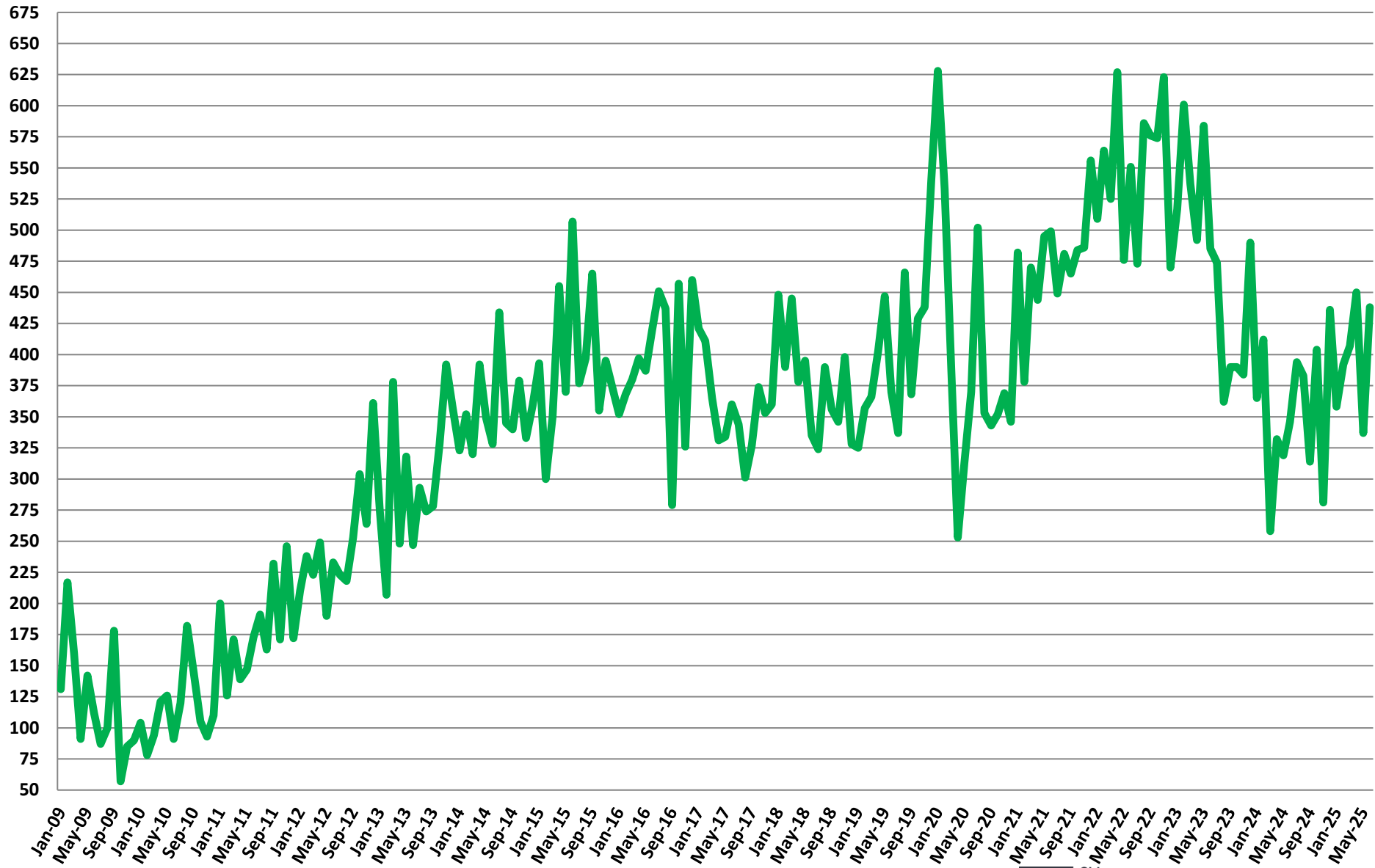
Seasonally Adjusted (000's)



# Multi Family Starts

January 2009 - June 2025

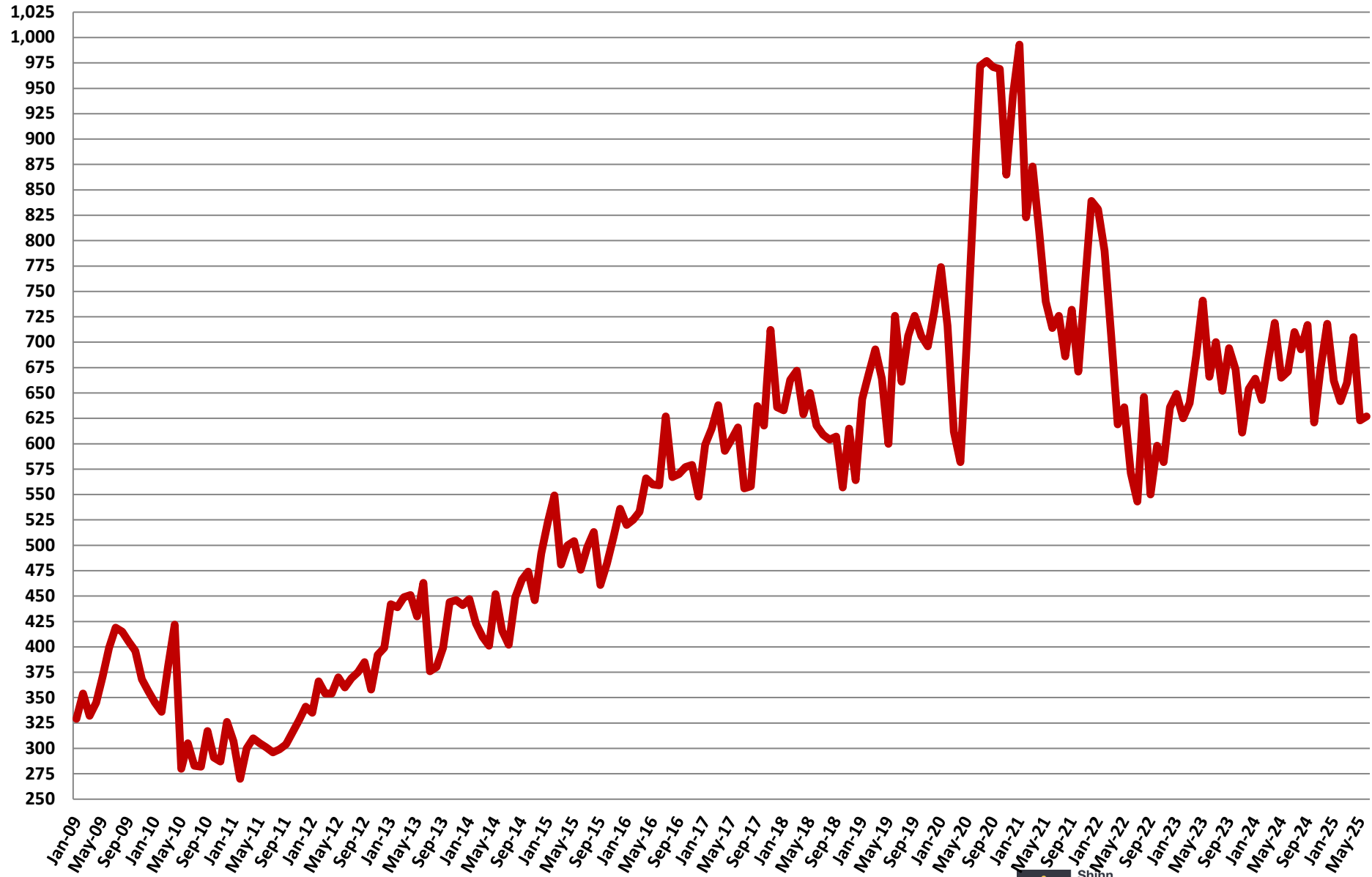
Seasonally Adjusted (000's)



# New Home Sales

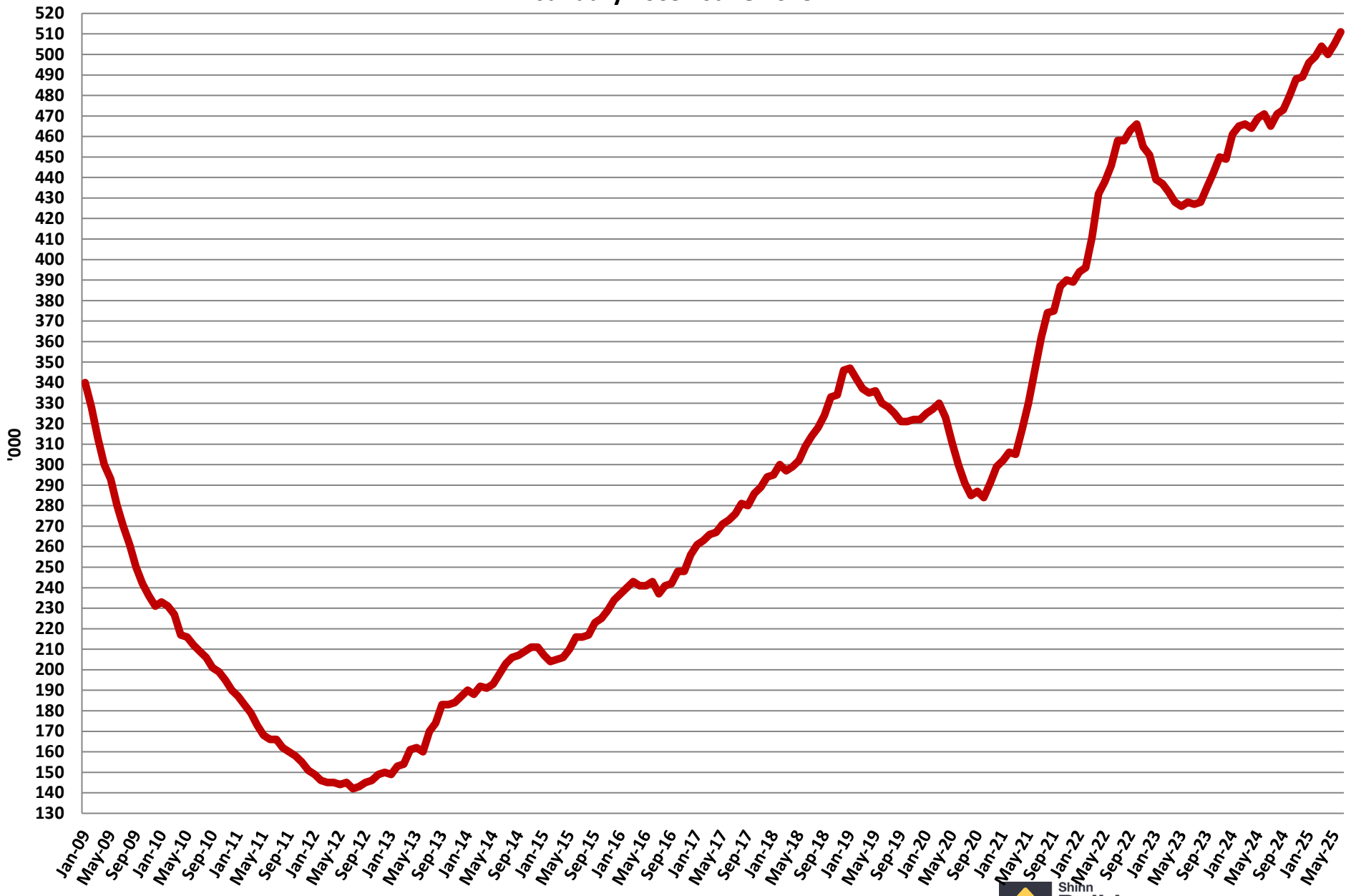
January 2009 - June 2025

*Seasonally Adjusted (000's)*



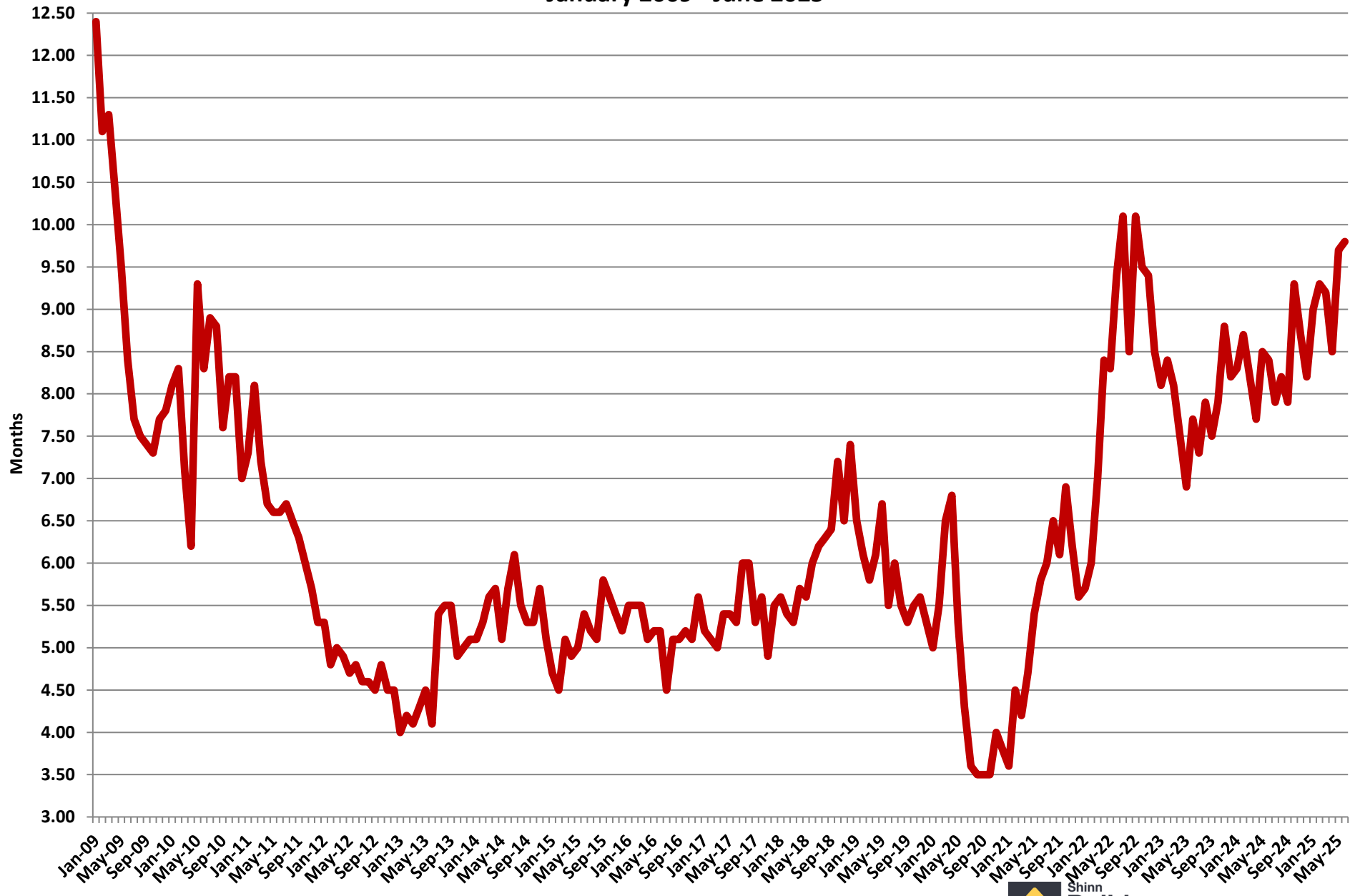
# New Home Inventory

January 2009 - June 2025



# Months of New Home Supply

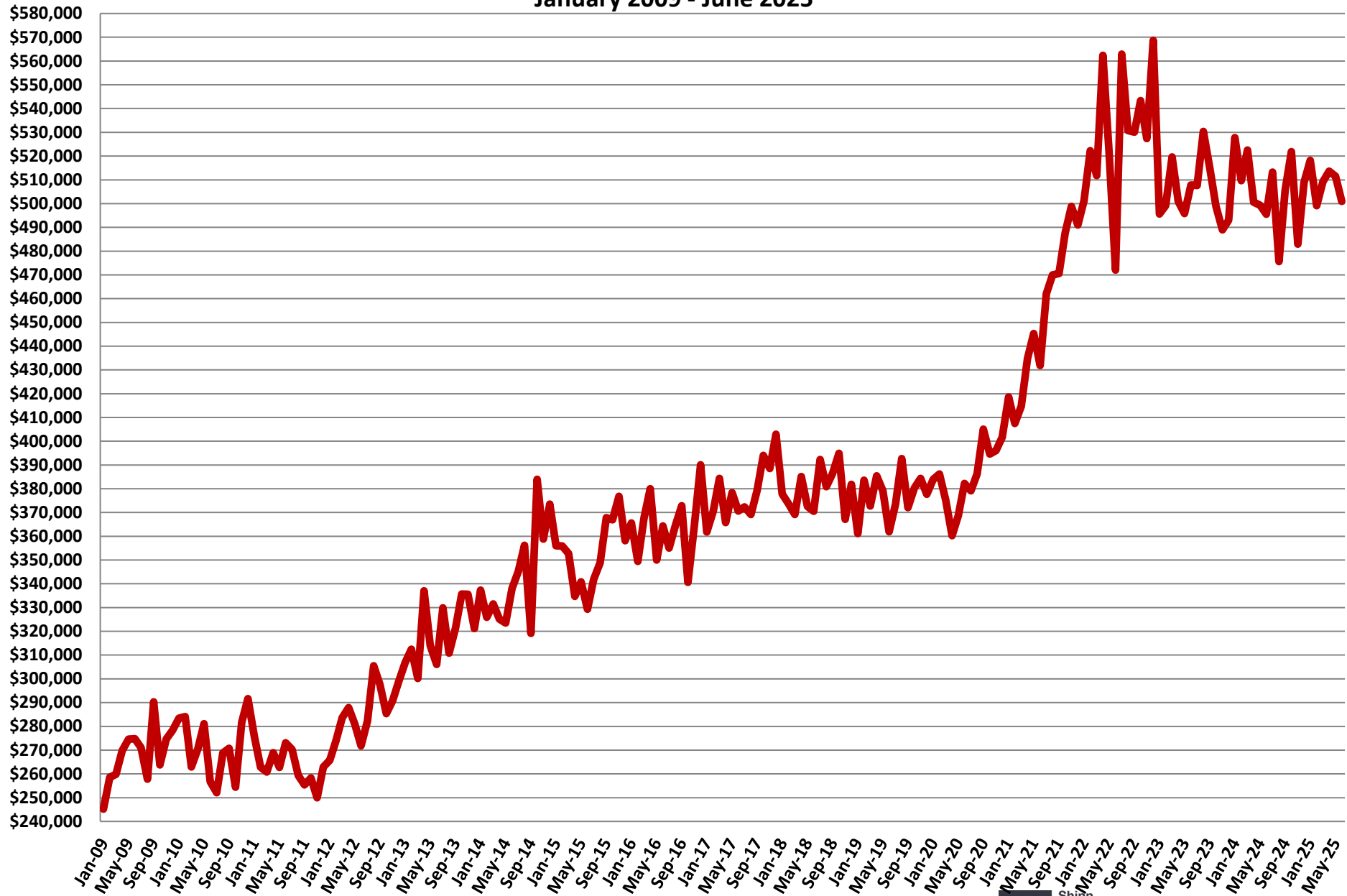
January 2009 - June 2025





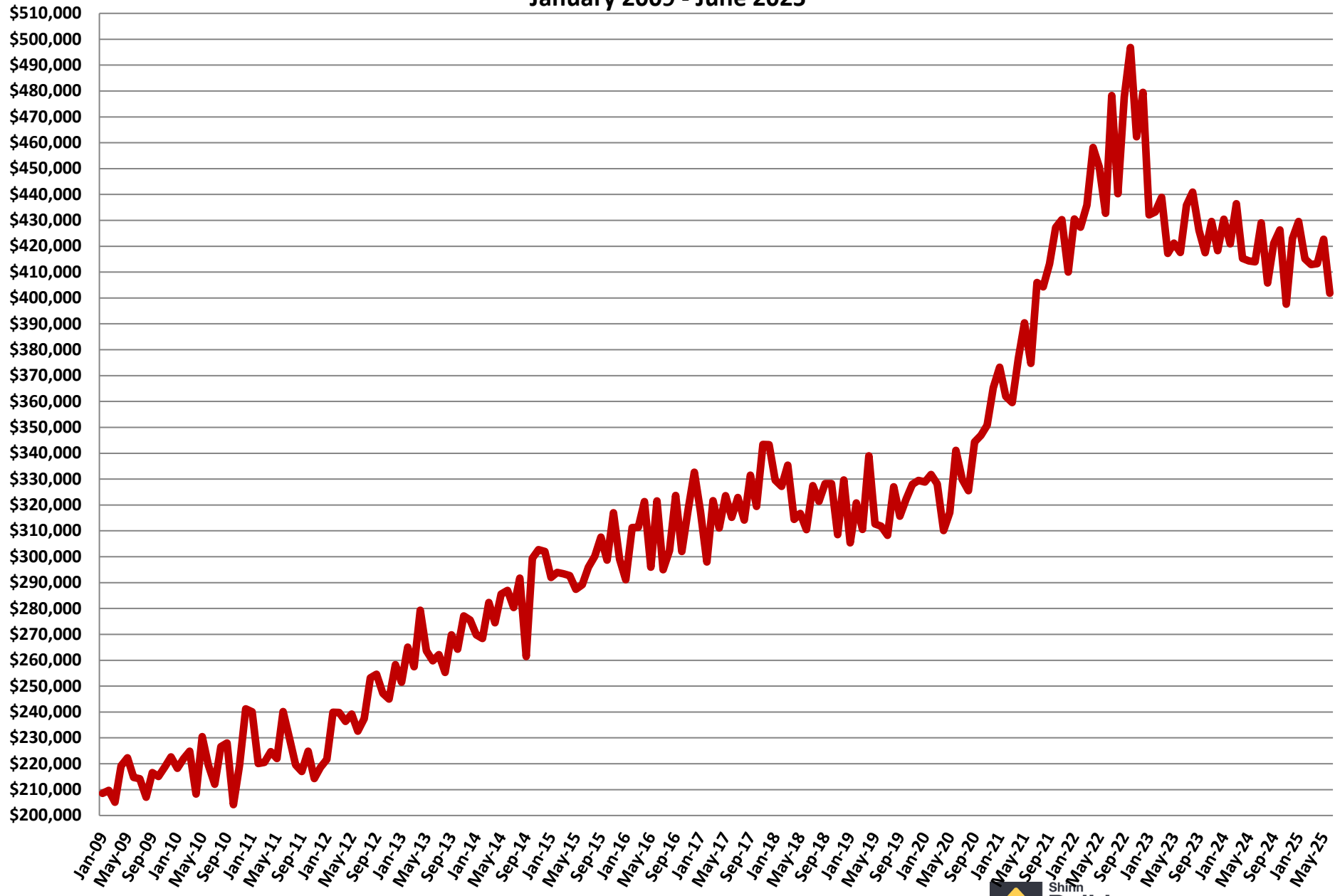
# Average New Home Sales Price

January 2009 - June 2025



# Median New Home Sales Price

January 2009 - June 2025



# January 2009 – June 2025

## Monthly Housing Statistics

Existing Home Sales

Average Existing Home Sales Price

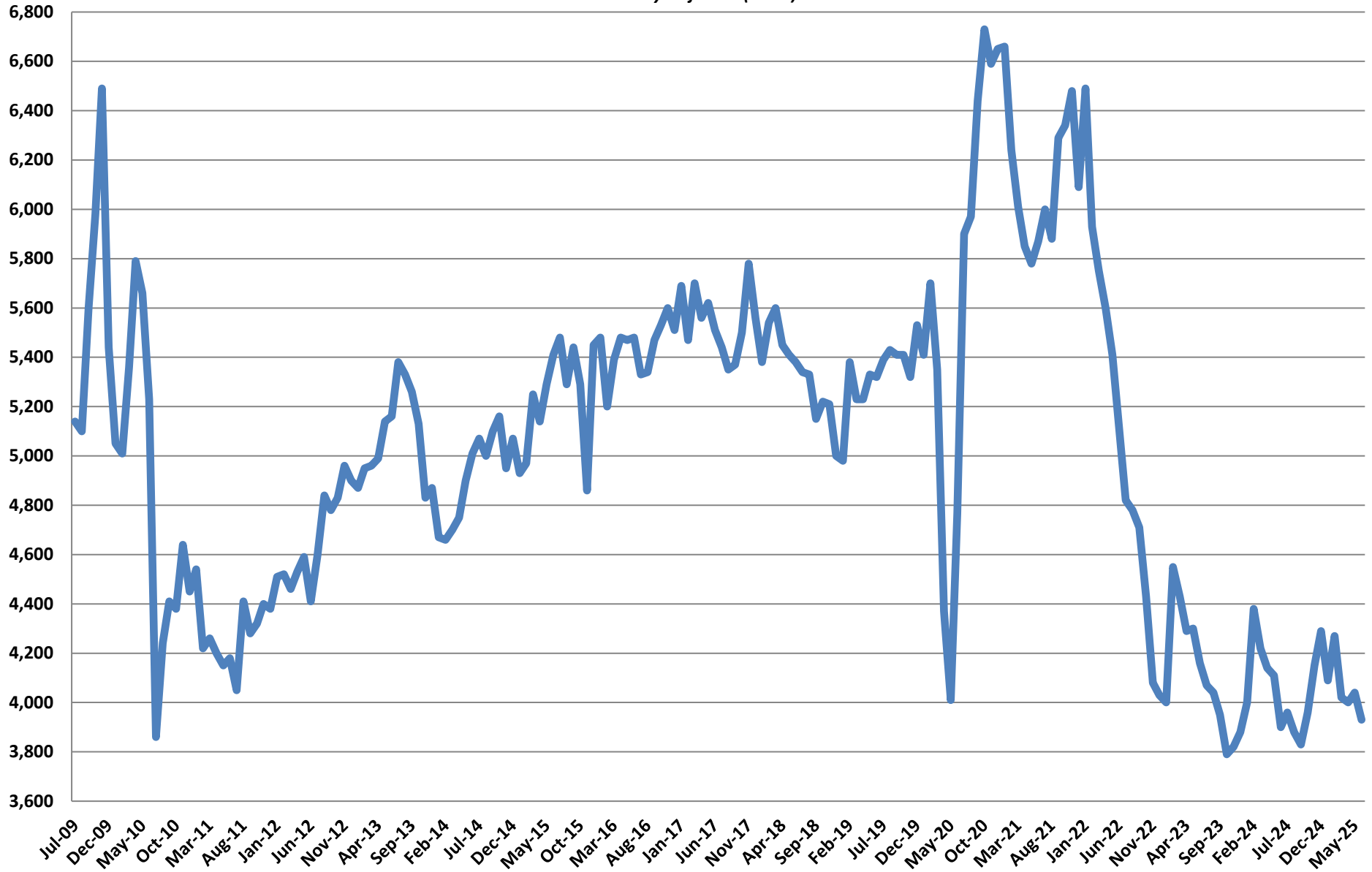
Median Existing Home Sales Price

Existing Home Inventory

# Existing Homes Sales

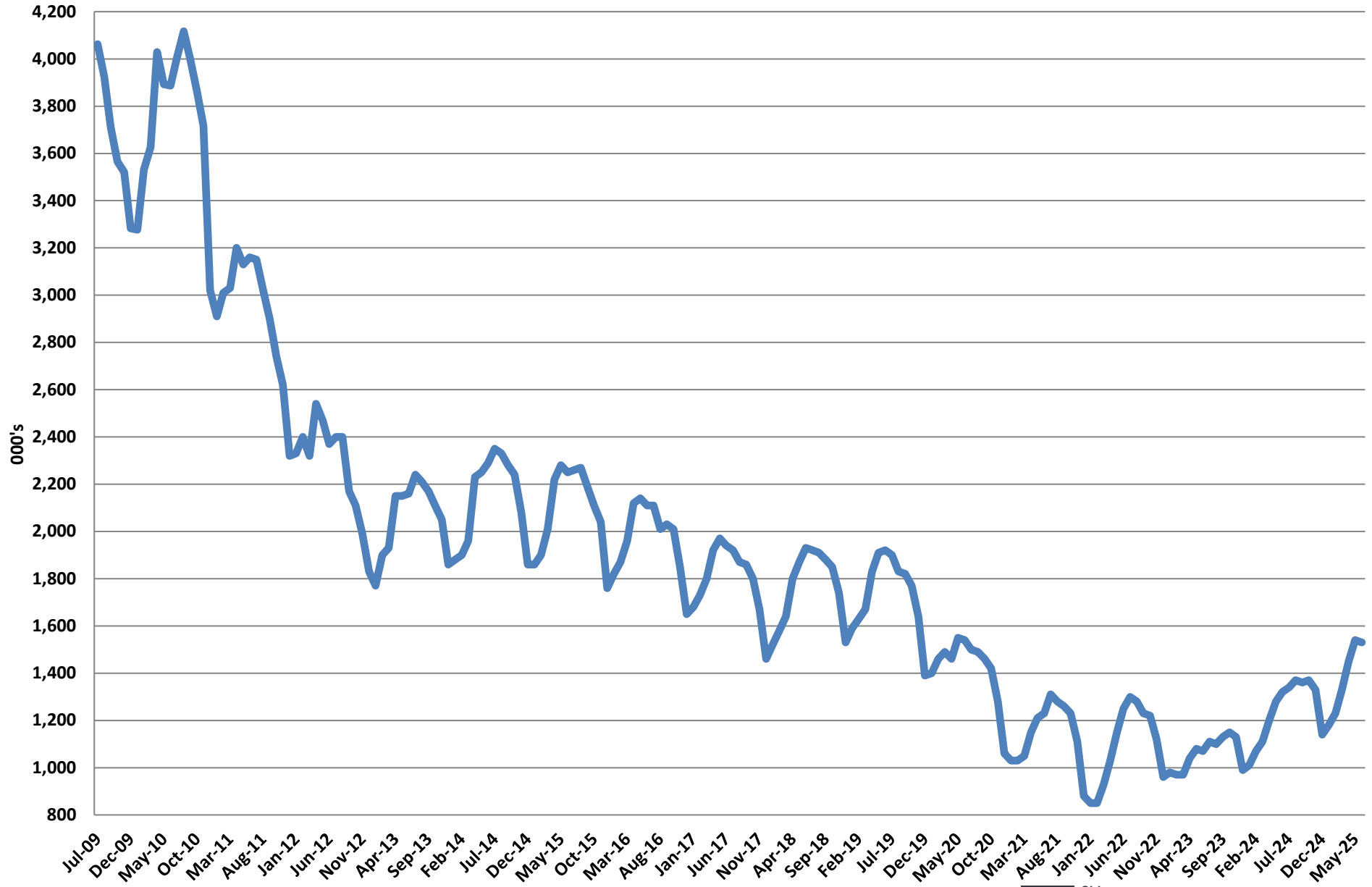
July 2009 - June 2025

Seasonally Adjusted (000's)



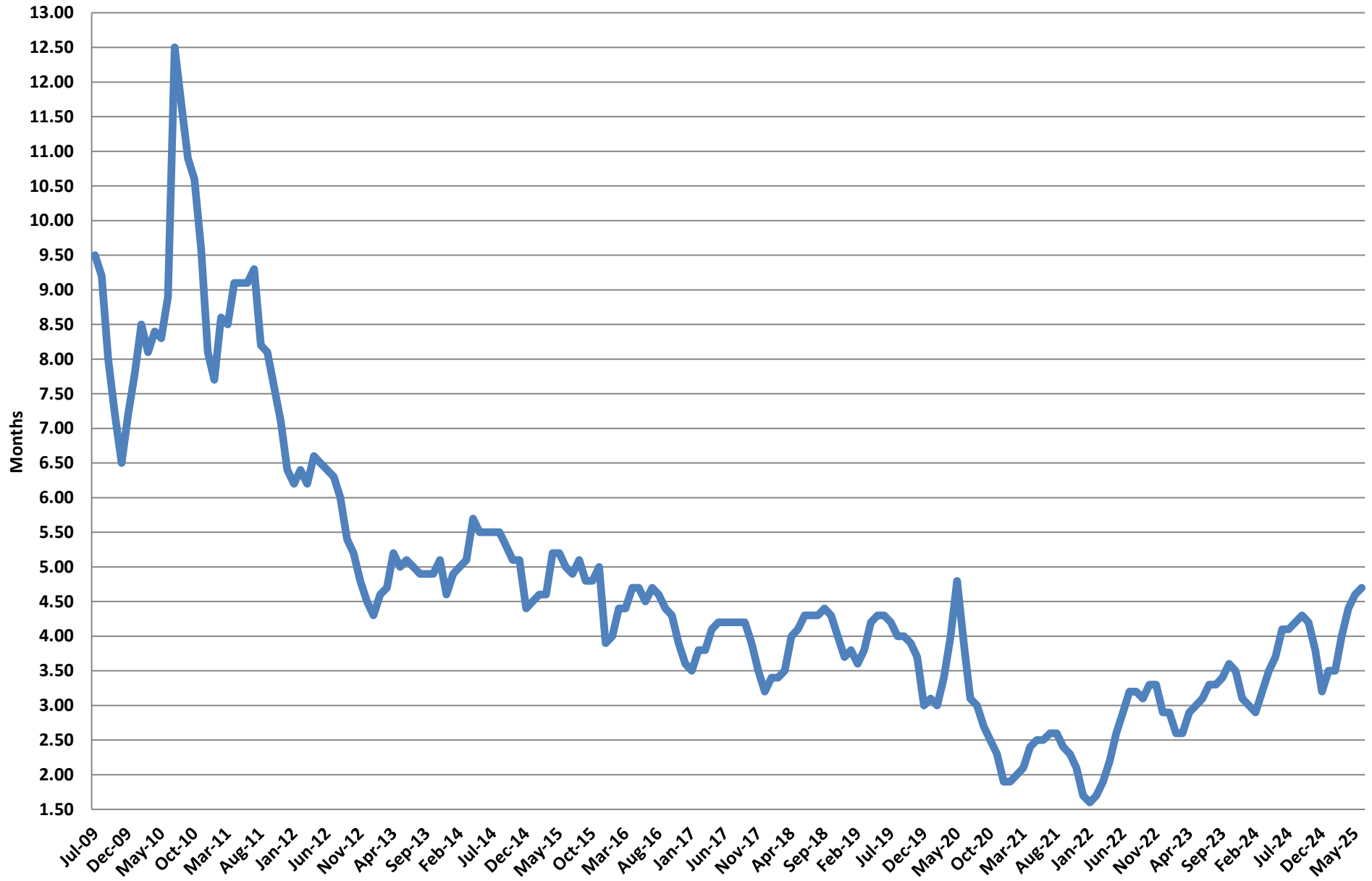
# Existing Home Inventory

July 2009 - June 2025



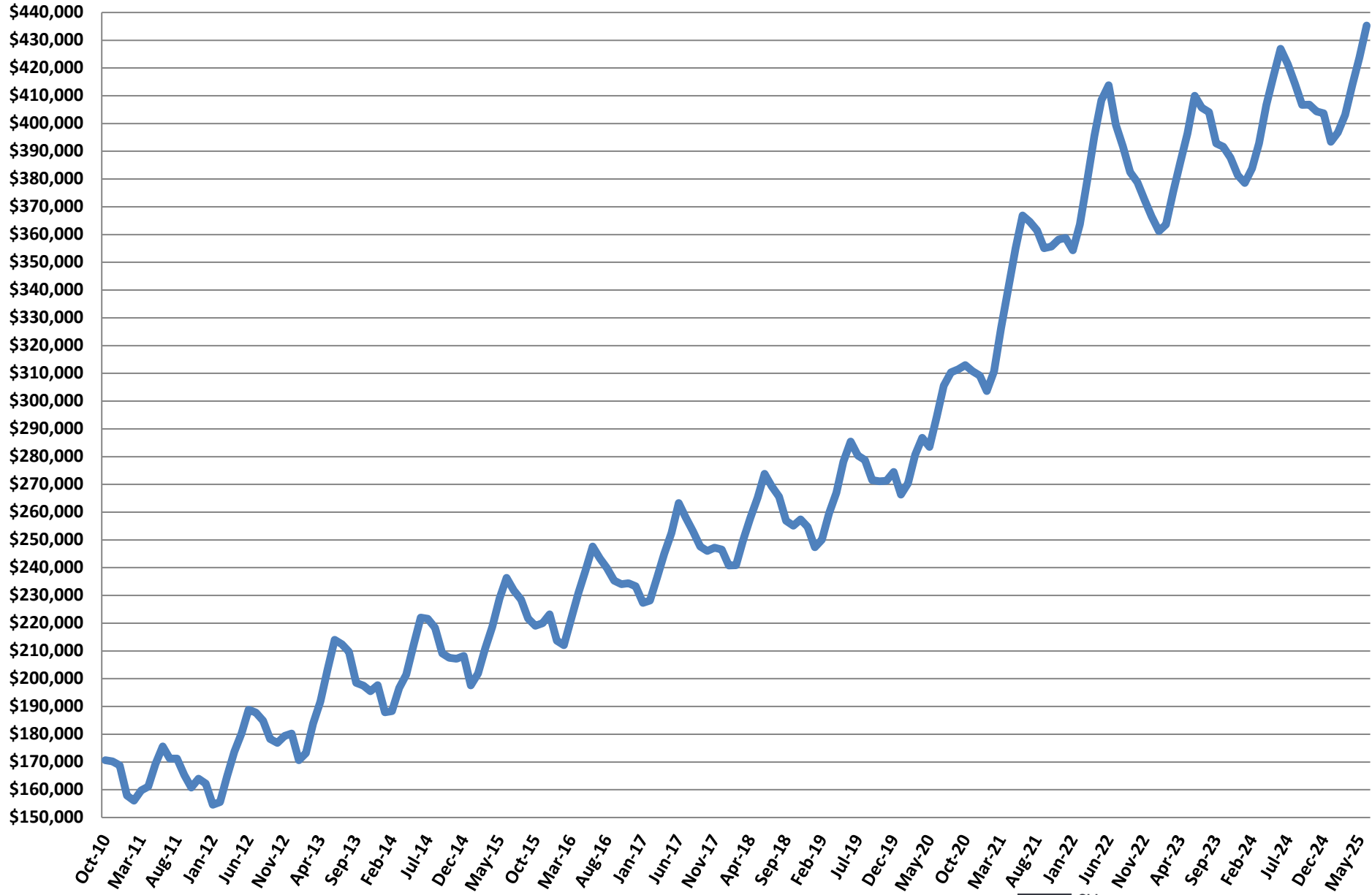
# Months of Existing Home Supply

July 2009 - June 2025



# Median Existing Home Sales Price

October 2010 - June 2025



# 2020 Housing Statistical Charts

New & Existing Monthly Housing

January 2020 – Present

Covid 19 Pandemic

March 12 to April 30, 2020



# January 2020 – June 2025

## Monthly Housing Statistics

New Housing Permits

New Housing Starts

New & Existing Home Sales

New & Existing Home Inventory

New & Existing Average Sales Price

New & Existing Median Sales Price

# Total New Housing Permits

January 2020 - June 2025

Seasonally Adjusted (000's)



# Single Family Permits

January 2020 - June 2025

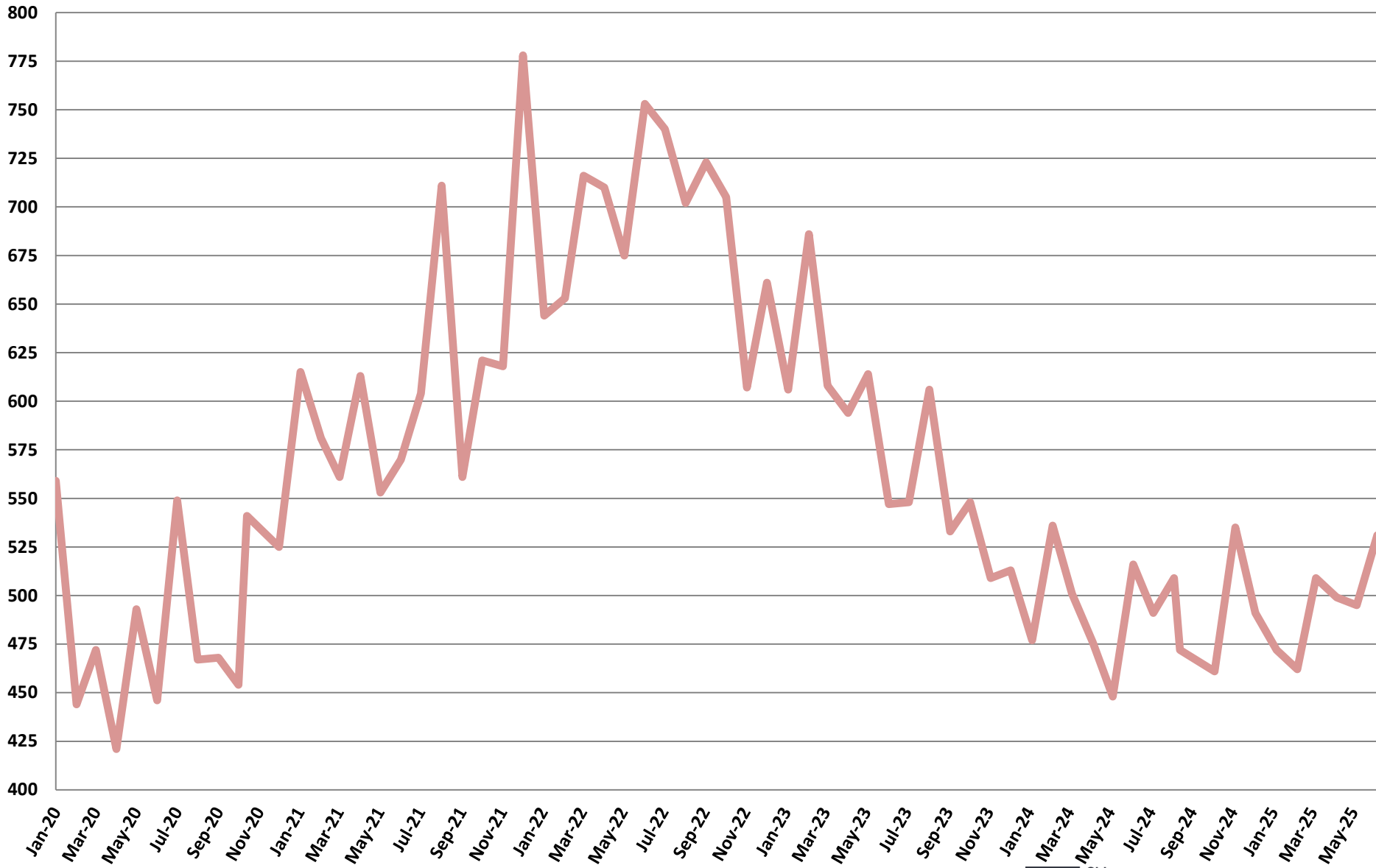
Seasonally Adjusted (000's)



# Multi Family Permits

January 2020 - June 2025

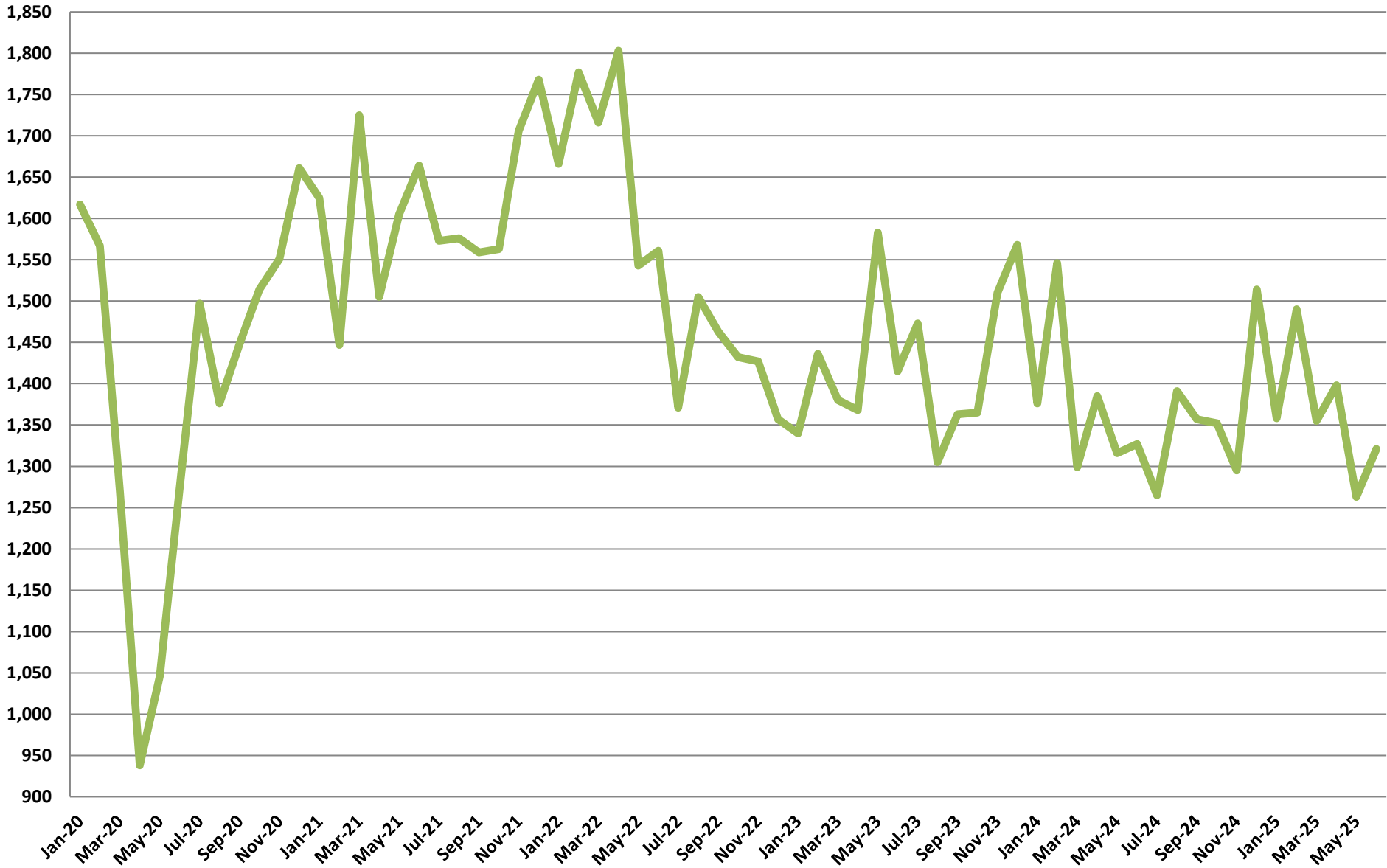
Seasonally Adjusted (000's)



# Total New Housing Starts

January 2020 - June 2025

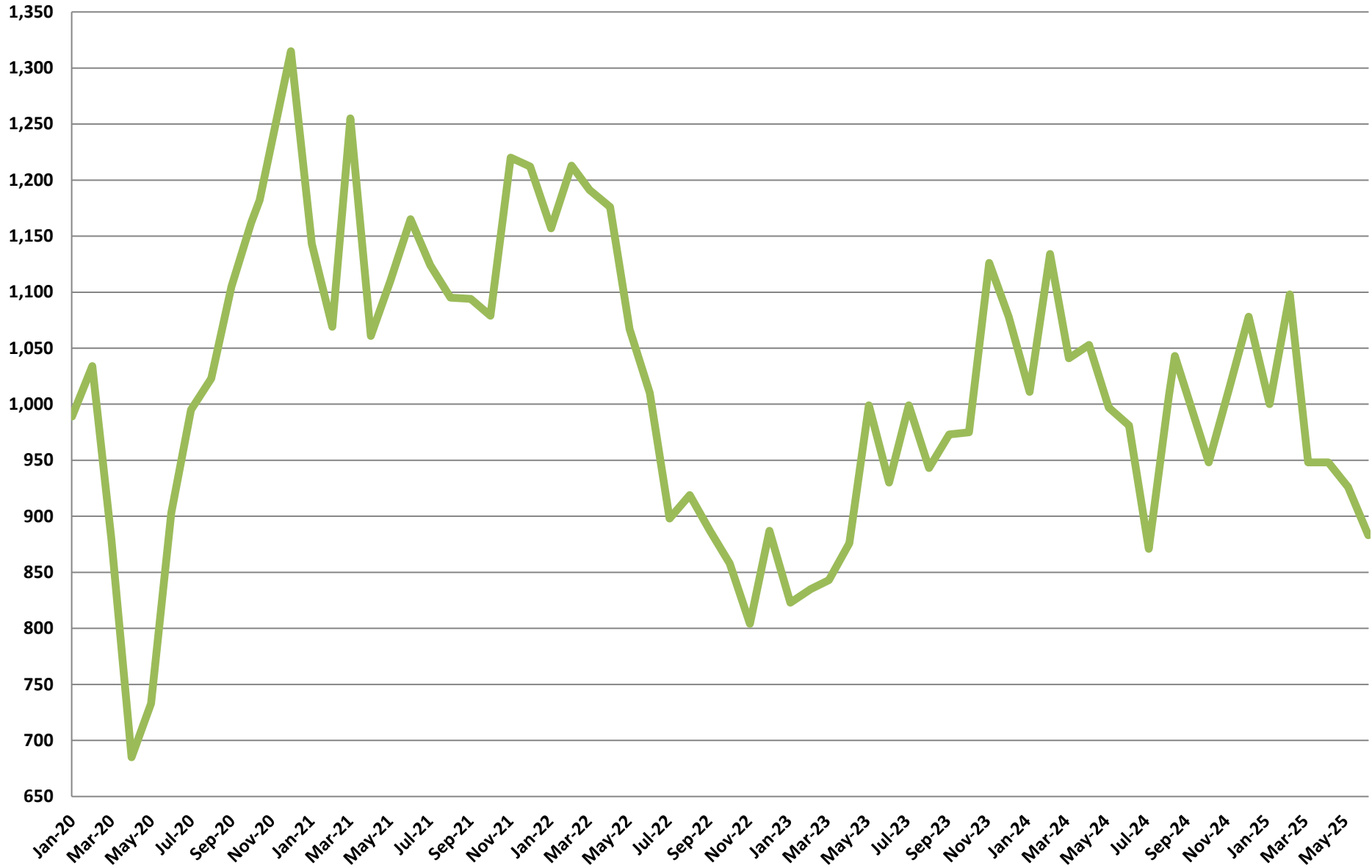
Seasonally Adjusted (000's)



# Single Family Housing Starts

January 2020 - June 2025

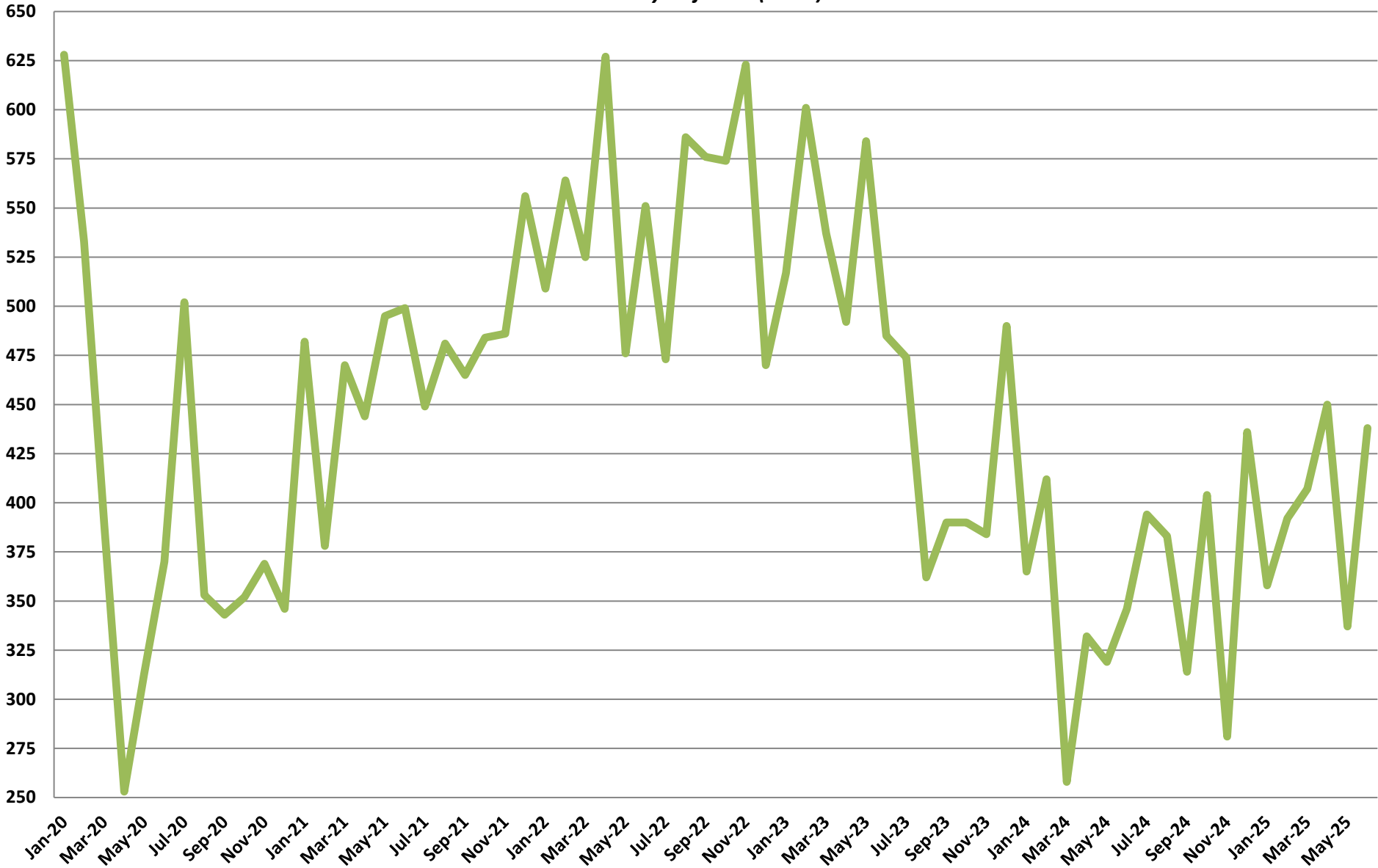
Seasonally Adjusted (000's)



# Multifamily Housing Starts

January 2020 - June 2025

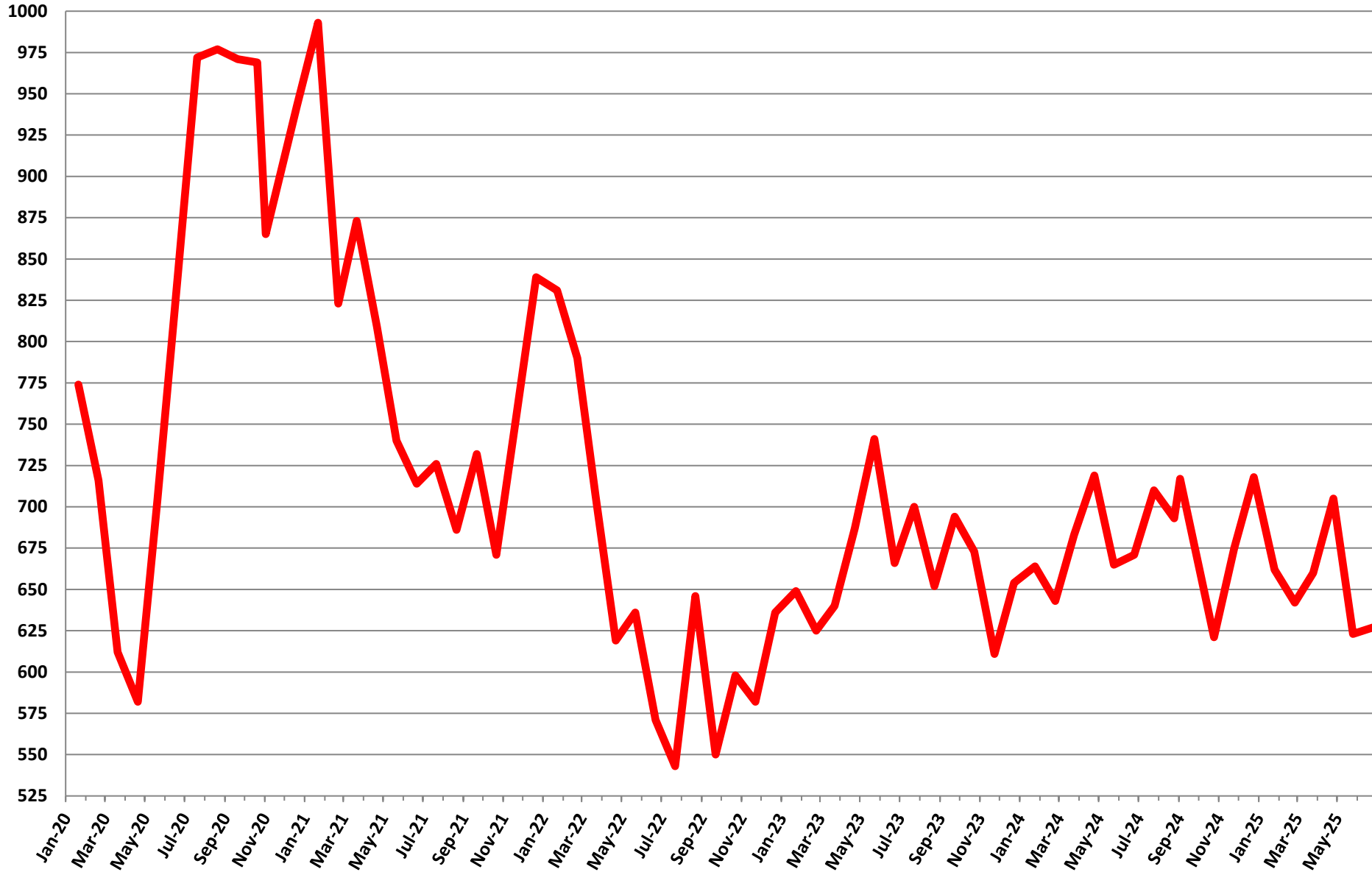
Seasonally Adjusted (000's)



# New Home Sales

## January 2020 - June 2025

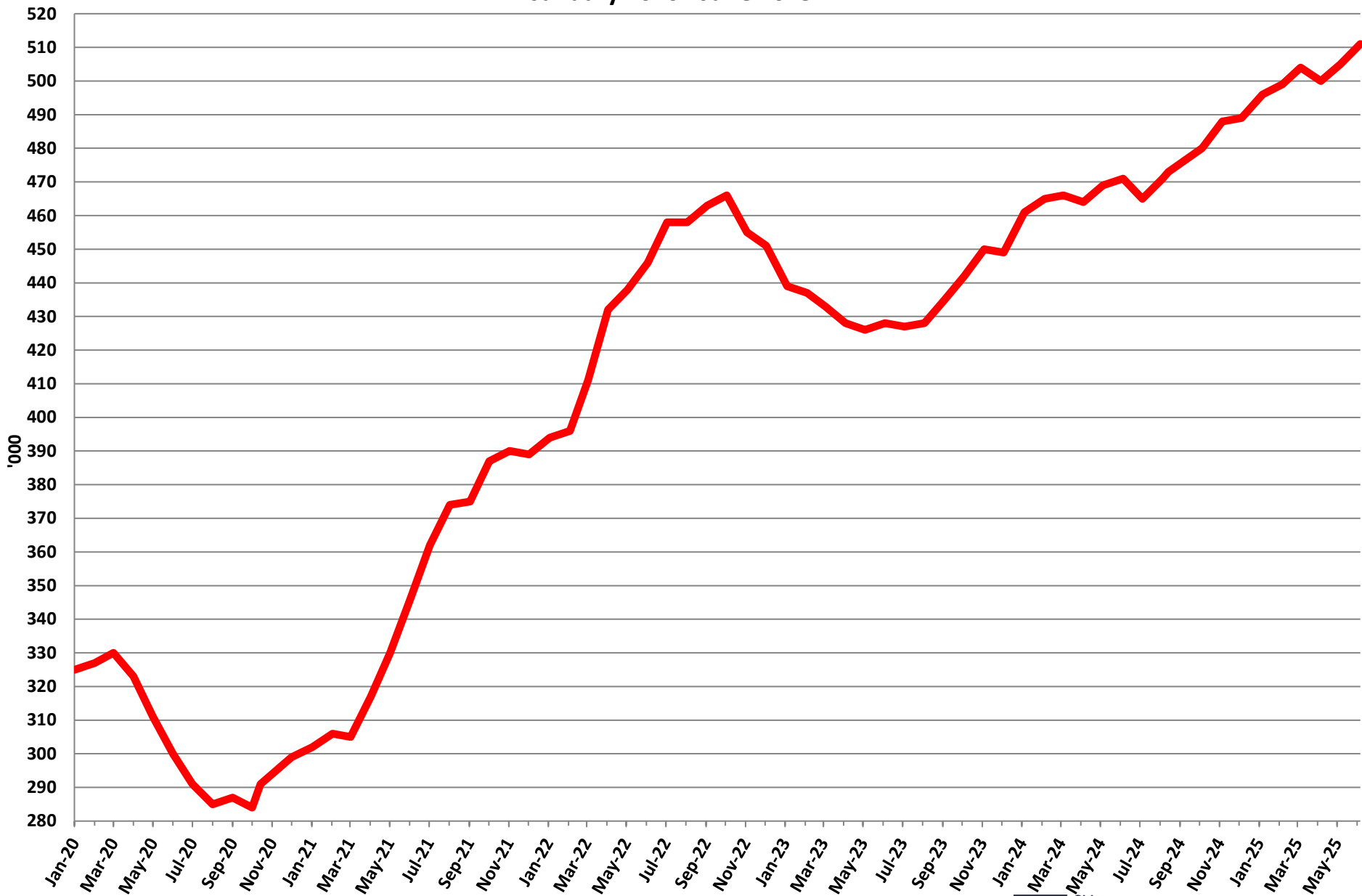
Seasonally Adjusted (000's)





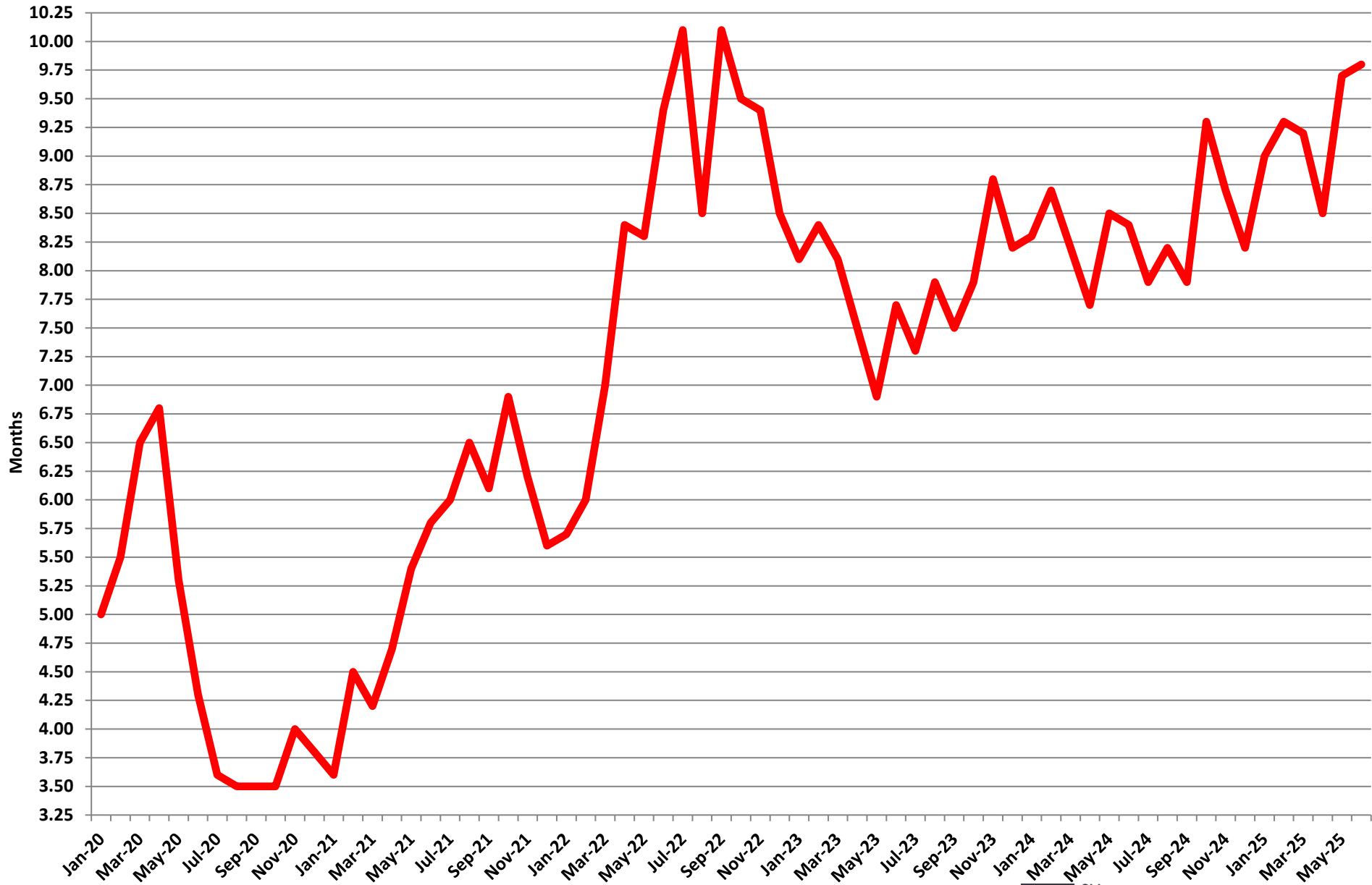
# New Home Inventory

## January 2020 - June 2025



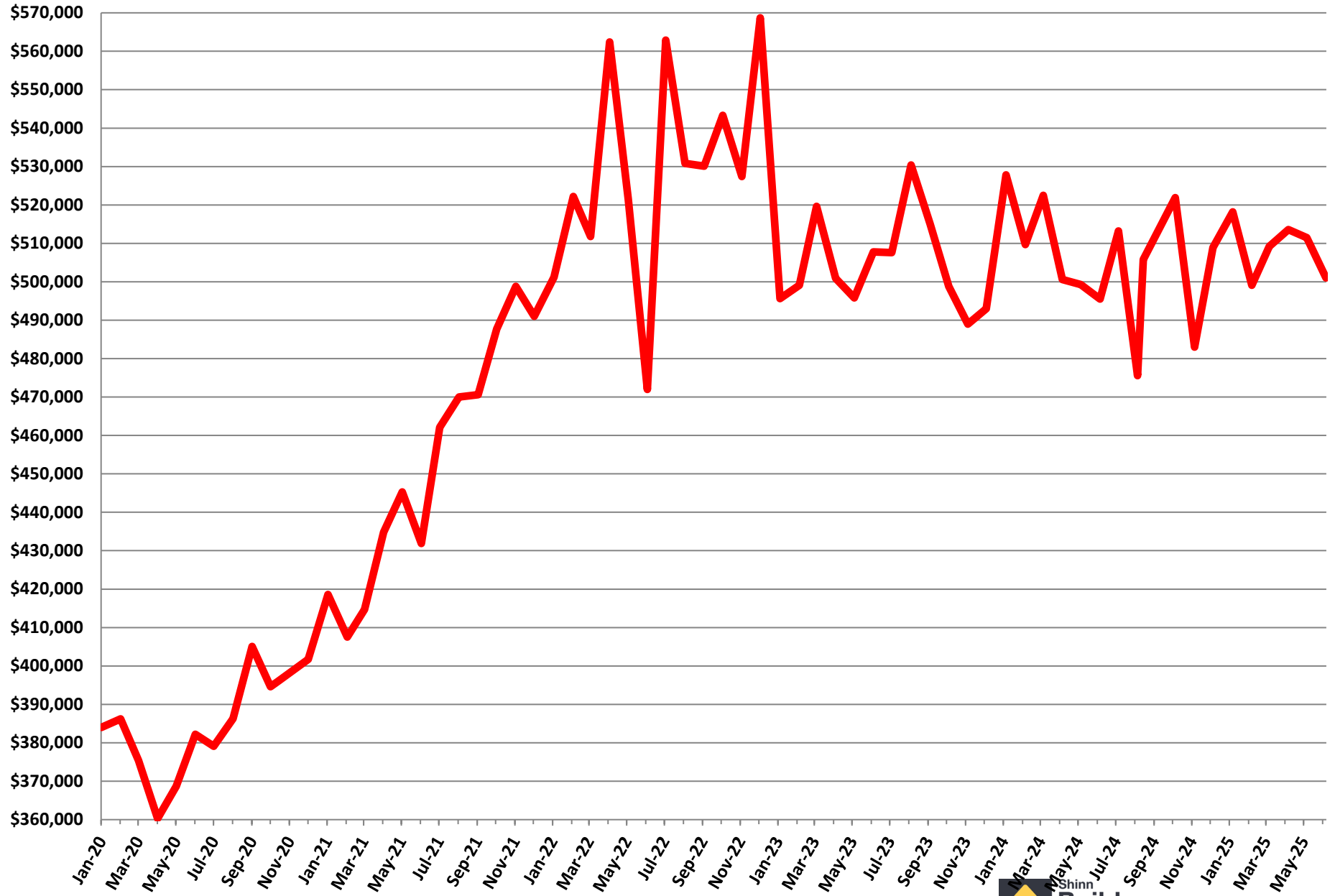
# Months of New Home Supply

January 2020 - June 2025



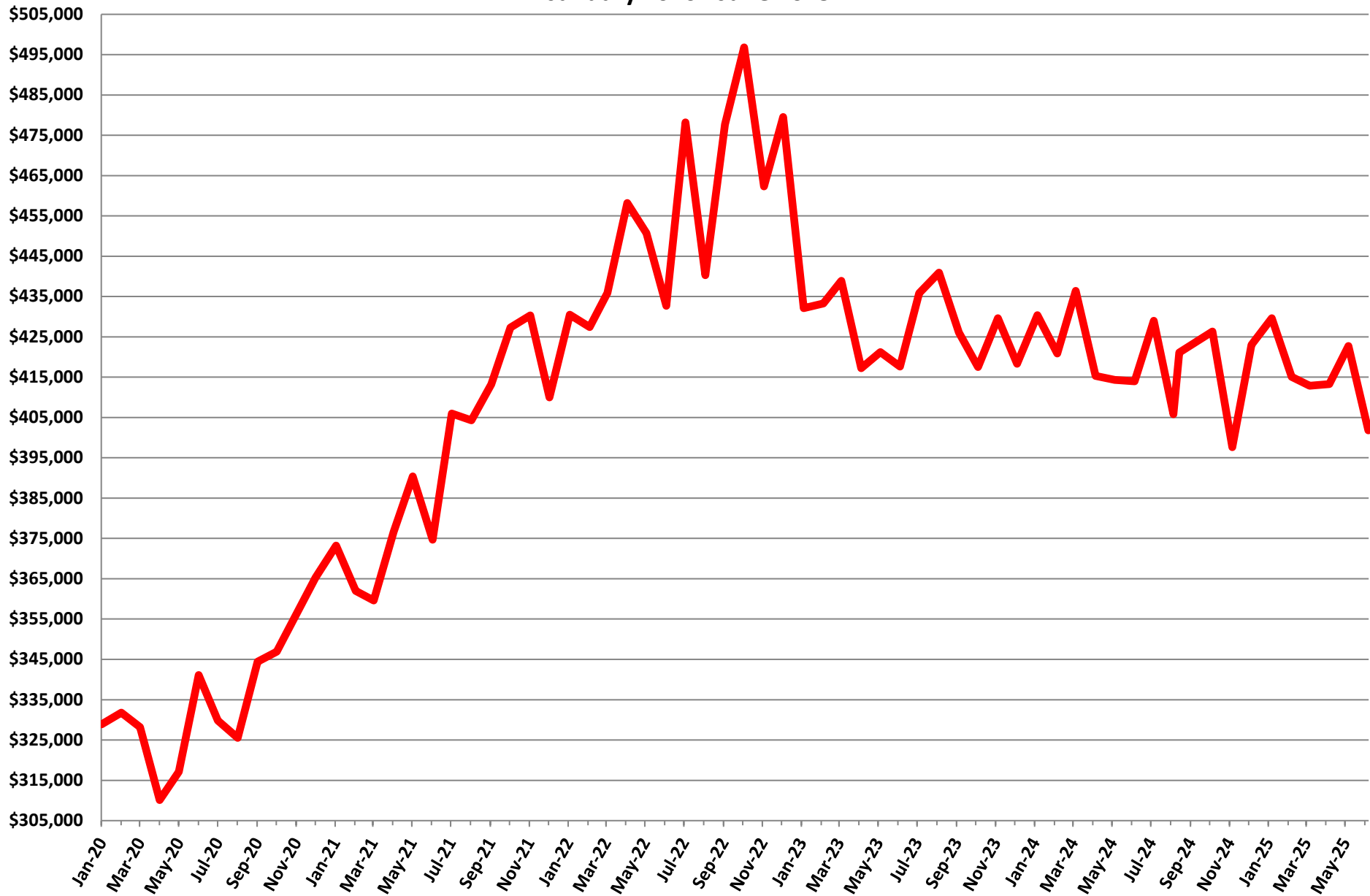
# Average New Home Sales Price

January 2020 - June 2025



# Median New Home Sales Price

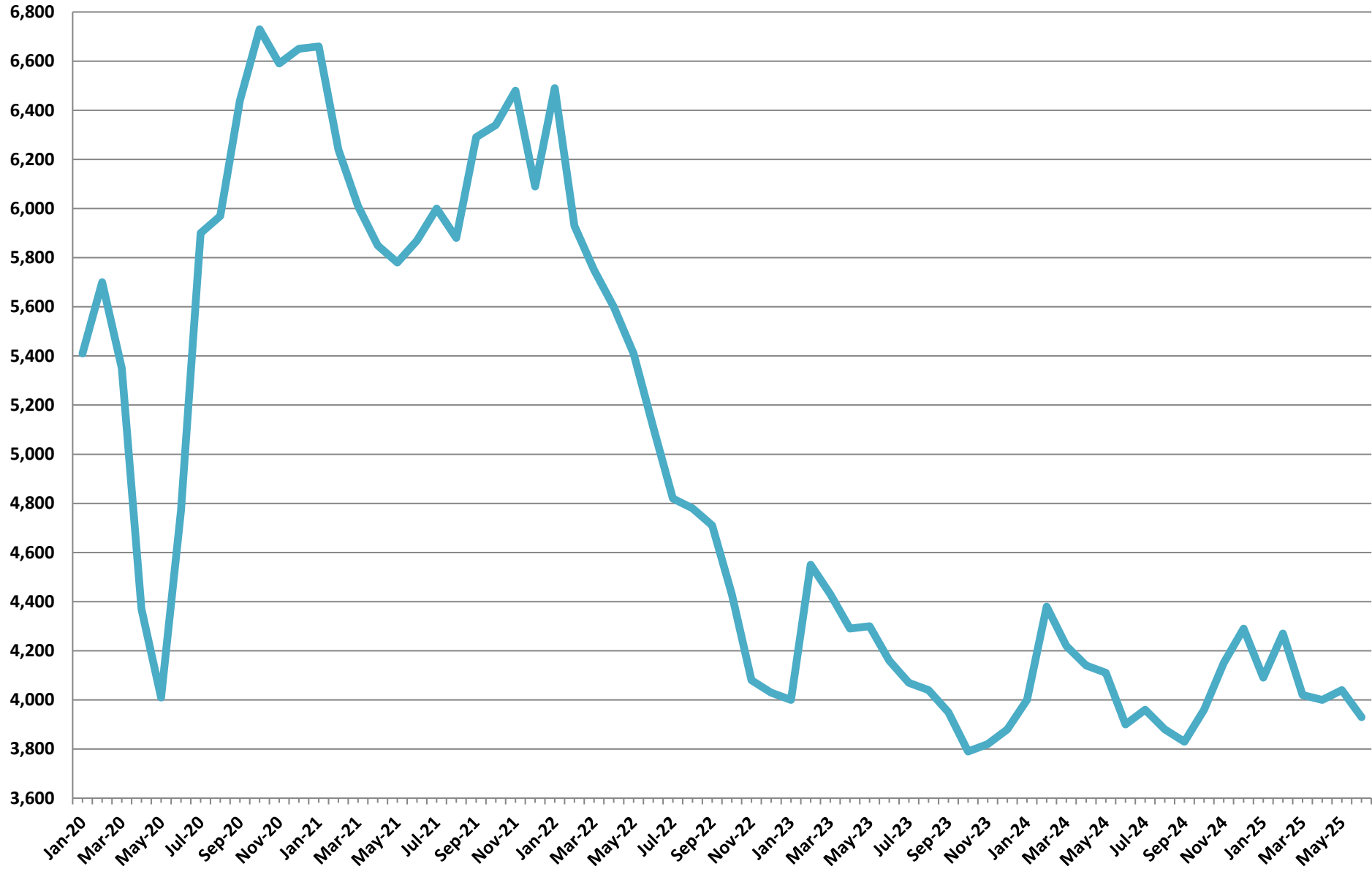
January 2020 - June 2025



# Existing Homes Sales

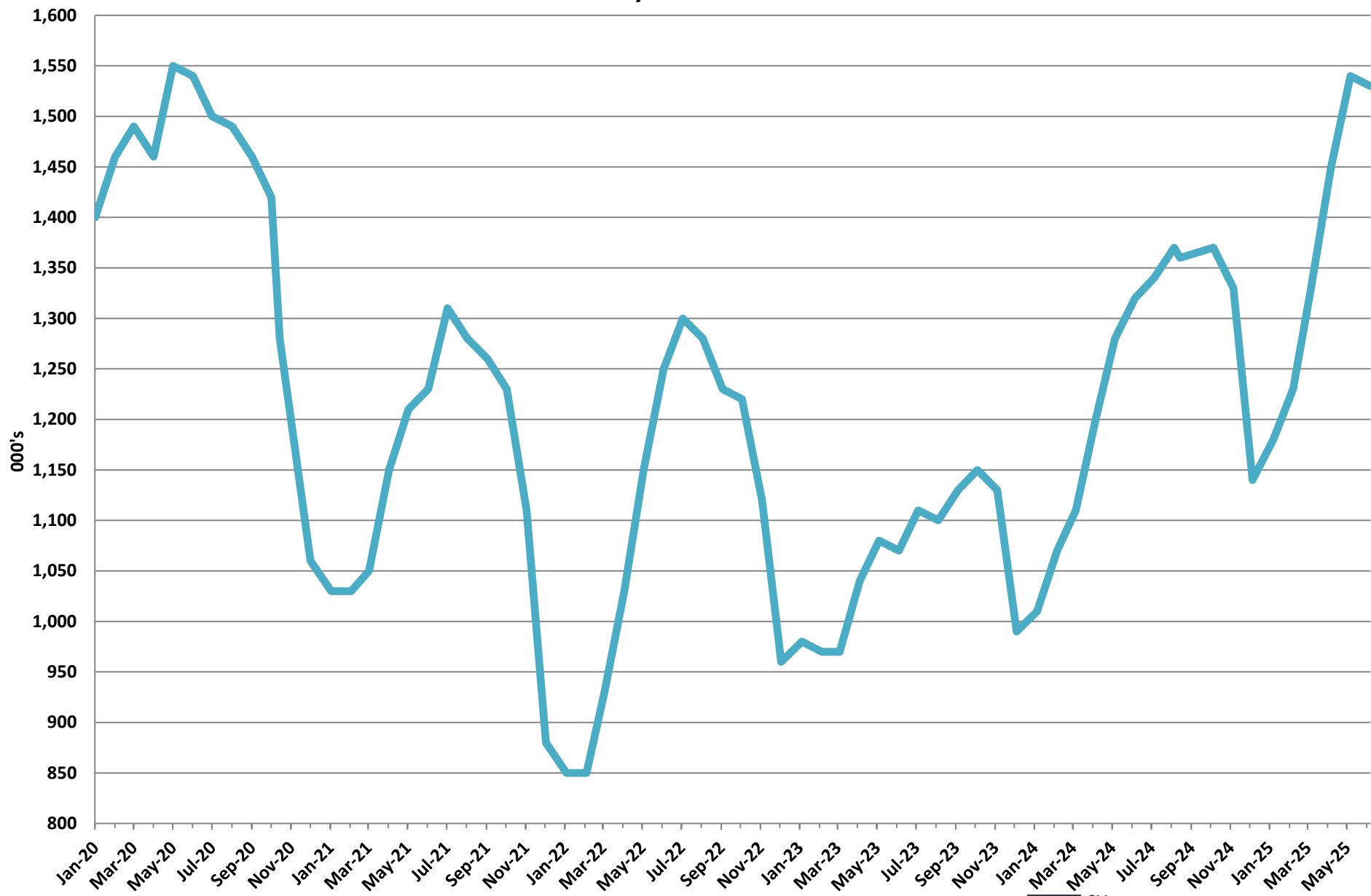
January 2020 - June 2025

Seasonally Adjusted (000's)



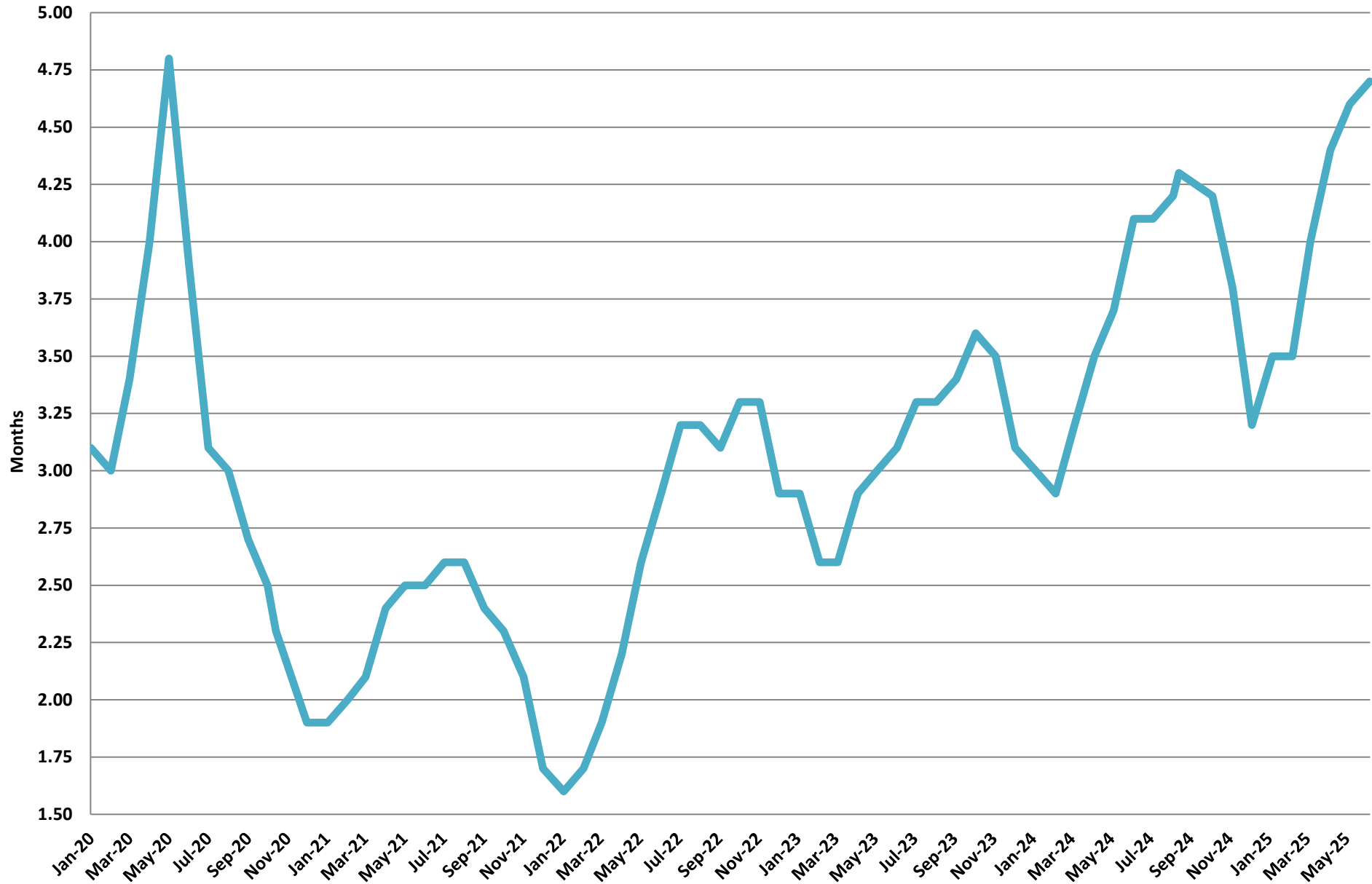
# Existing Home Inventory

January 2020 - June 2025



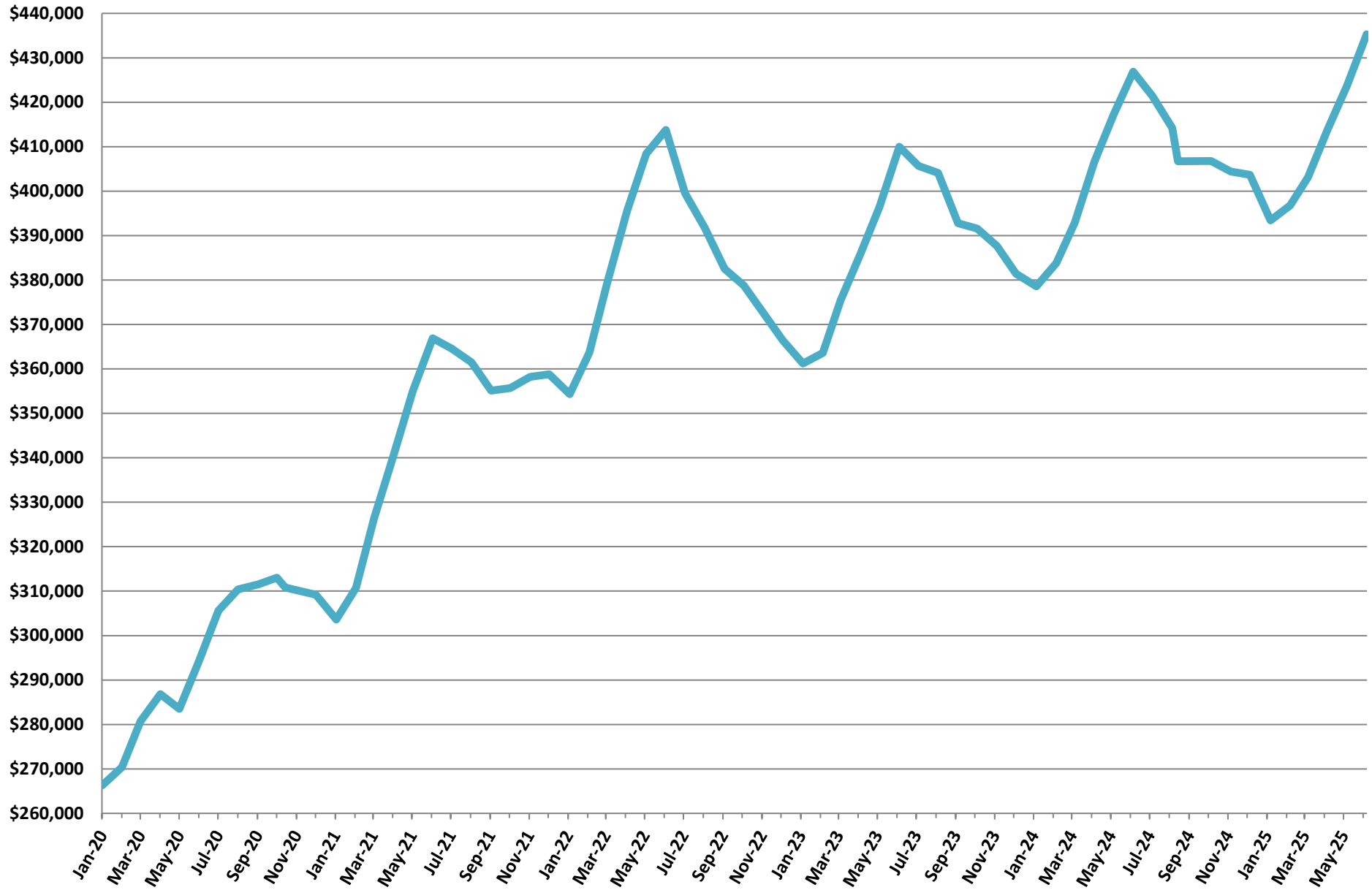
# Months of Existing Home Supply

January 2020 - June 2025



# Median Existing Home Sales Price

January 2020 - June 2025





# January 2020 – June 2025

## Monthly Housing Statistics

Existing Home Sales

Single Family Housing Starts

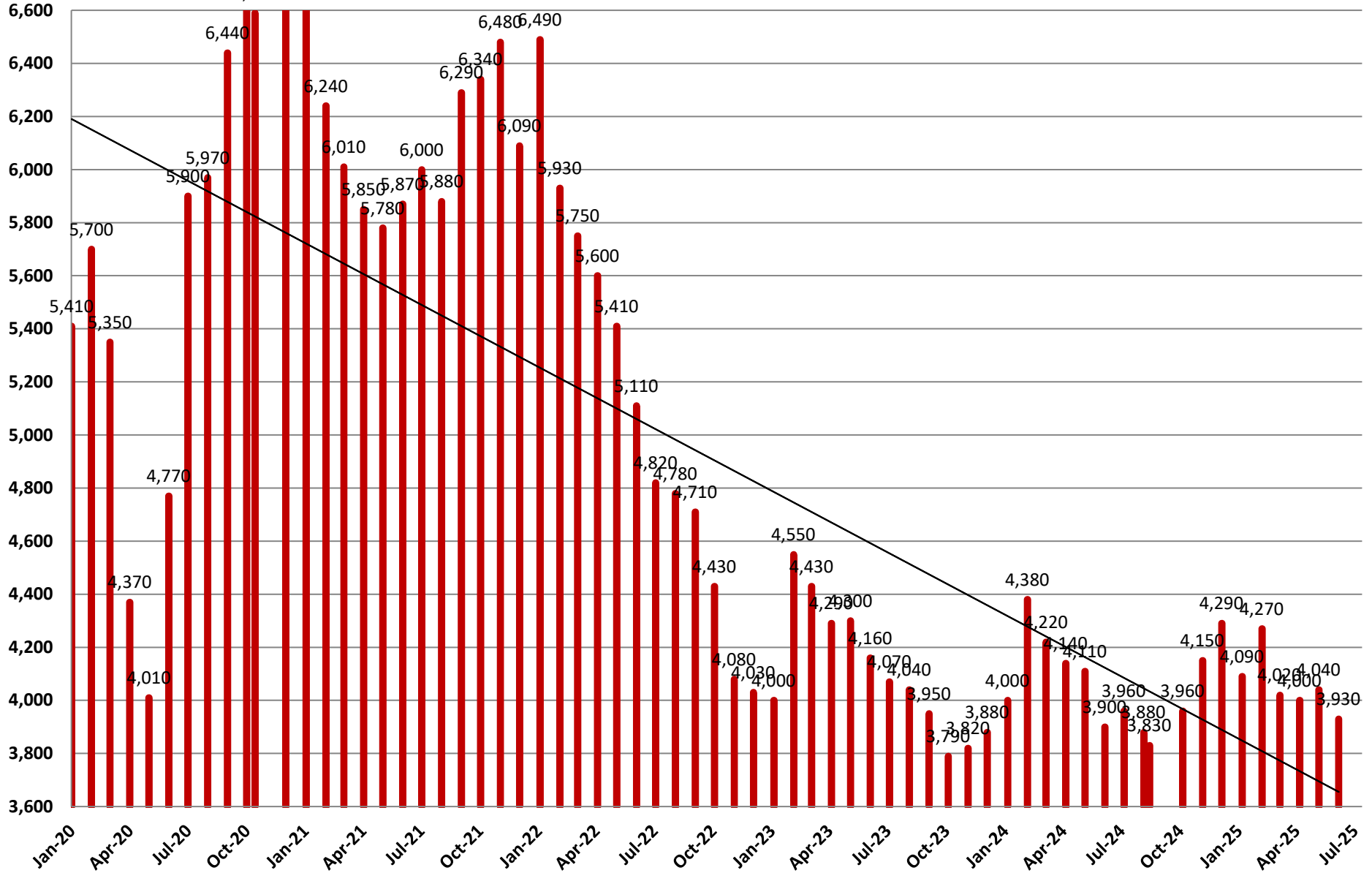
New Home Sales

30-Year Fixed Mortgage Interest Rates

# Existing Homes Sales

January 2020 - June 2025

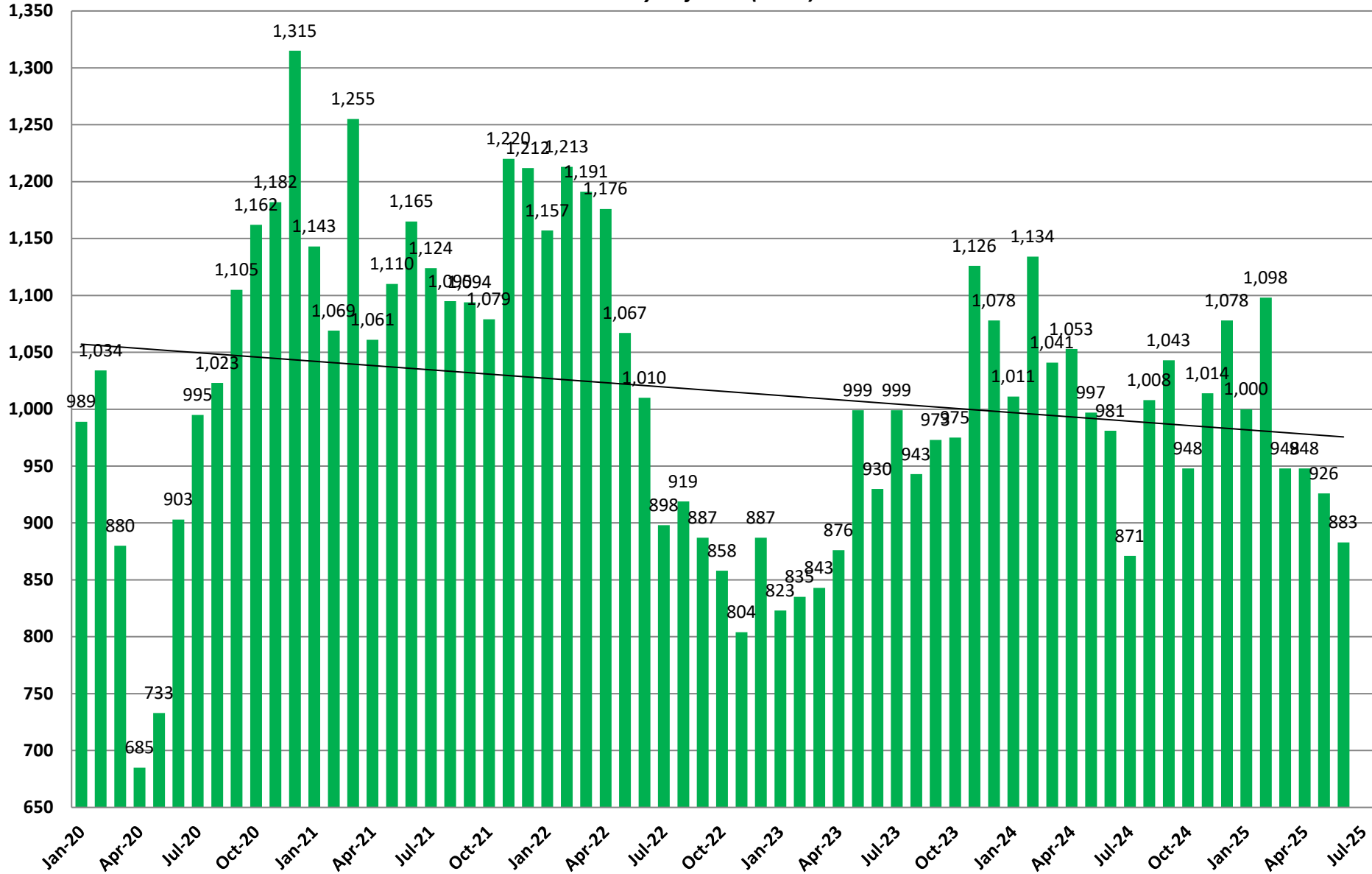
Seasonally Adjusted (000's)



# Single Family Housing Starts

January 2020 - June 2025

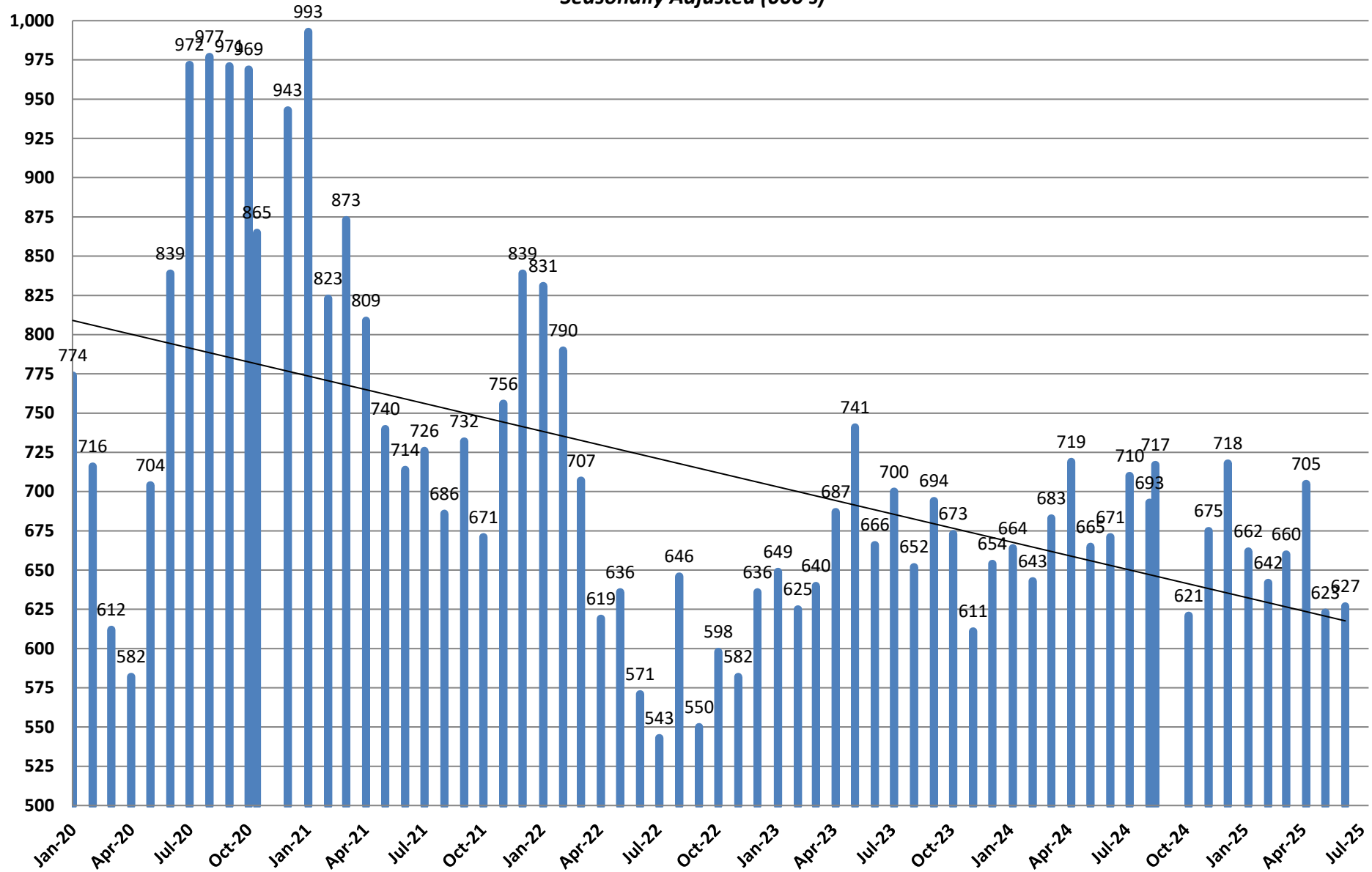
Seasonally Adjusted (000's)



# New Home Sales

January 2020 - June 2025

Seasonally Adjusted (000's)



# Freddie Mac 30 Year Fixed Rate Mortgage Rate

January 2, 2020 – July 31, 2025



# Inflation & Mortgage Interest Rate Increase Impact on Housing

June 2022 Inflation Hit 9.1%

Fed Funds Rate Rose to 5.5%

30 Year Mortgage Rate Increased to 7.8%

# January 2022 – June 2025

## Monthly Housing Statistics

Existing Home Sales

Single Family Housing Starts

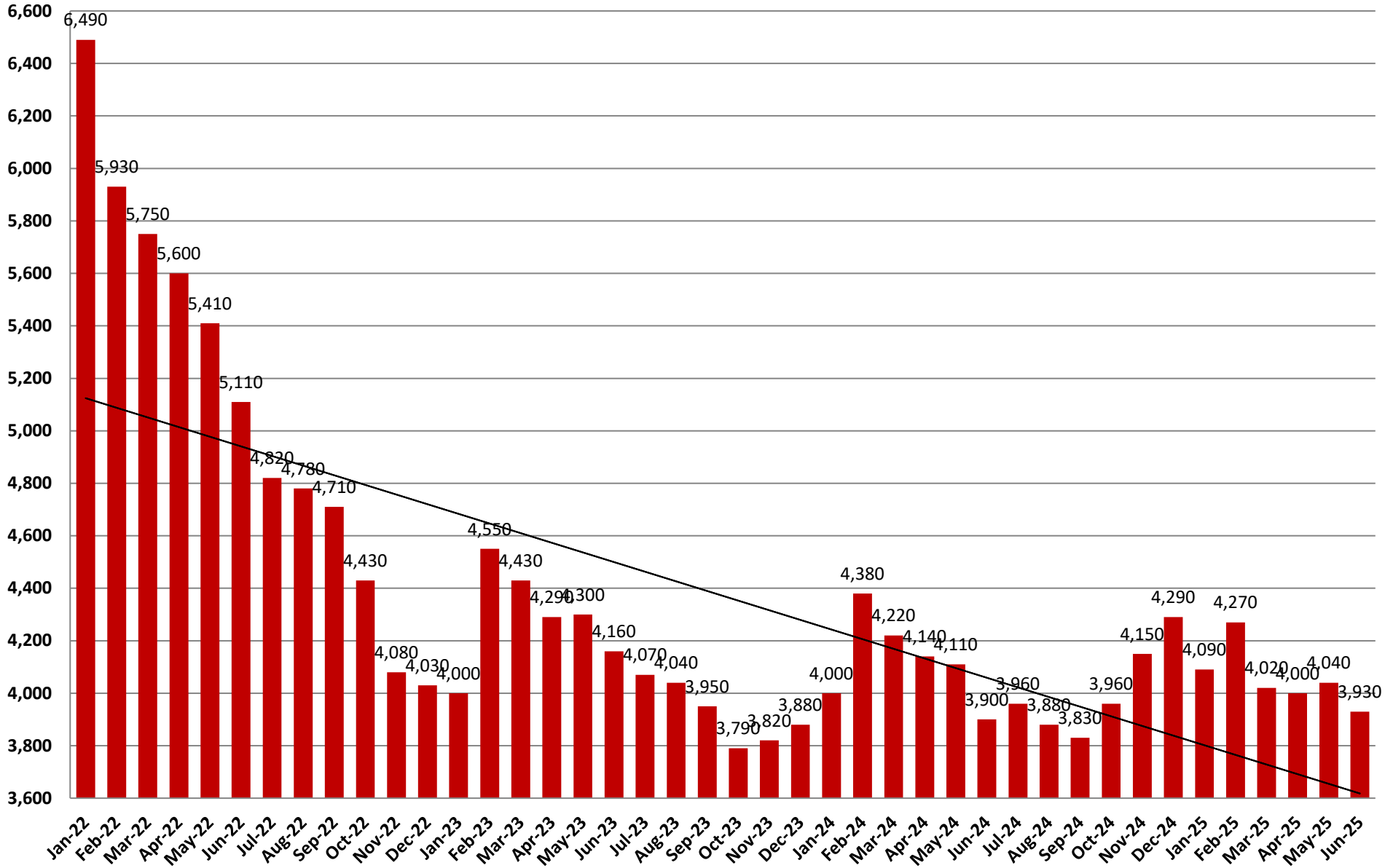
New Home Sales

30-Year Fixed Mortgage Interest Rates

# Existing Homes Sales

January 2022 - June 2025

Seasonally Adjusted (000's)

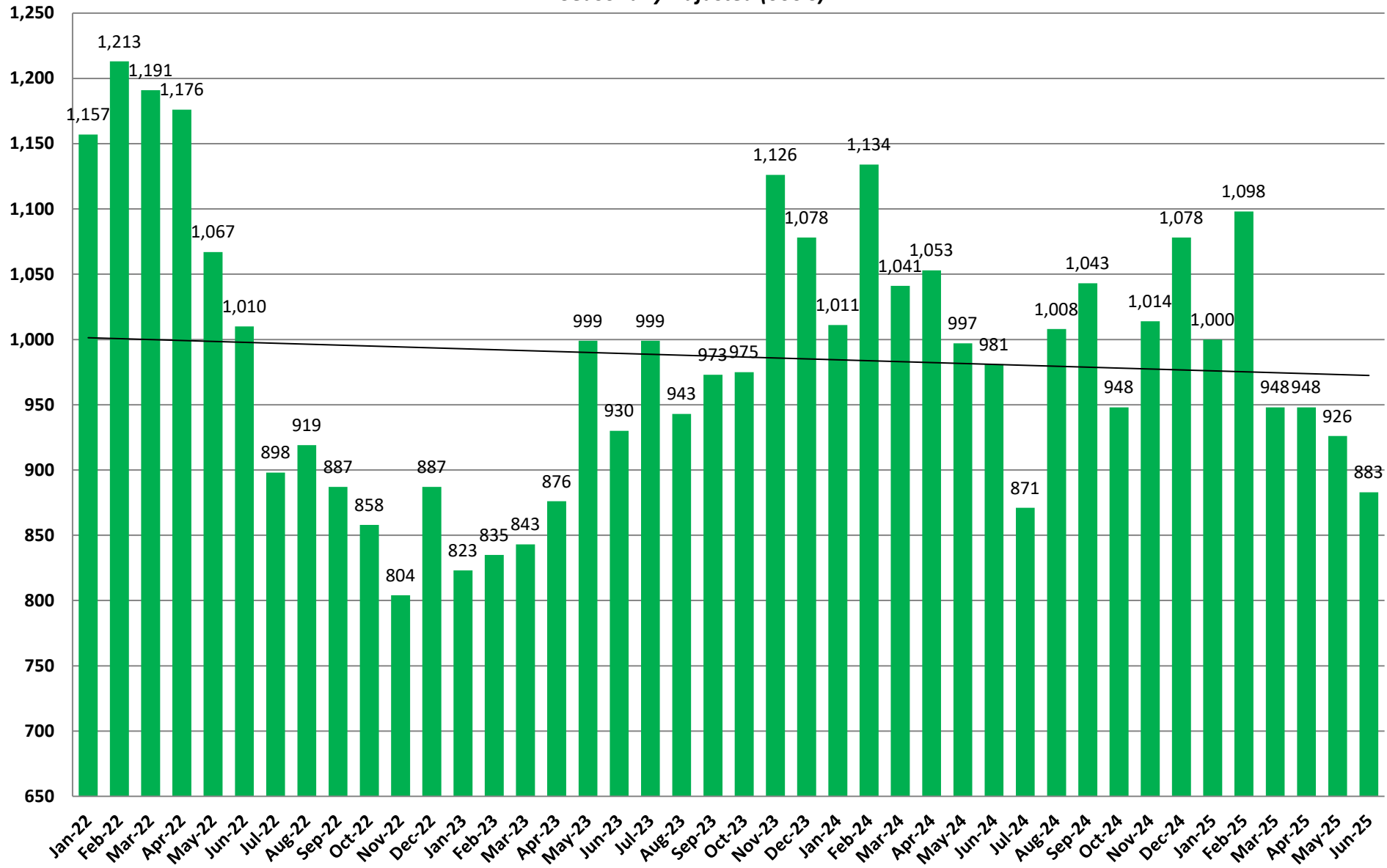




# Single Family Housing Starts

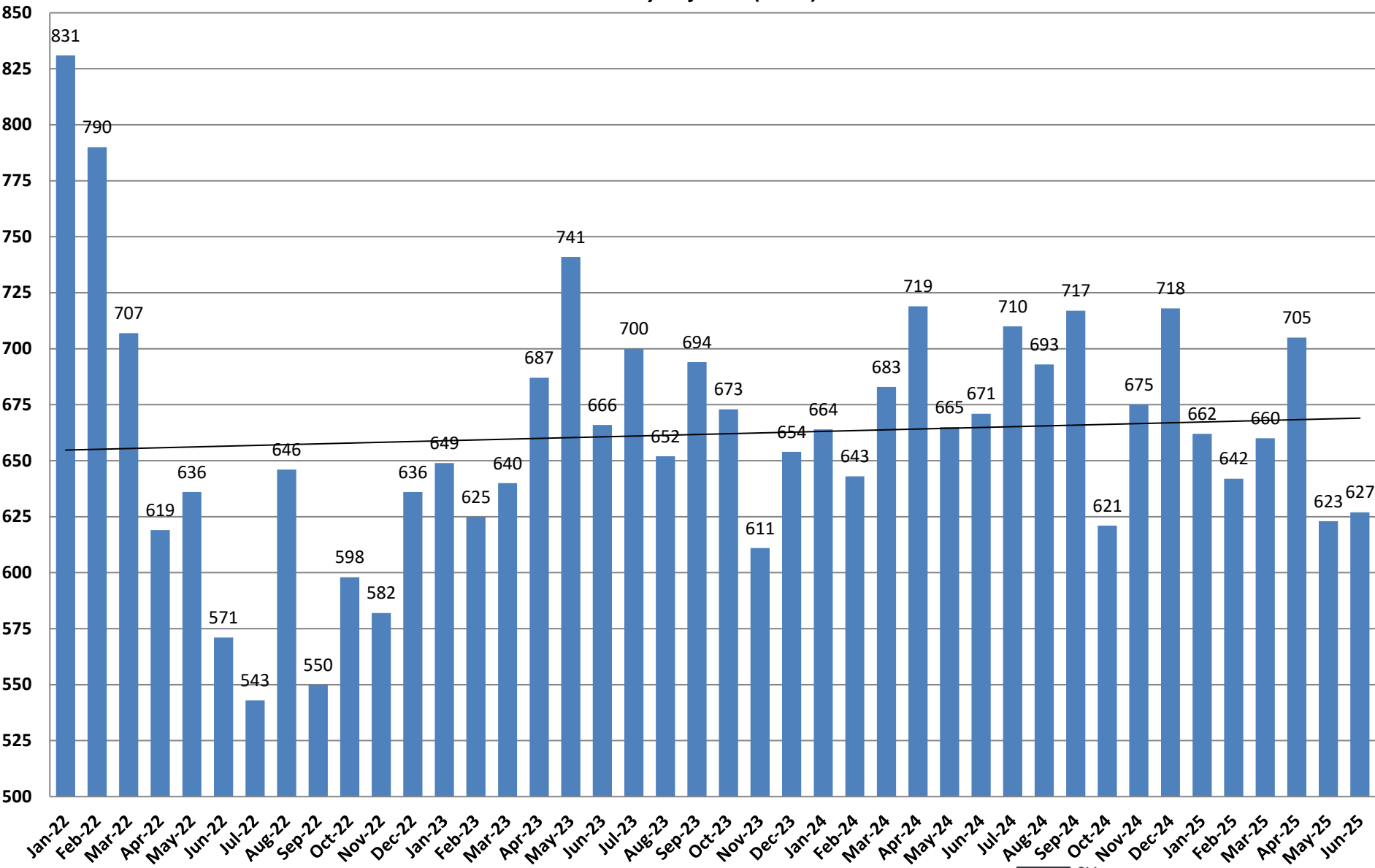
January 2022 - June 2025

Seasonally Adjusted (000's)



# New Home Sales

January 2022 - June 2025  
Seasonally Adjusted (000's)



# Freddie Mac 30 Year Fixed Rate Mortgage Rate

## December 23, 2021 – July 31, 2025



# Questions and Comments



**Please contact:**

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