

HOUSING ECONOMY

1959 - 2023



Housing Chart Pack: September 2023

Presented by:



Charles C. Shinn, Jr., Ph.D.
President, The Shinn Group /
Builder Partnerships
October 31, 2023

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

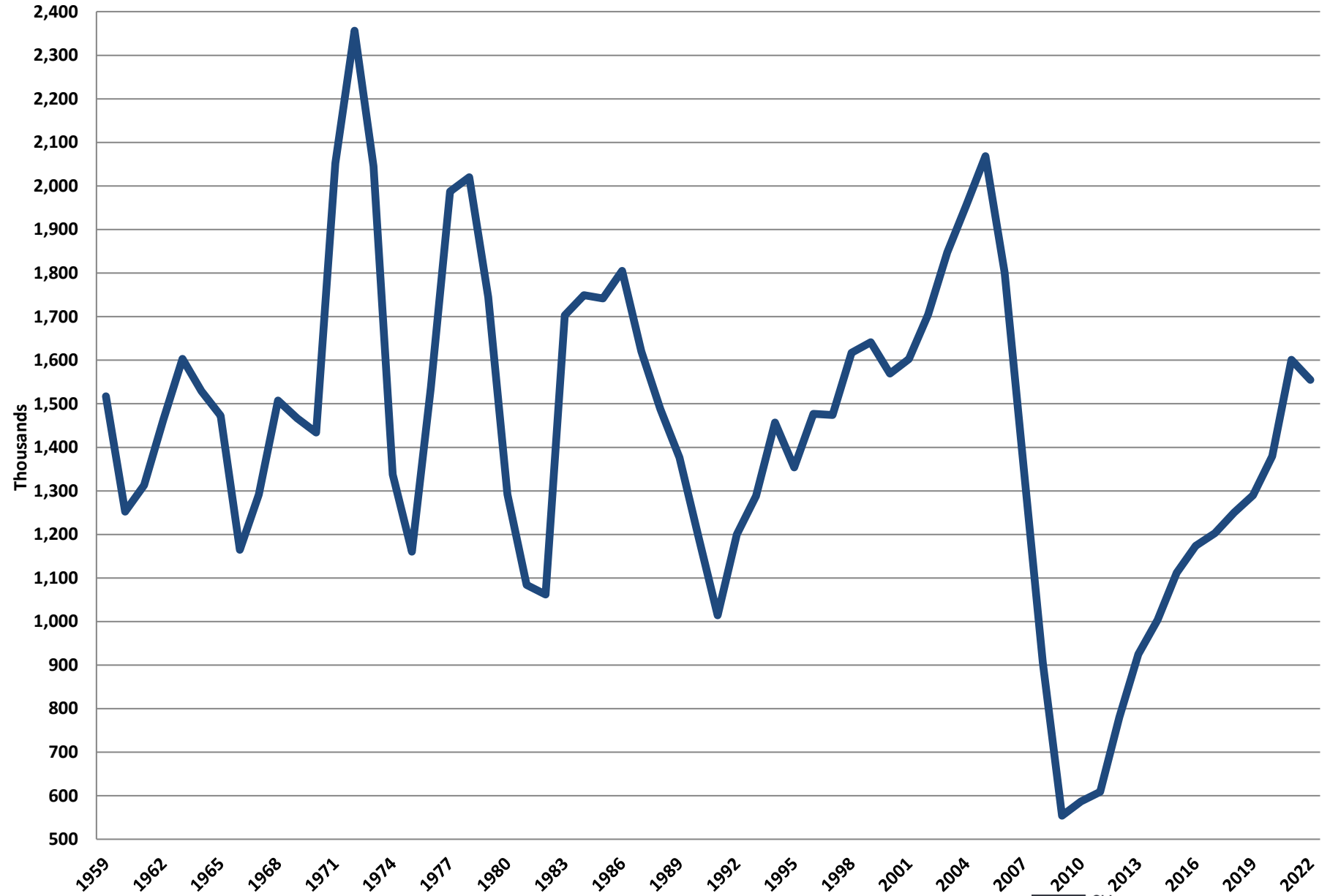
1959 – 2022

Annual Housing Statistics

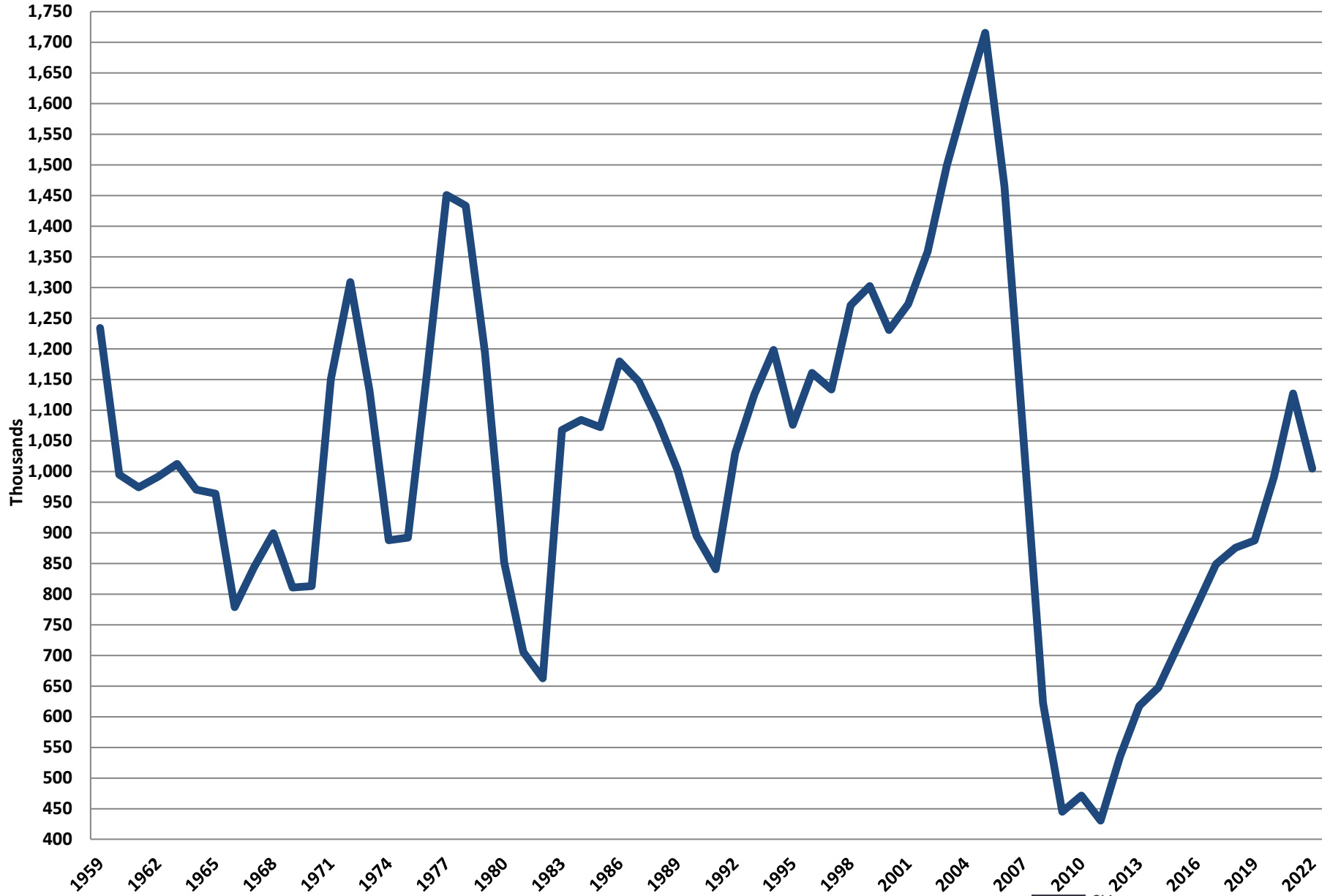
Total, Single Family, & Multifamily
Starts and Sales

Manufactured Home Shipments

Annual Total Housing Starts 1959 - 2022

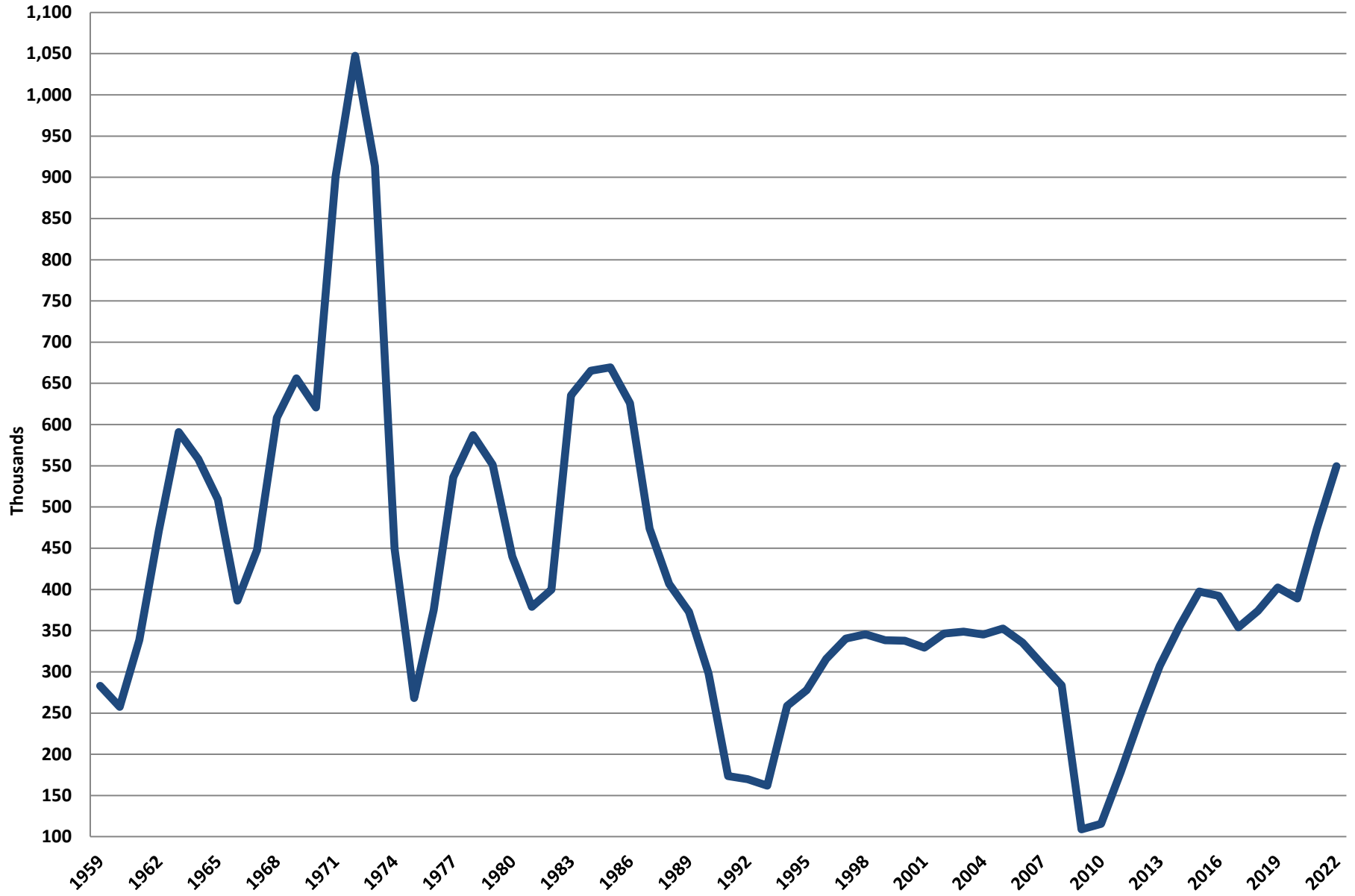


Annual Single Housing Starts 1959 - 2022

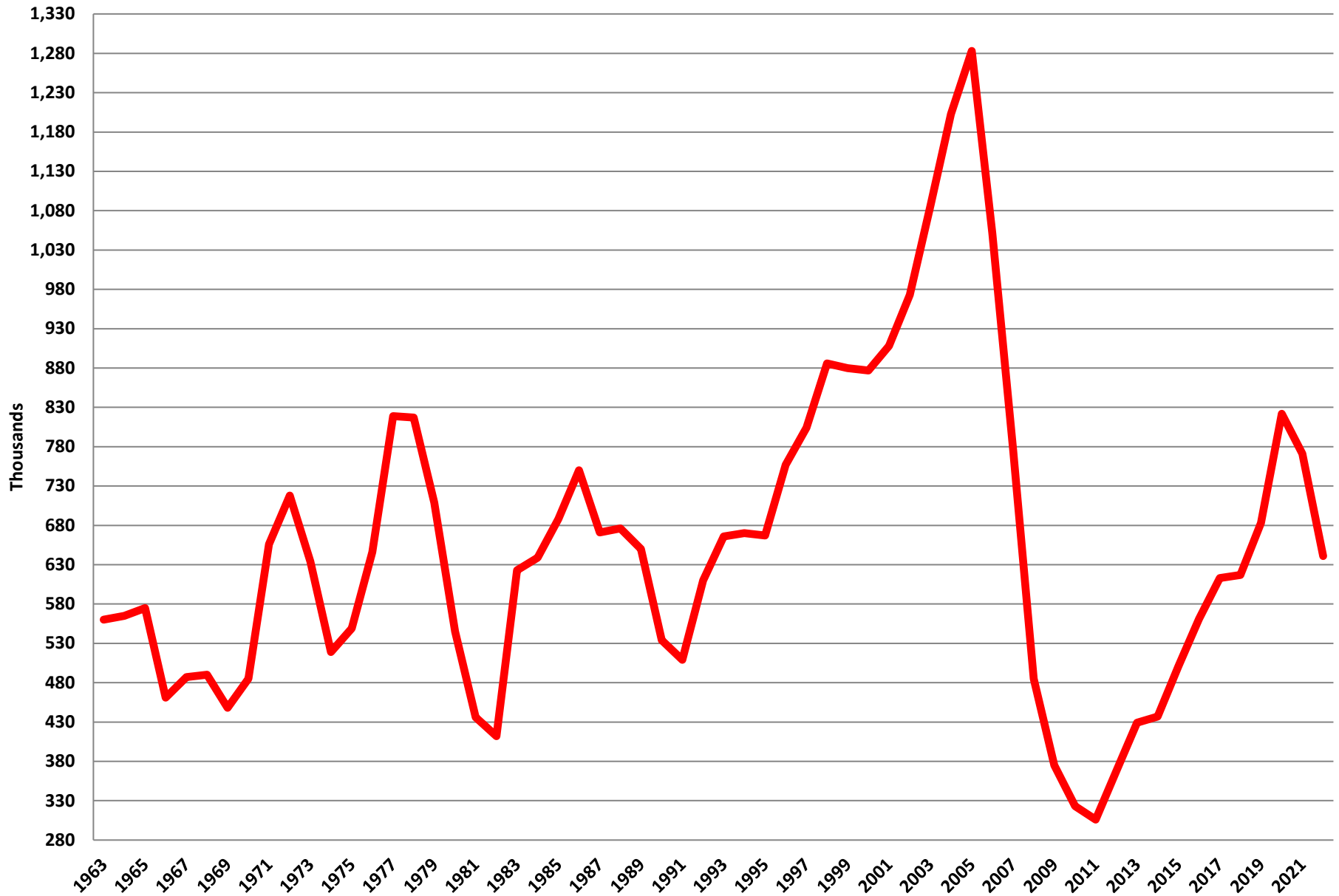


Annual Multifamily Housing Starts

1959 - 2022

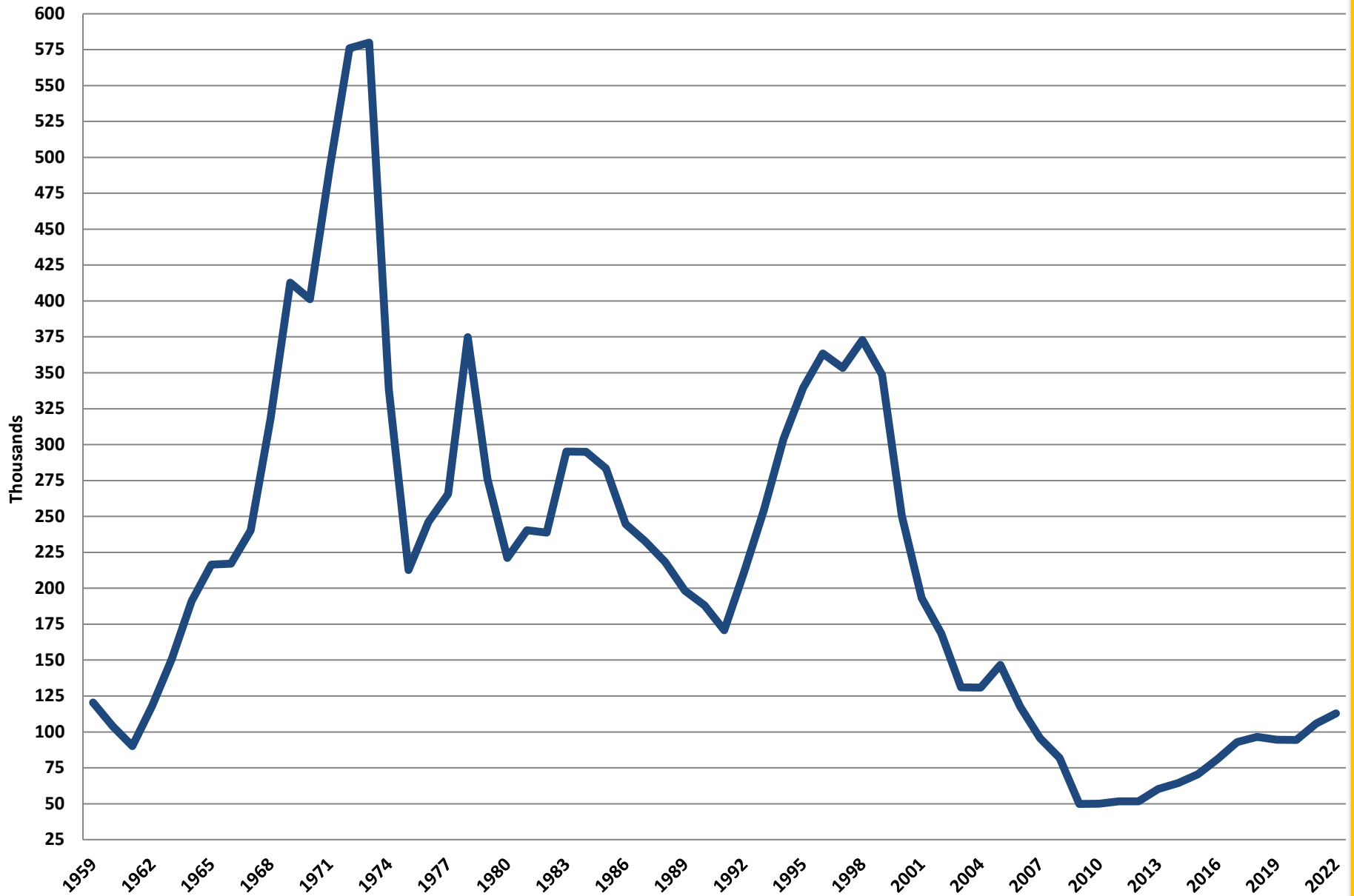


Annual Home Sales 1963 - 2022



Annual Manufactured Home Shipments

1959 - 2022

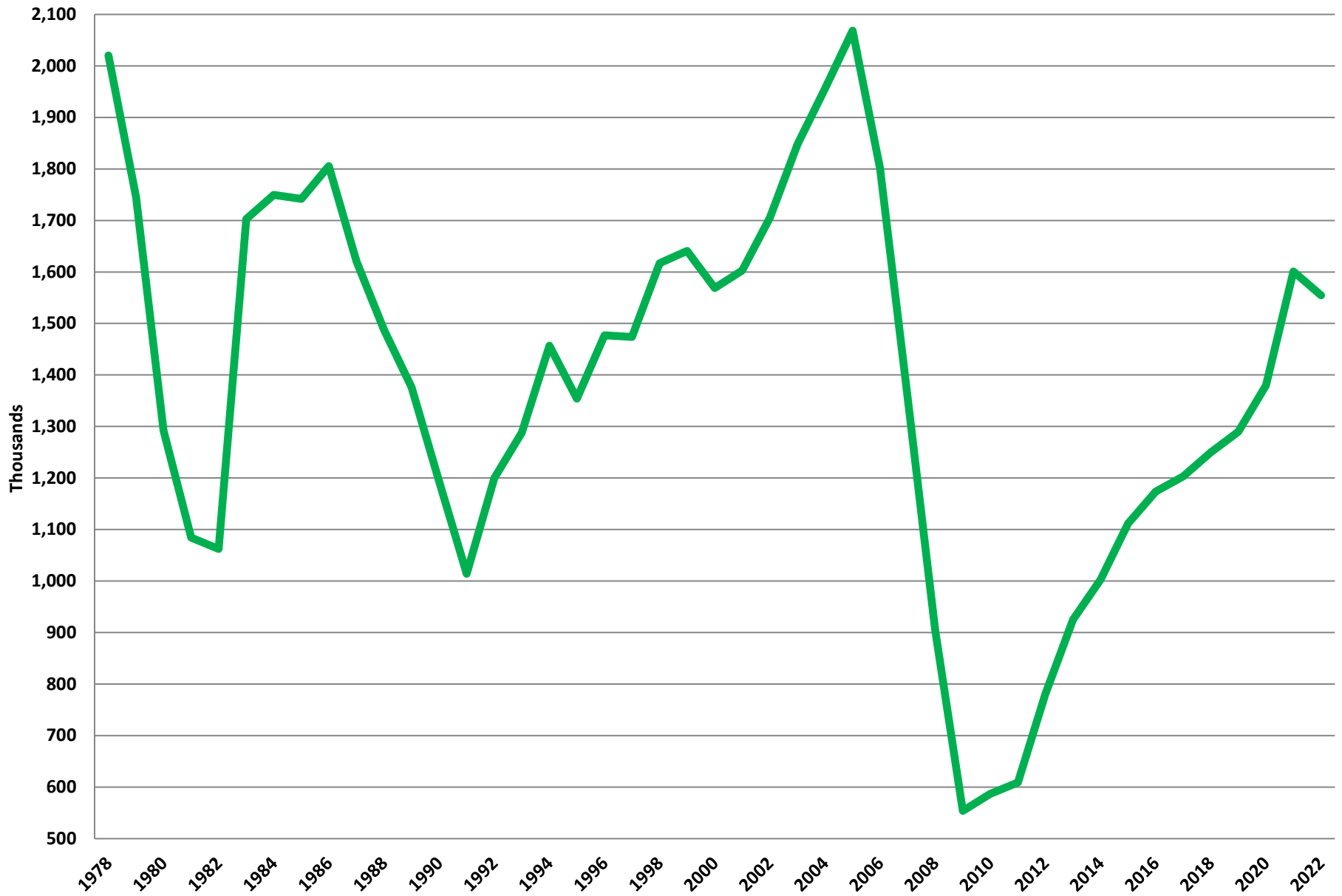


1978 – 2022

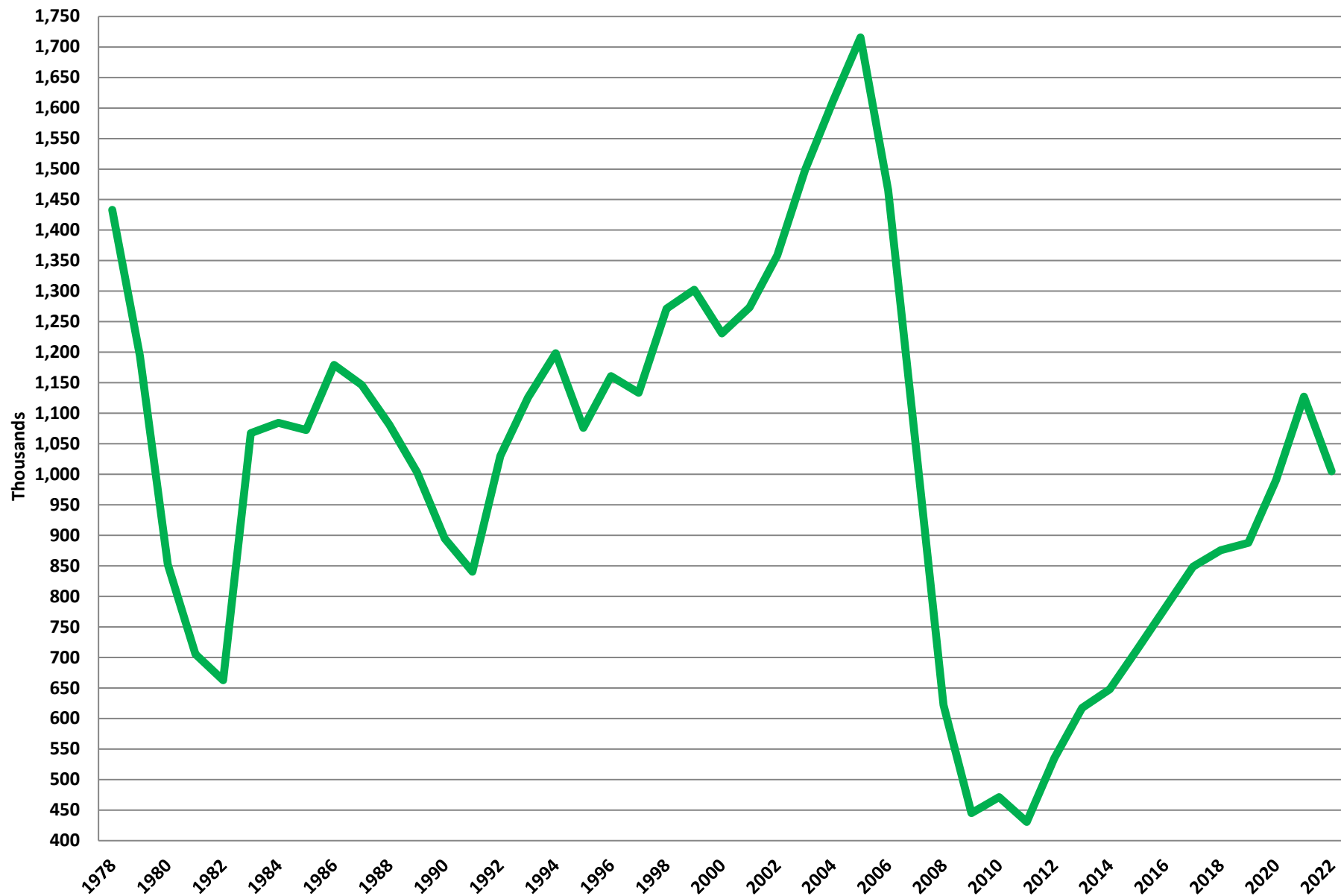
Annual Housing Statistics

Total Starts
Single Family Starts
Multifamily Starts

Annual Total Housing Starts 1978 - 2022

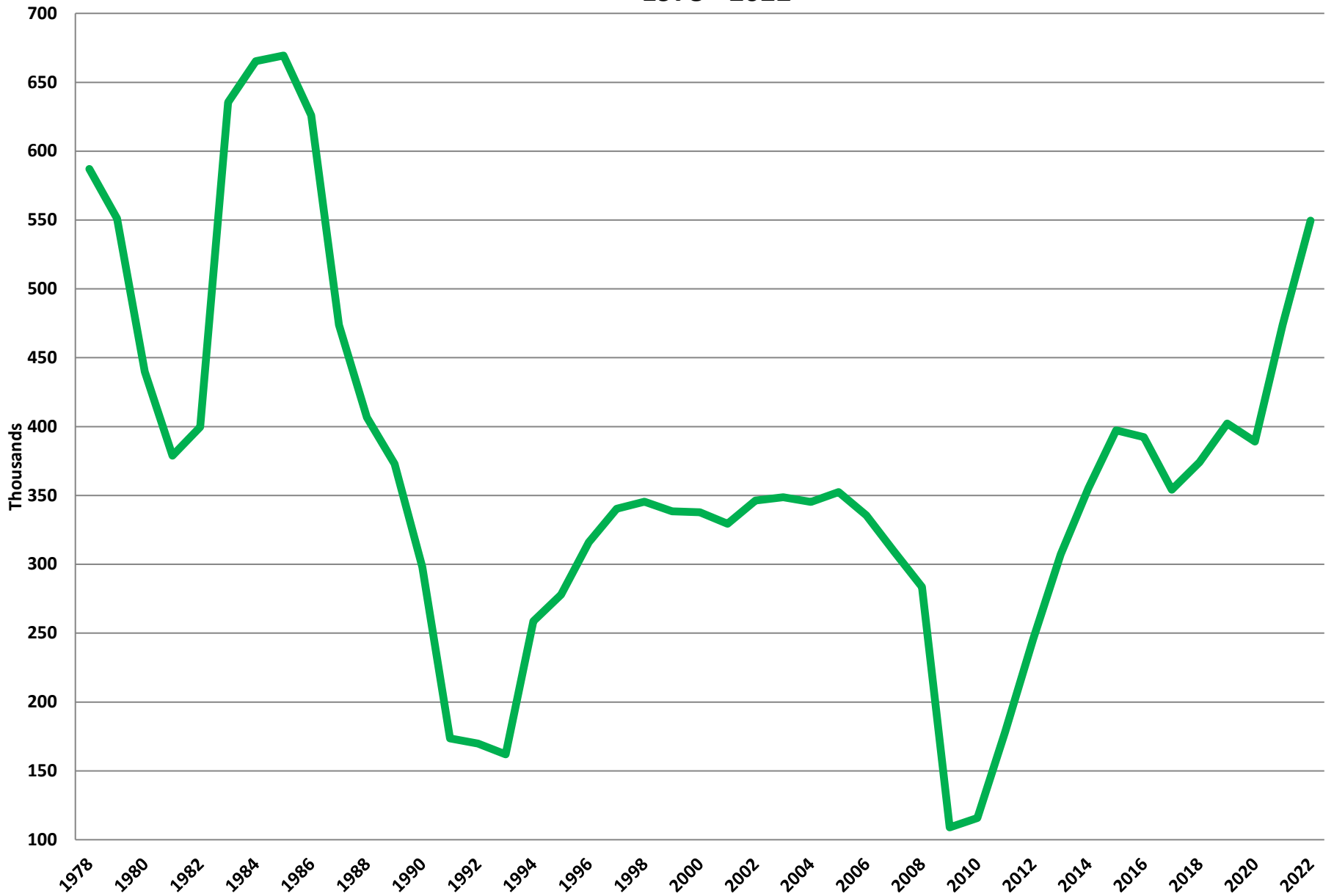


Annual Single Family Housing Starts 1978 - 2022



Annual Multifamily Housing Starts

1978 - 2022

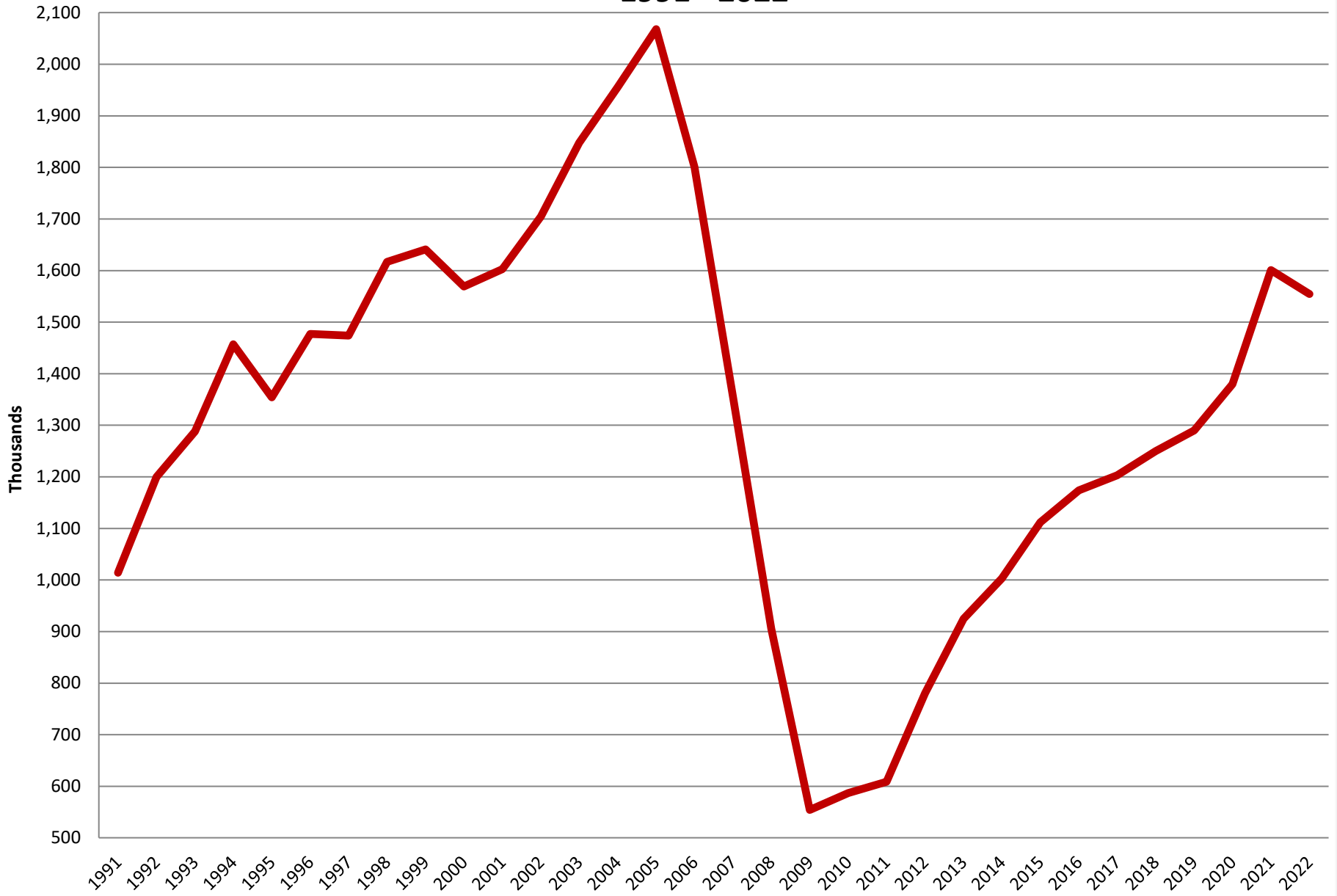


1991 – 2022

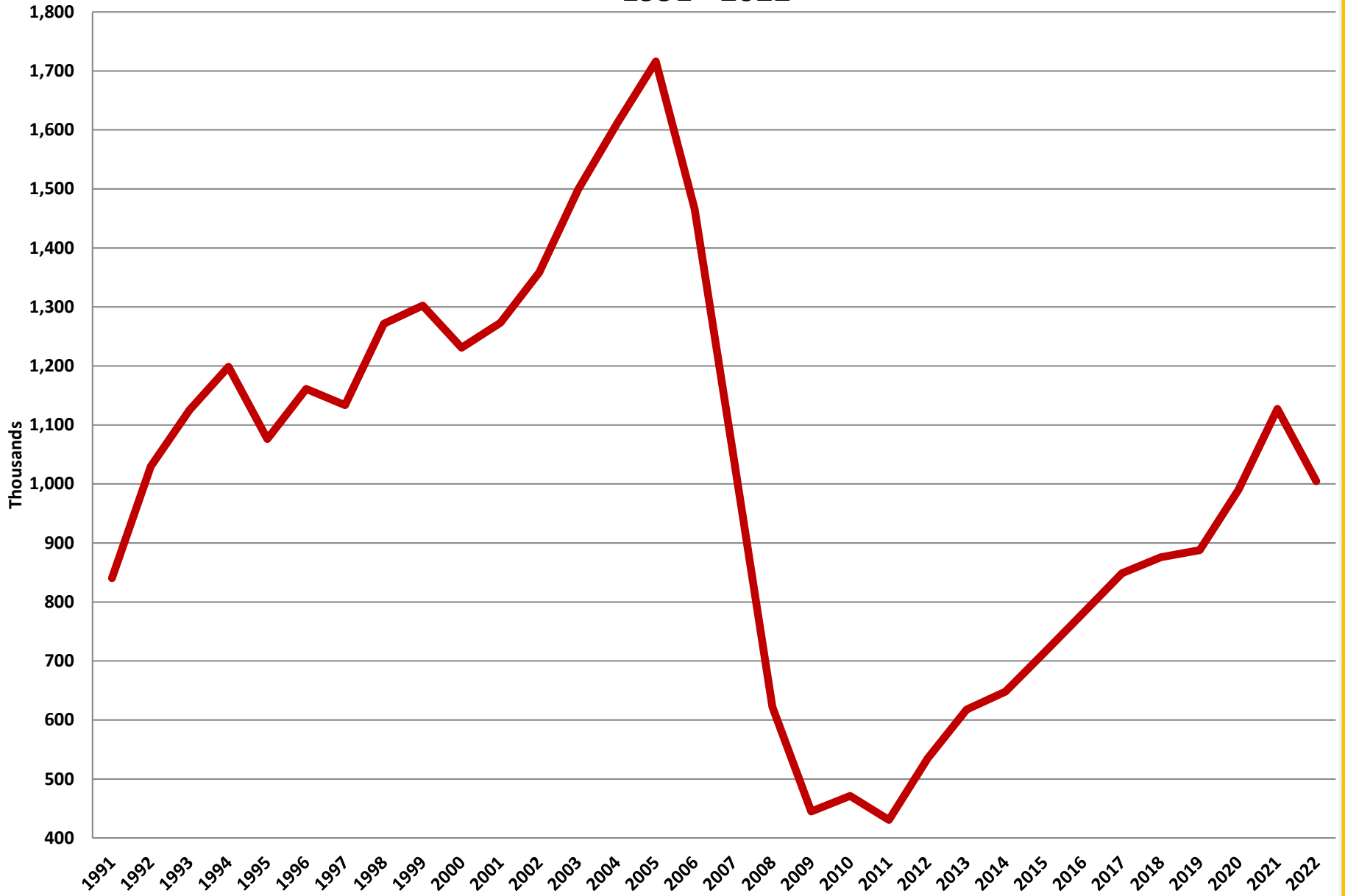
Annual Housing Statistics

Housing Starts
Home Sales
Average & Median Sales Price

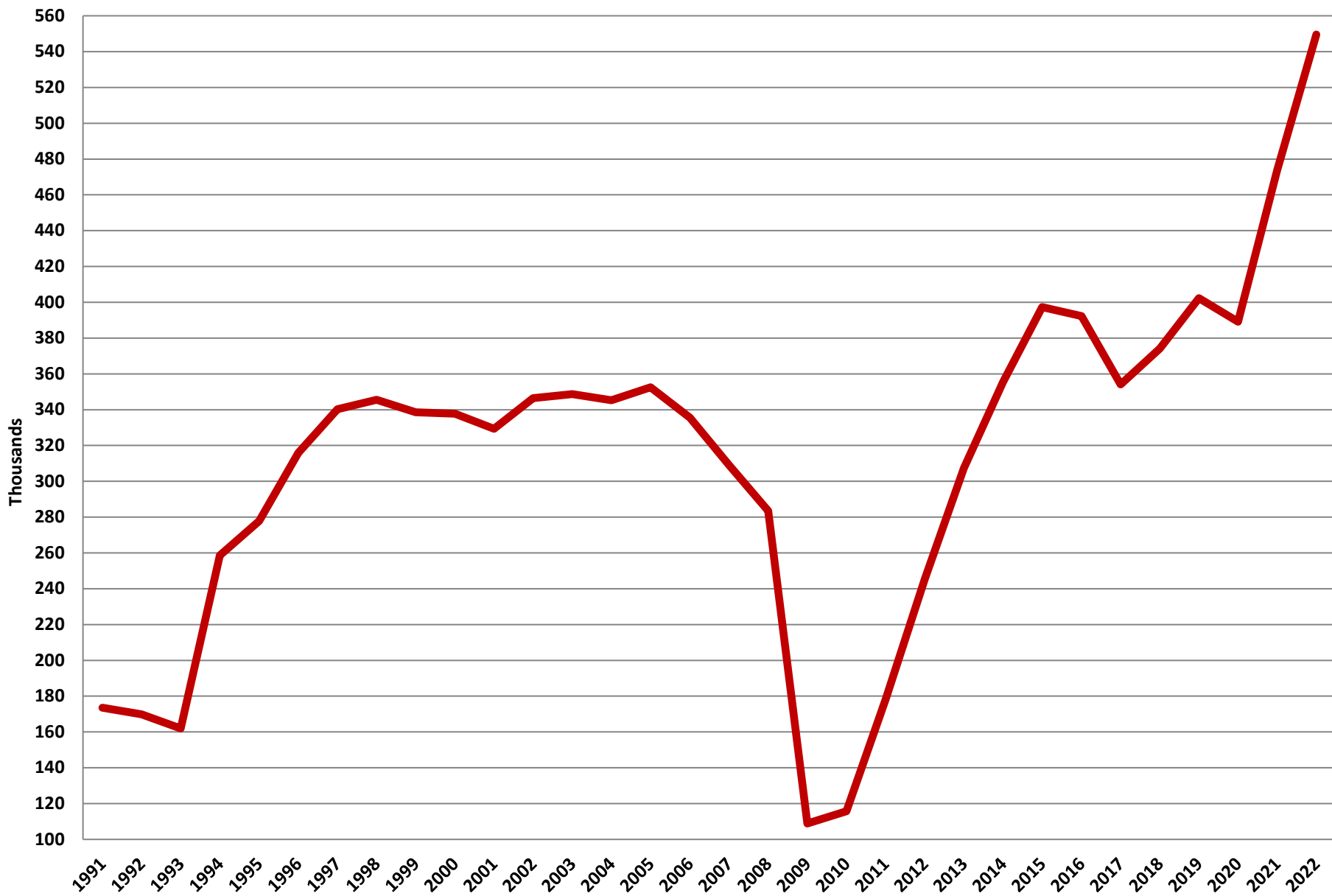
Annual Housing Starts 1991 - 2022



Annual Single Family Starts 1991 - 2022

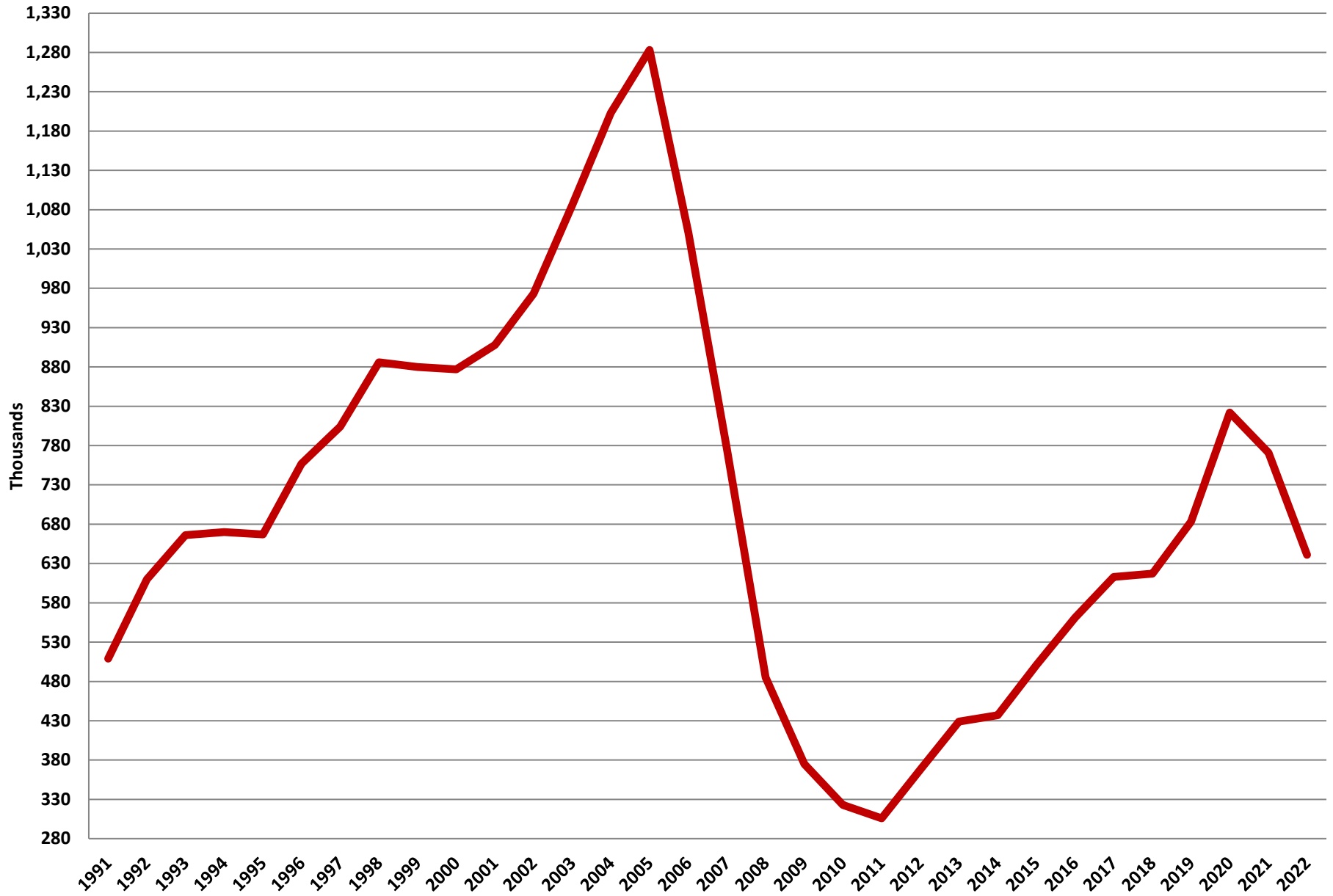


Annual Multi Family Housing Starts 1991 - 2022



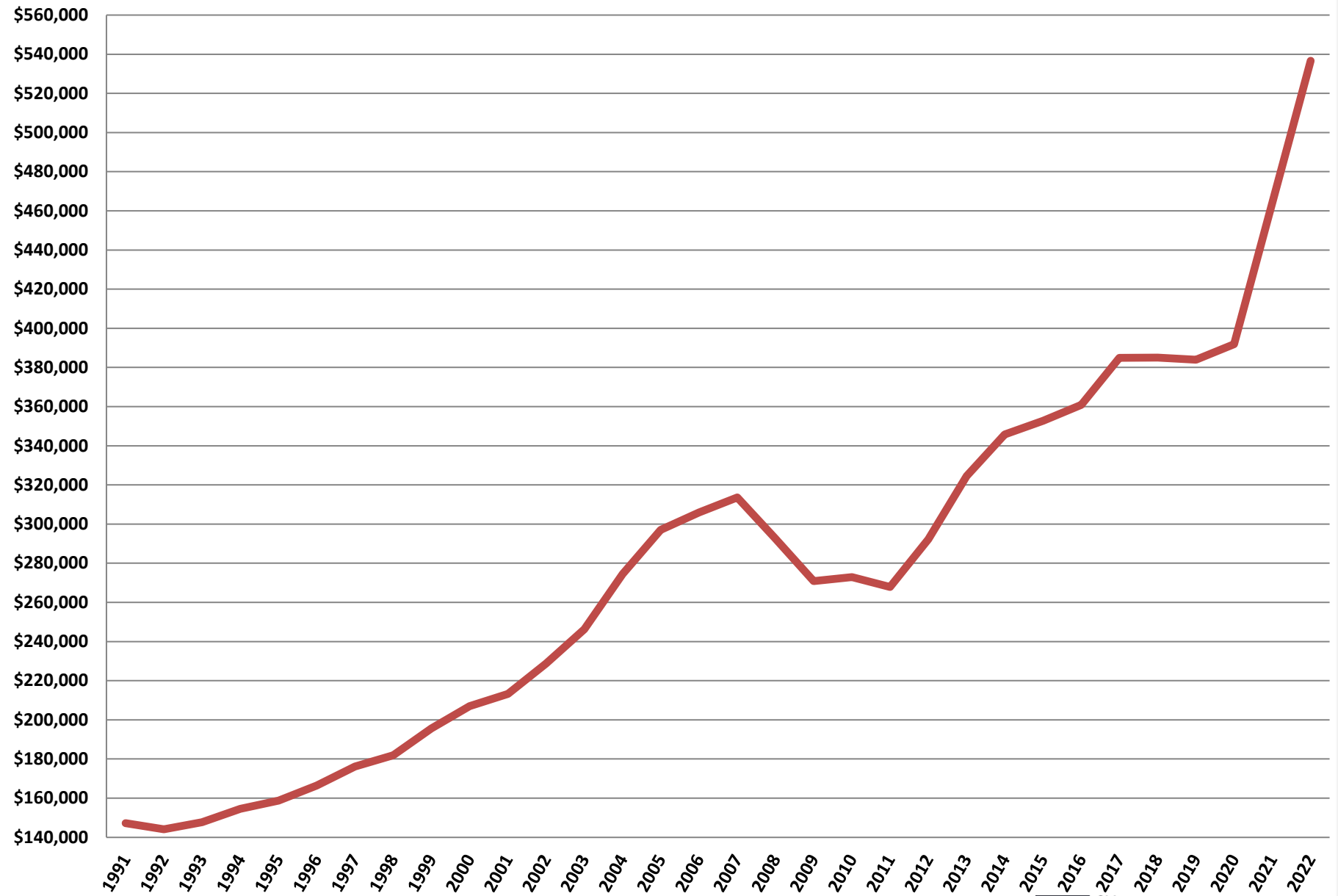
Annual Home Sales

1991 - 2022



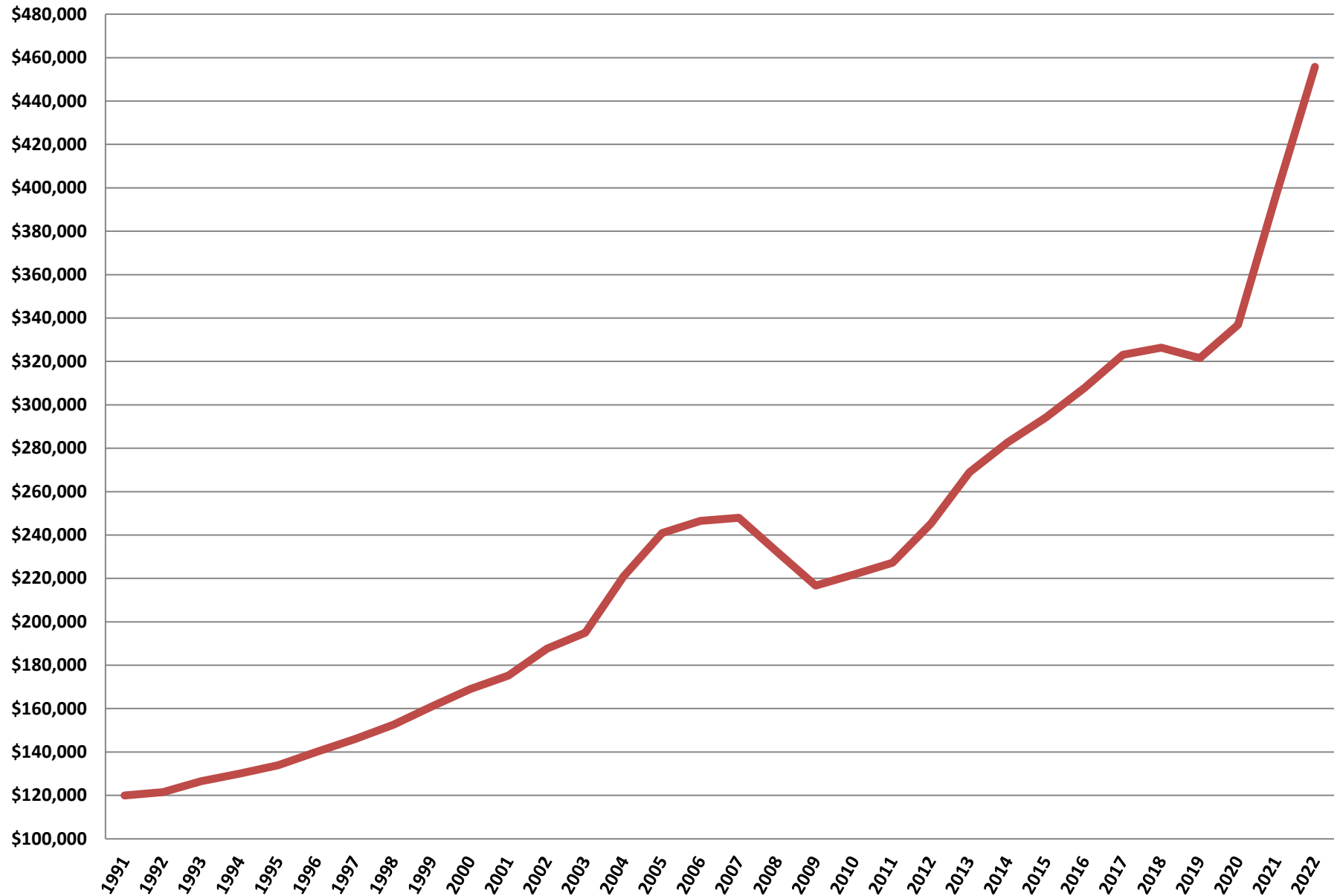
Average New Home Sales Price

1991 - 2022



Median New Home Sales Price

1991 - 2022



September 2005 – September 2023

Monthly Housing Statistics

Total Housing Starts

Single Family Starts

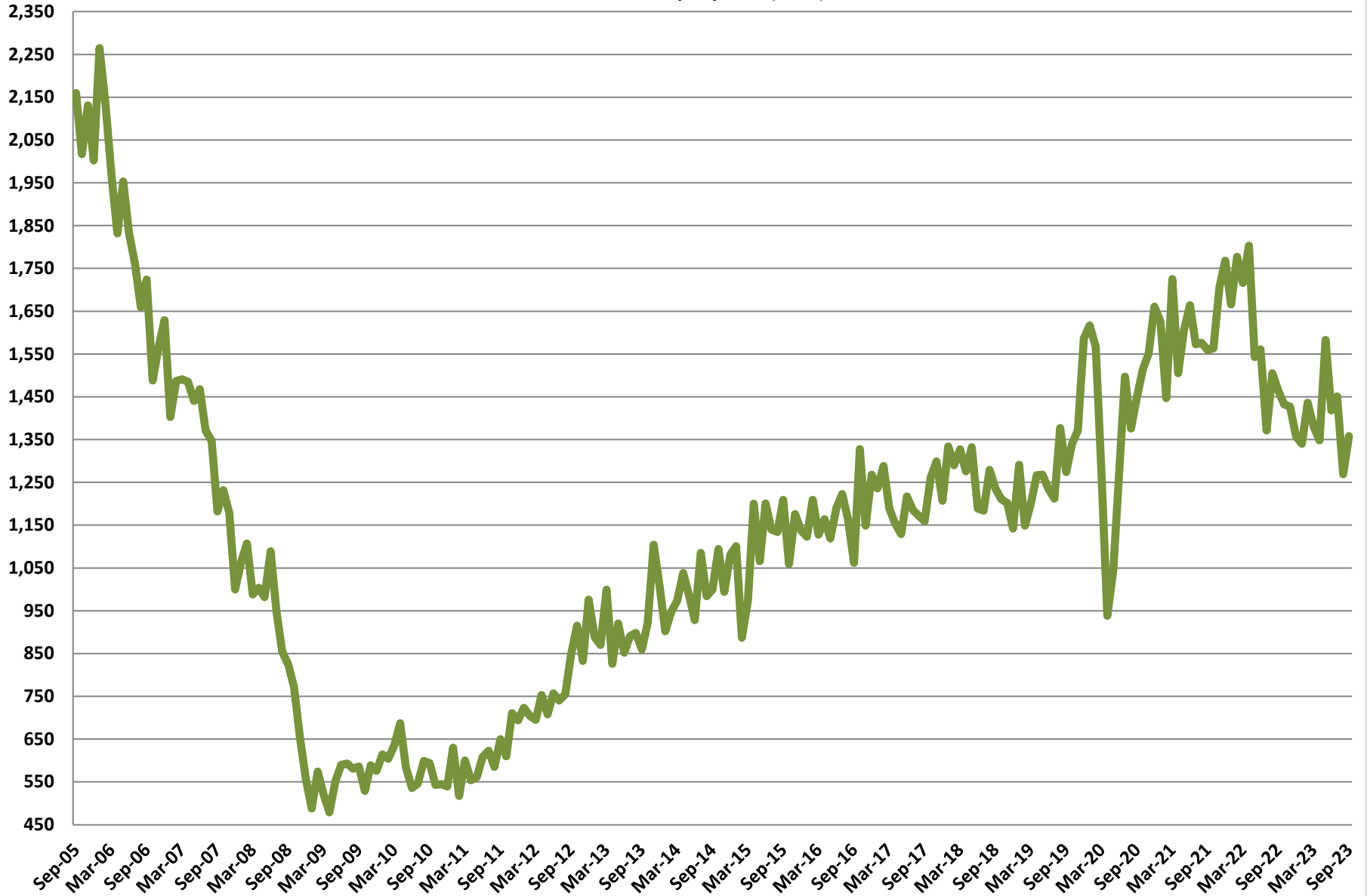
Multifamily Starts

New Home Sales

Total New Housing Starts

September 2005 - September 2023

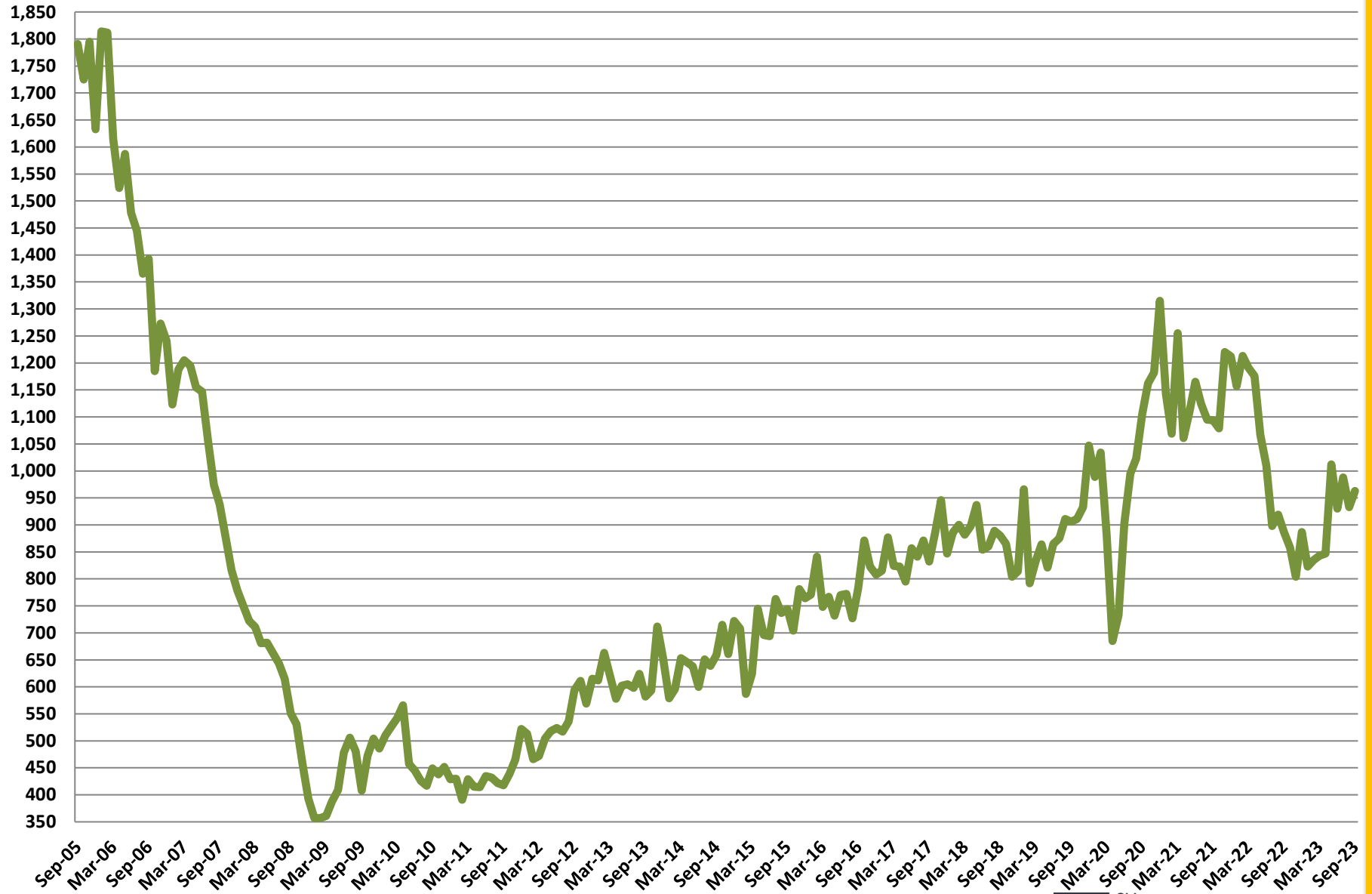
Seasonally Adjusted (000's)



Single Family Starts

September 2005 - September 2023

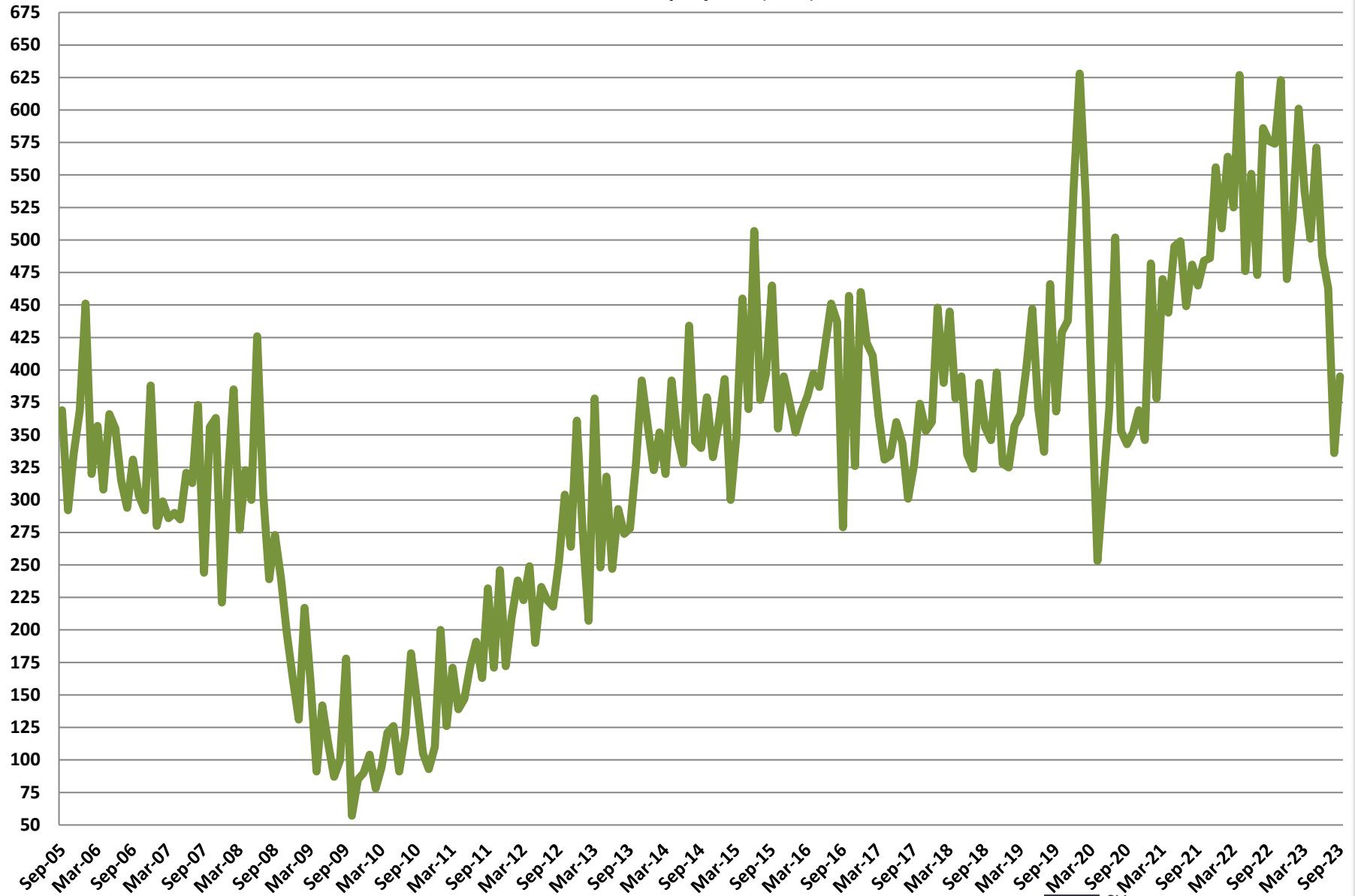
Seasonally Adjusted (000's)



Multifamily Housing Starts

September 2005 - September 2023

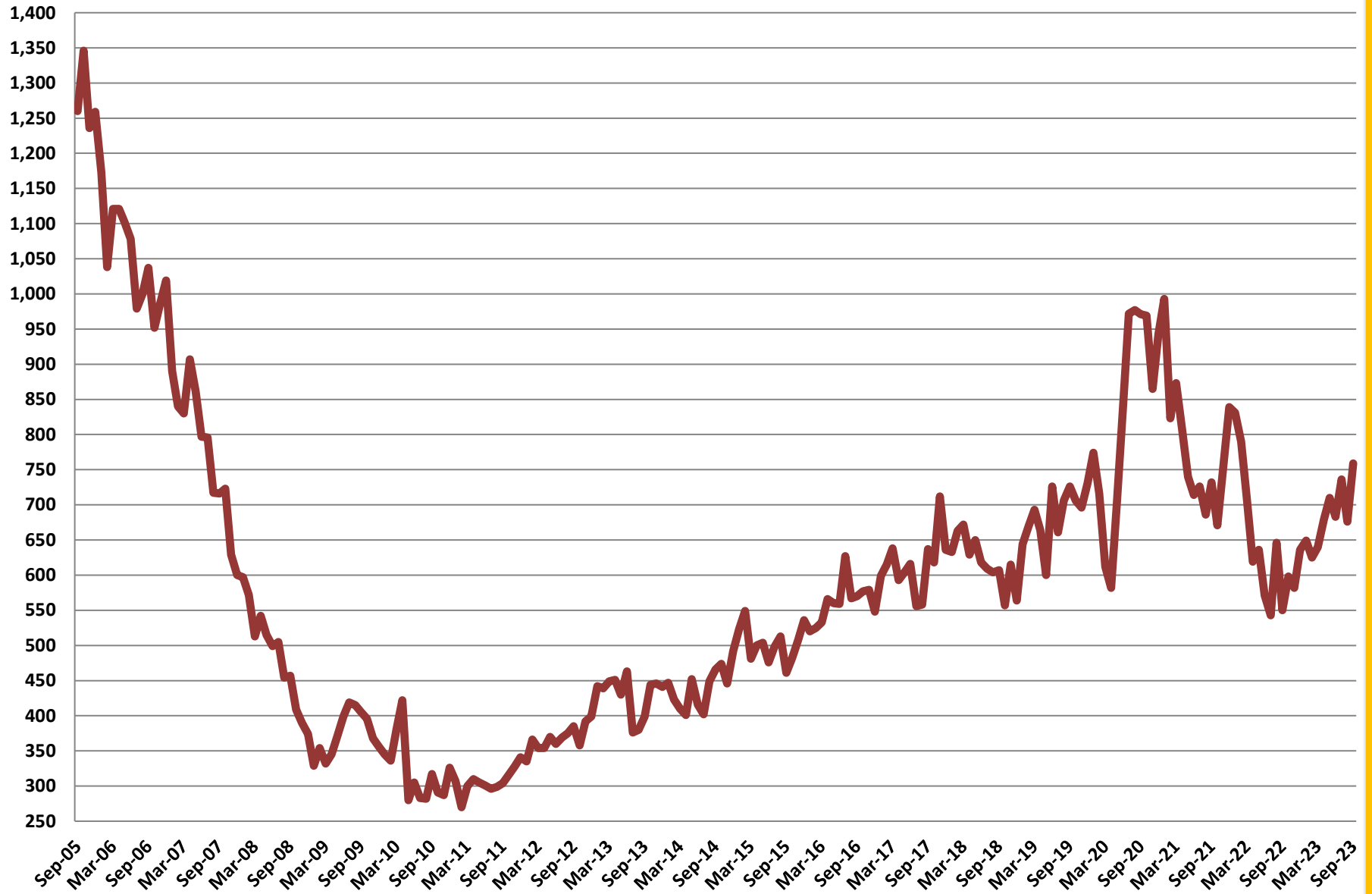
Seasonally Adjusted (000's)



New Homes Sales

September 2005 - September 2023

Seasonally Adjusted (000's)



January 2009 – September 2023

Monthly Housing Statistics

Housing Permits

Housing Starts

New Home Sales

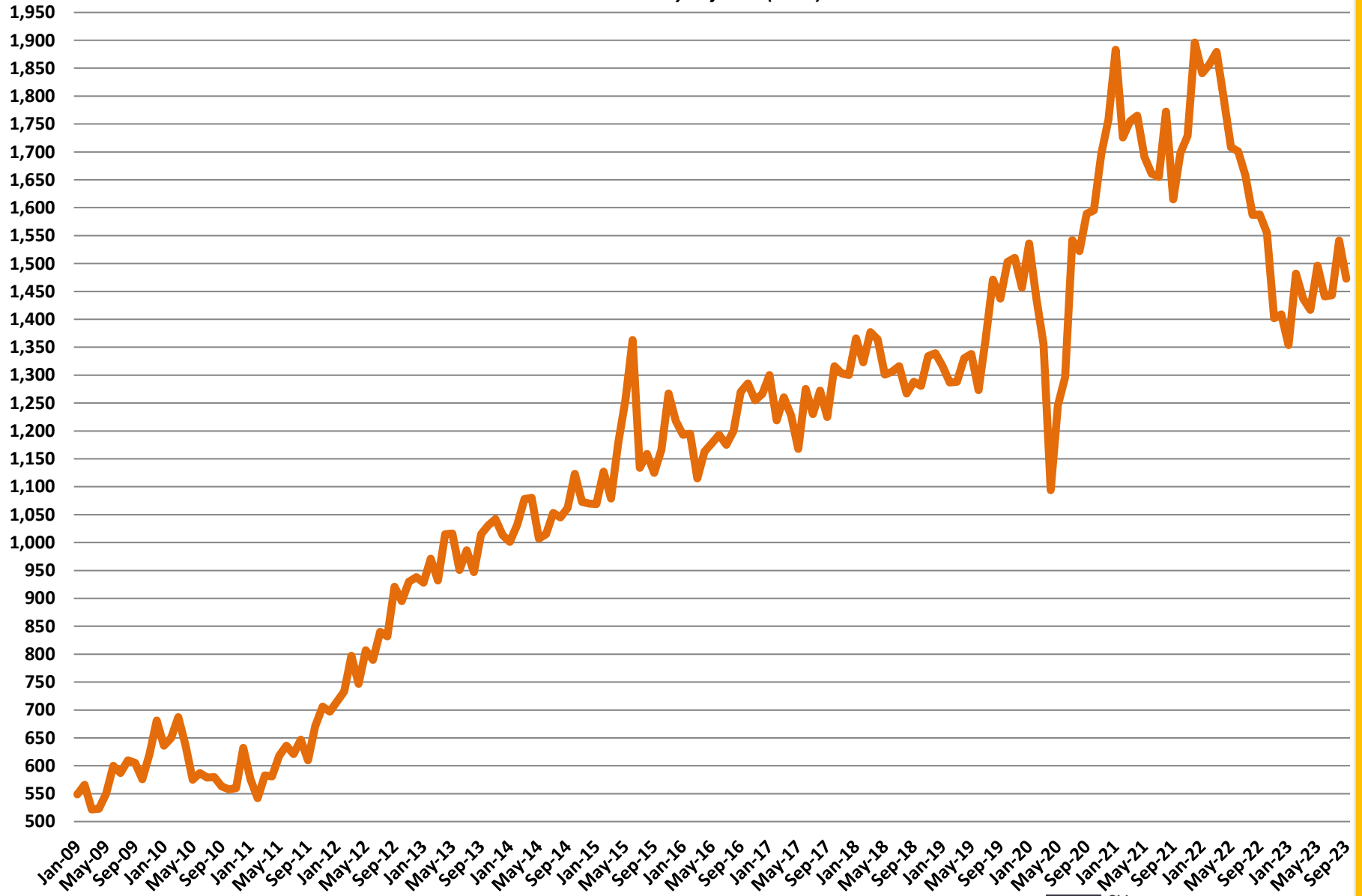
Average & Median Sales Price

New Home Inventory

Total New Housing Permits

January 2009 - September 2023

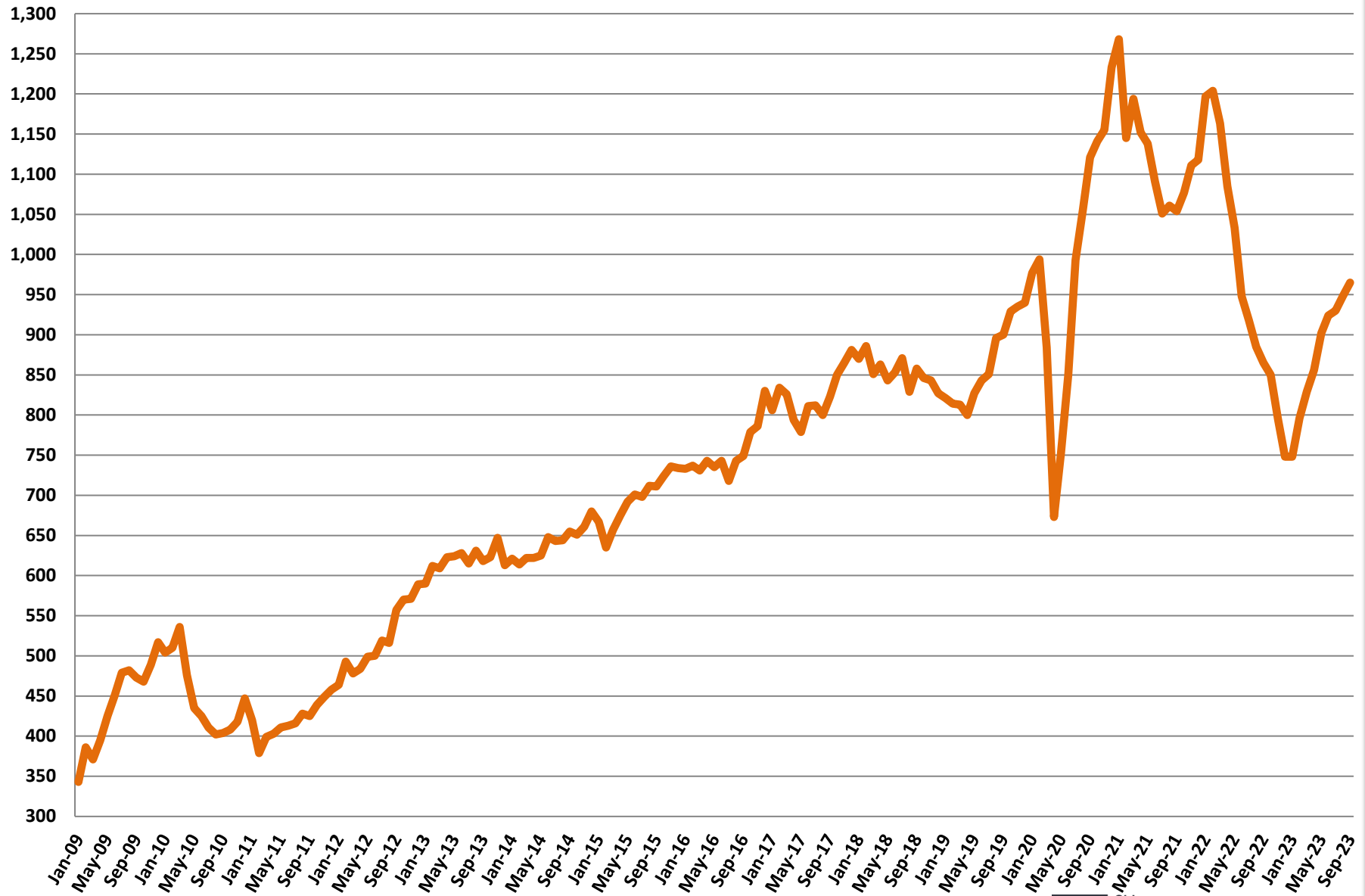
Seasonally Adjusted (000's)



Single Family Permits

January 2009 - September 2023

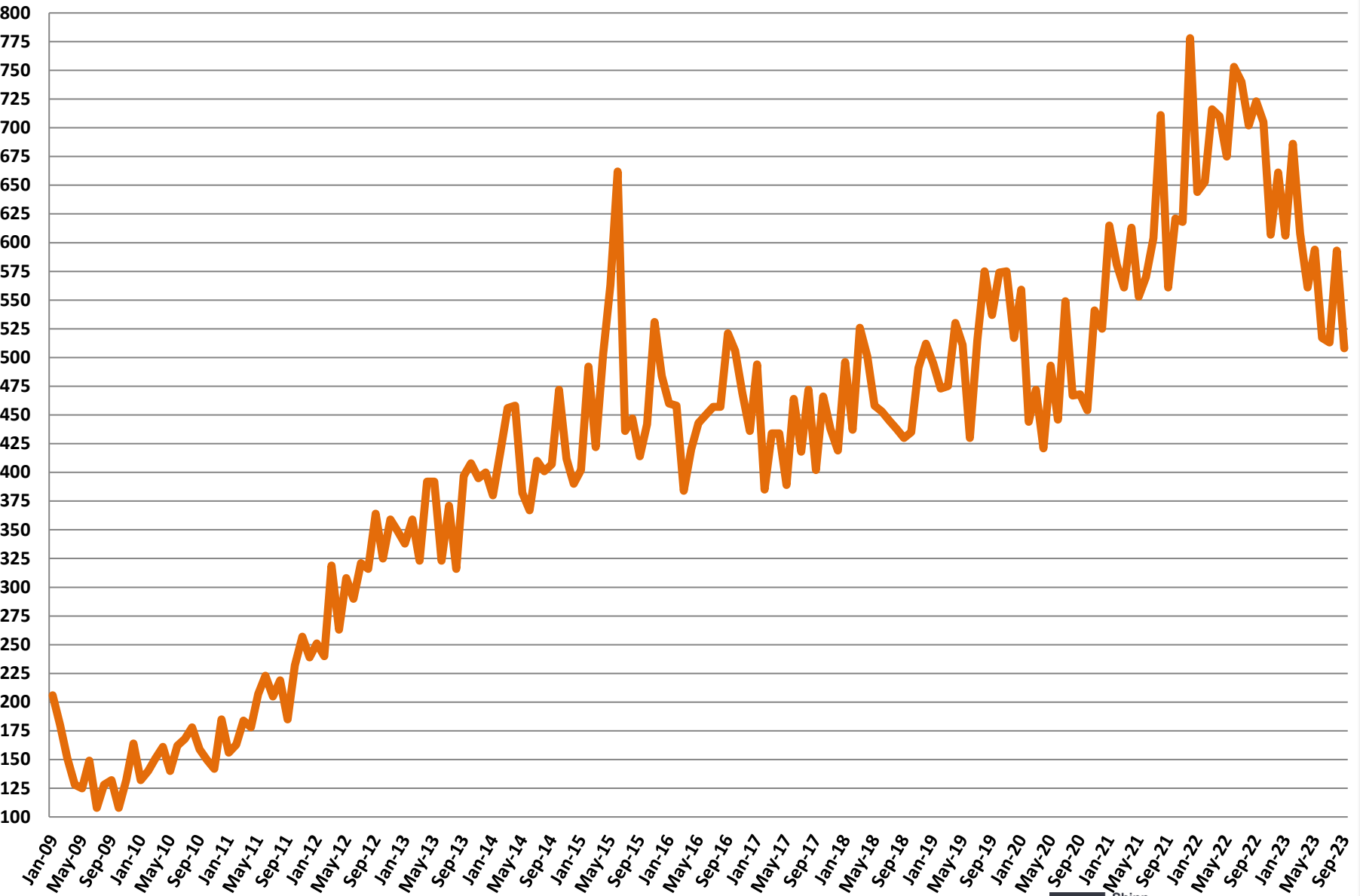
Seasonally Adjusted (000's)



Multi Family Permits

January 2009 - September 2023

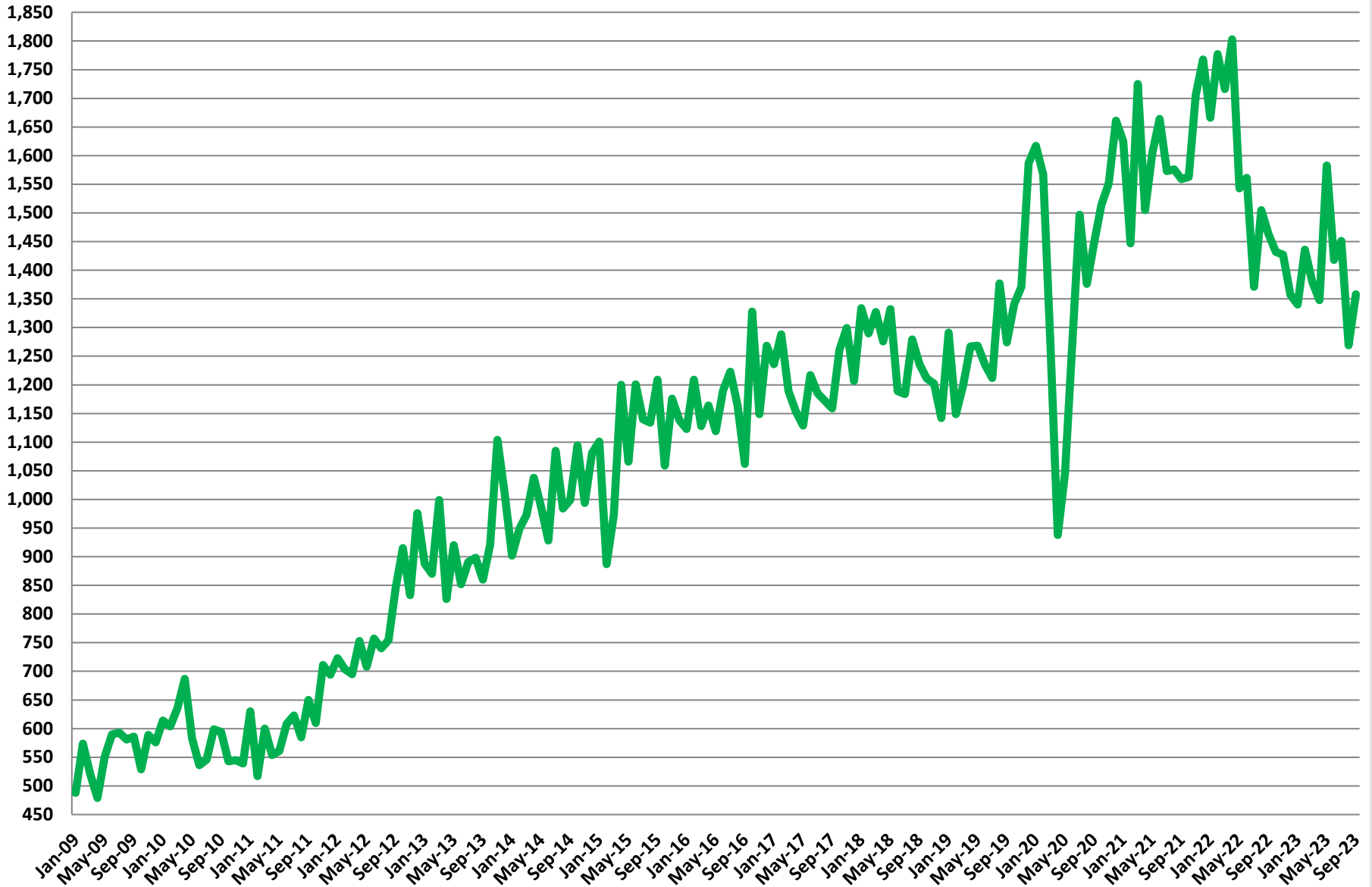
Seasonally Adjusted (000's)



Total New Housing Starts

January 2009 - September 2023

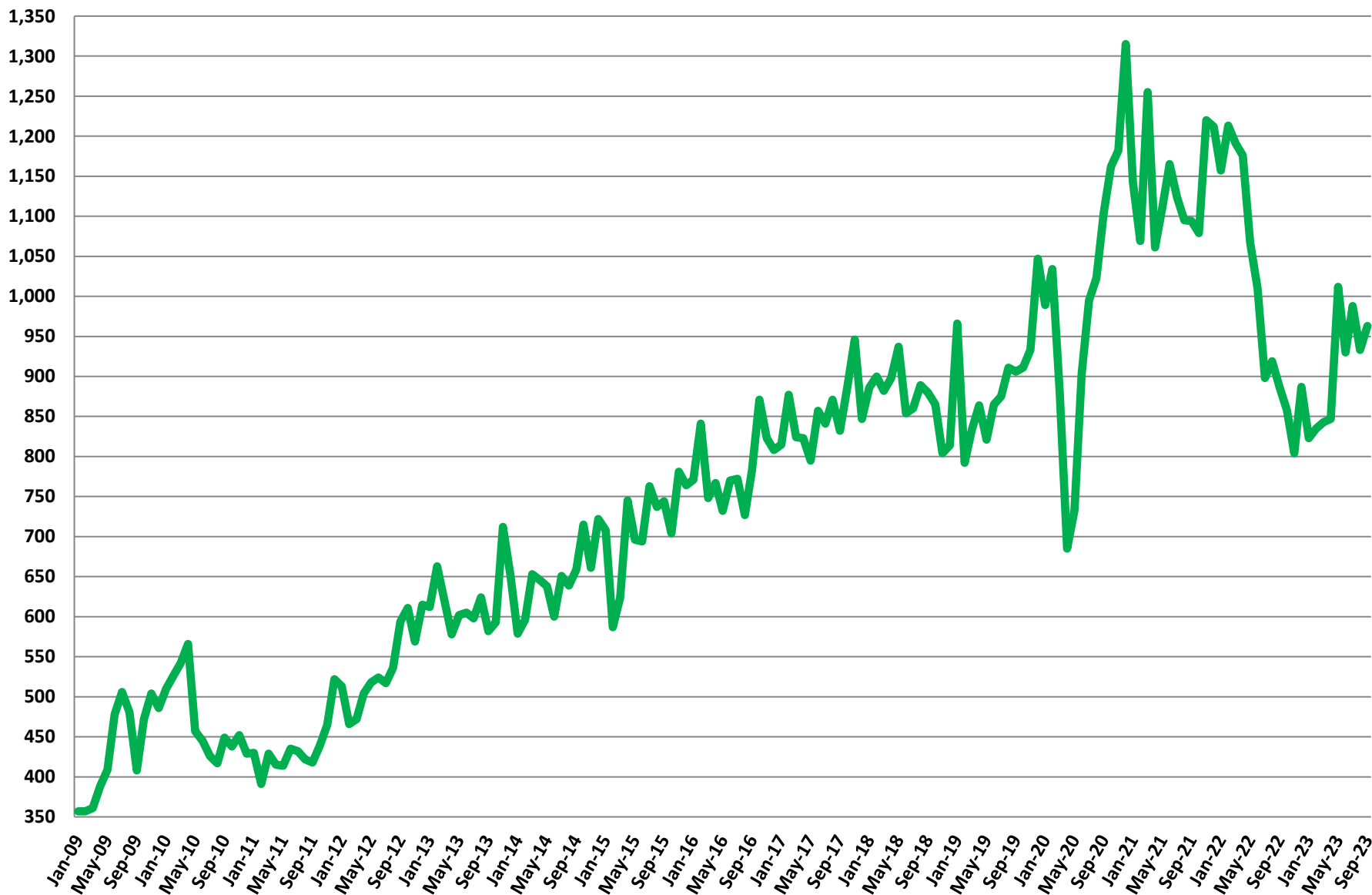
Seasonally Adjusted (000's)



Single Family Starts

January 2009 - September 2023

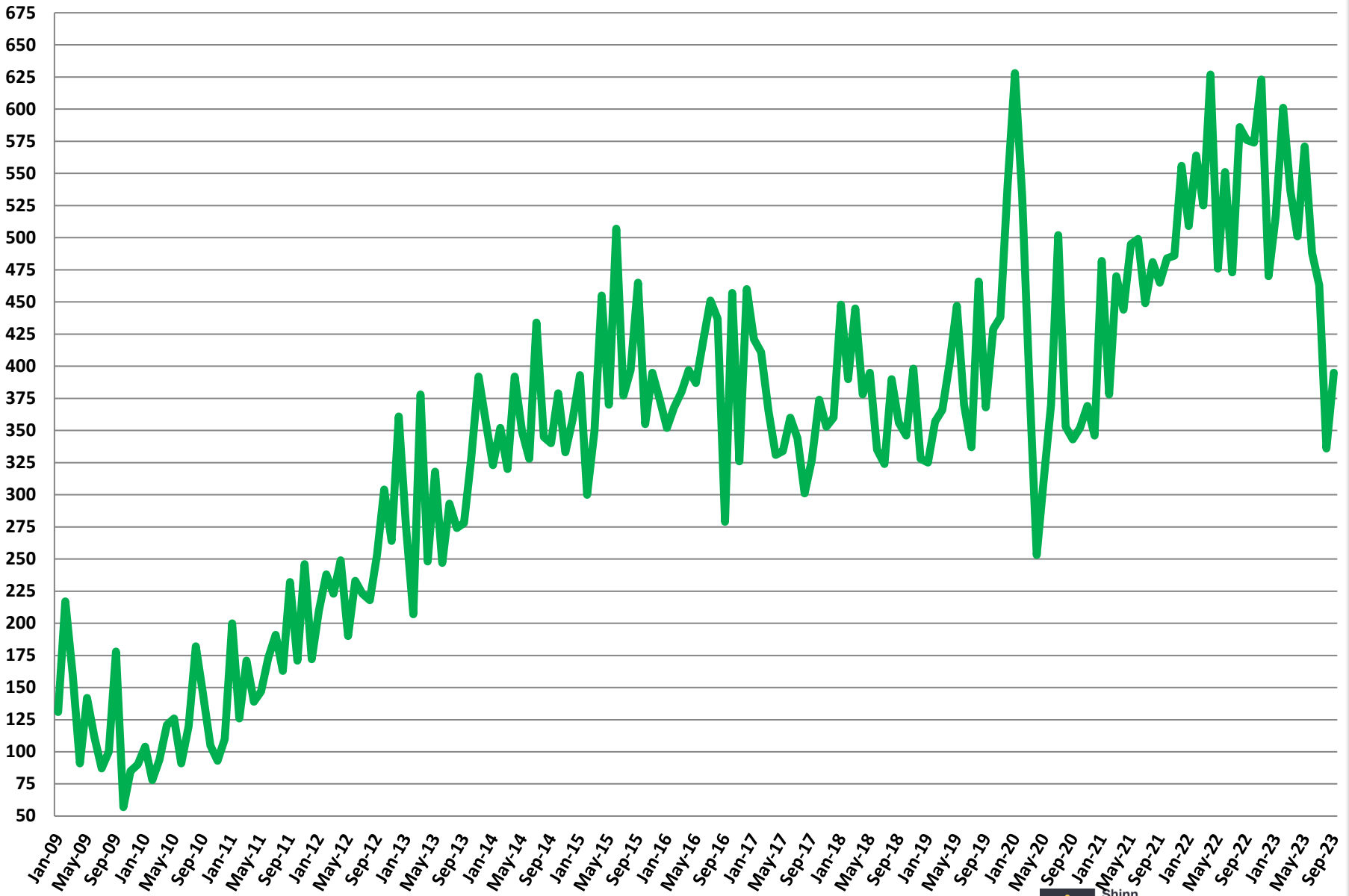
Seasonally Adjusted (000's)



Multi Family Starts

January 2009 - September 2023

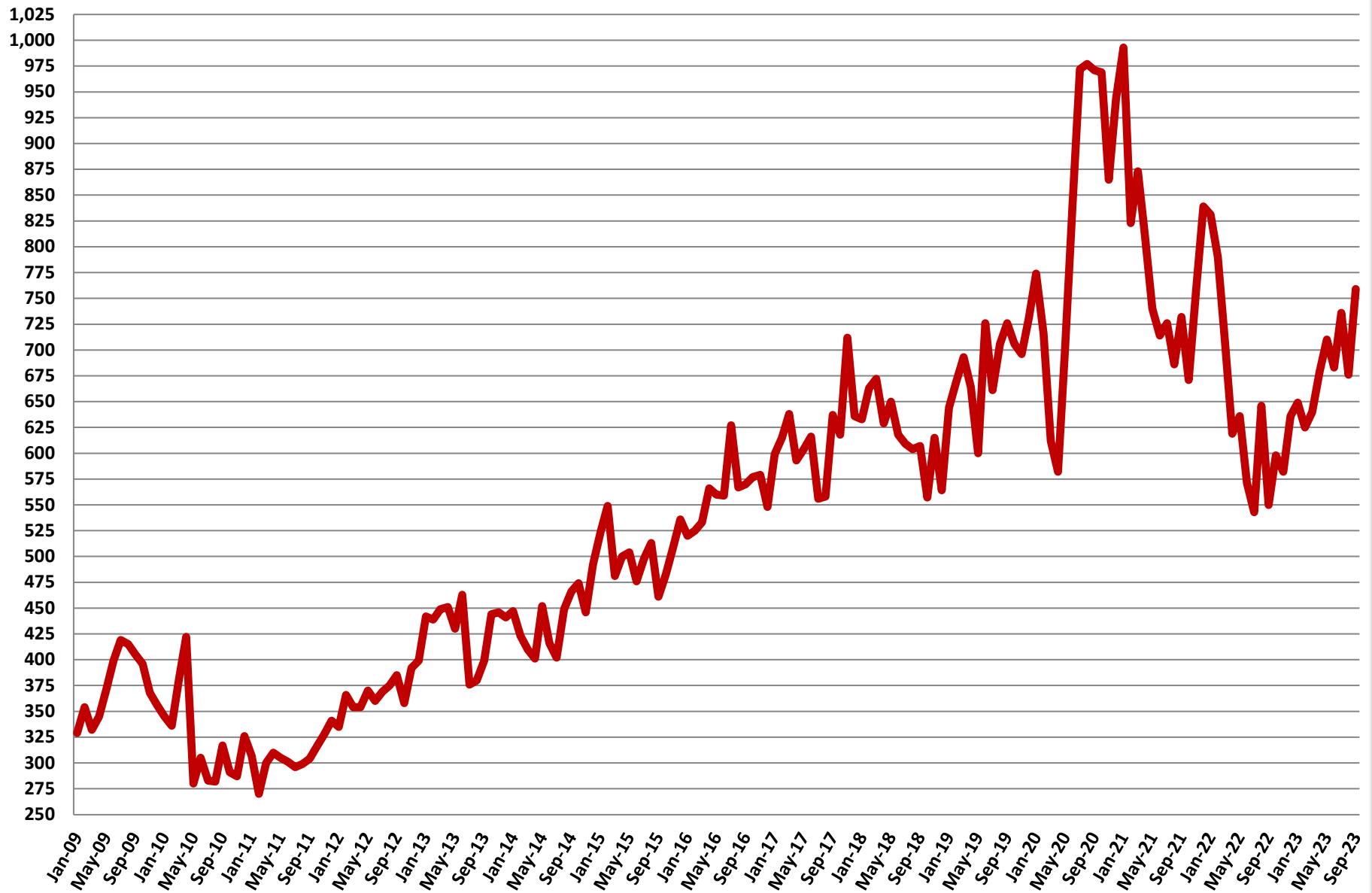
Seasonally Adjusted (000's)



New Home Sales

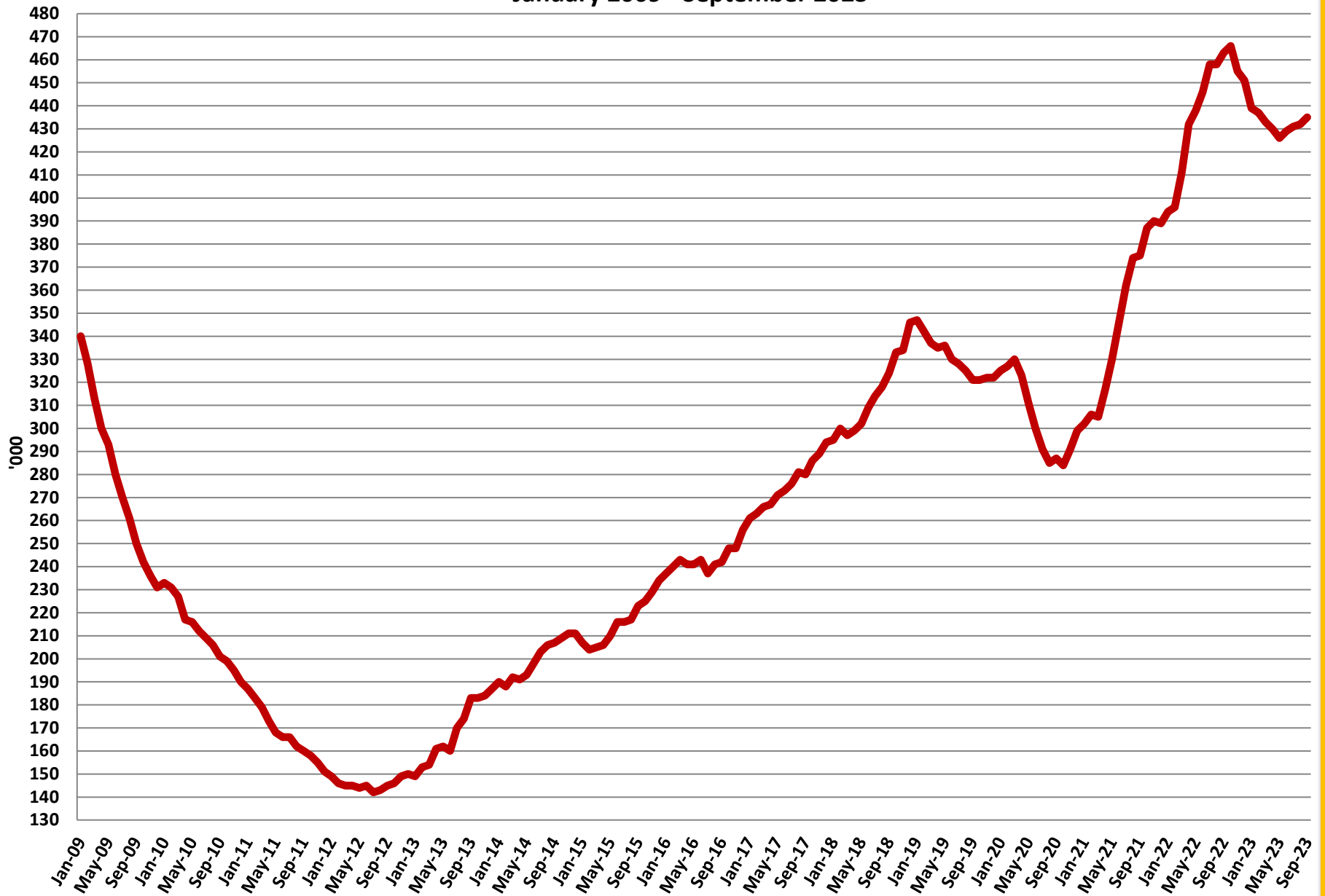
January 2009 - September 2023

Seasonally Adjusted (000's)



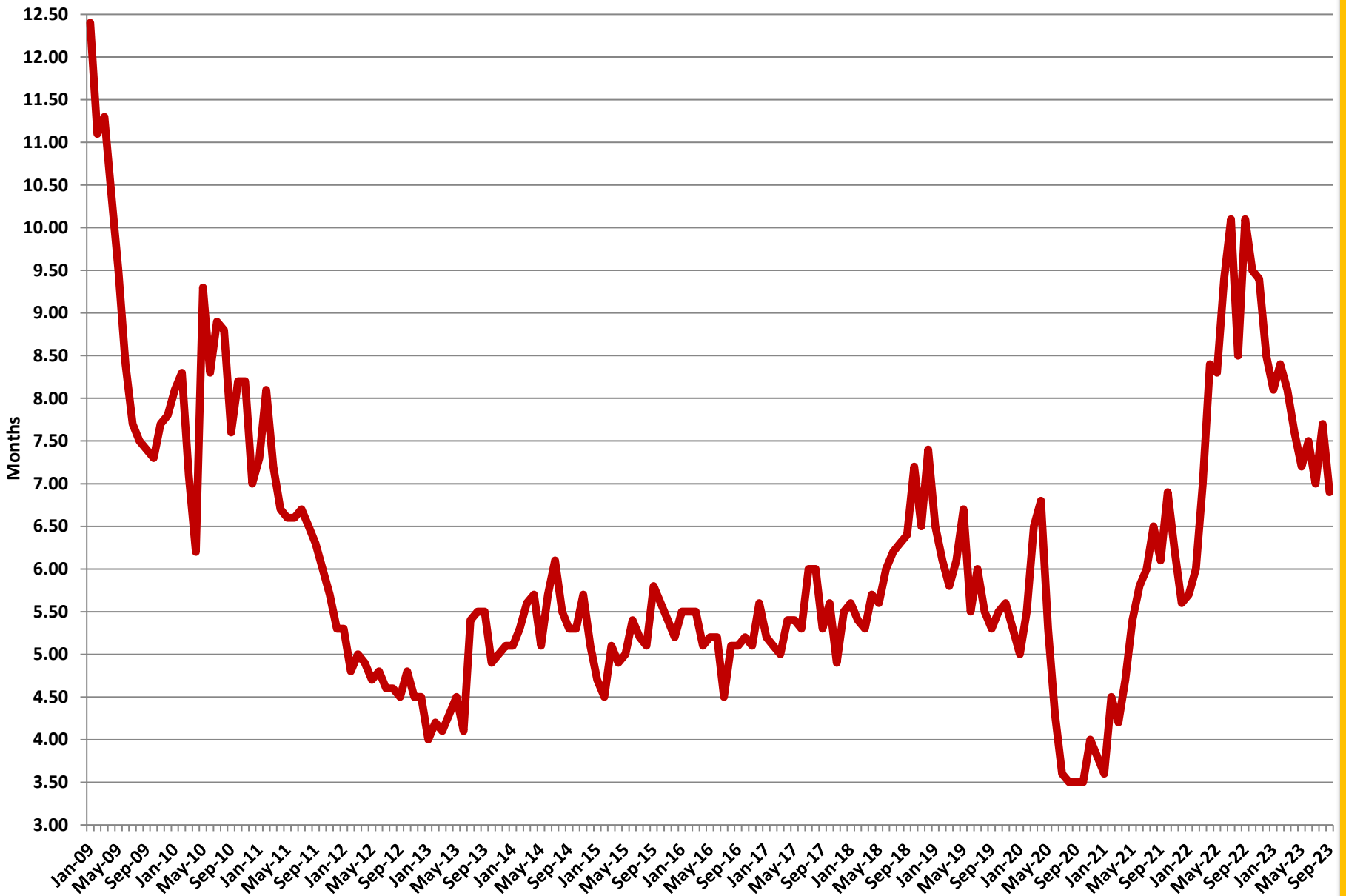
New Home Inventory

January 2009 - September 2023



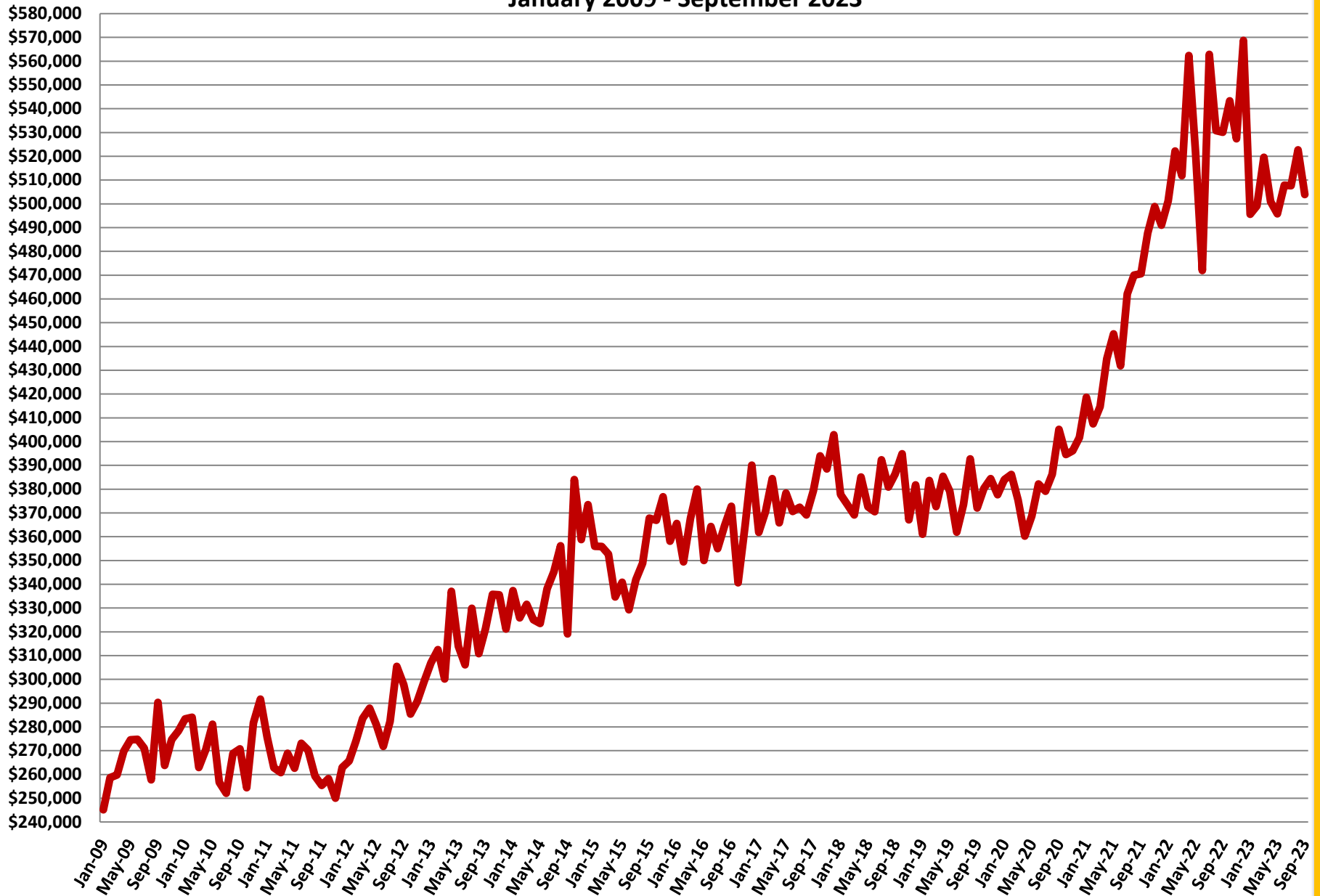
Months of New Home Supply

January 2009 - September 2023



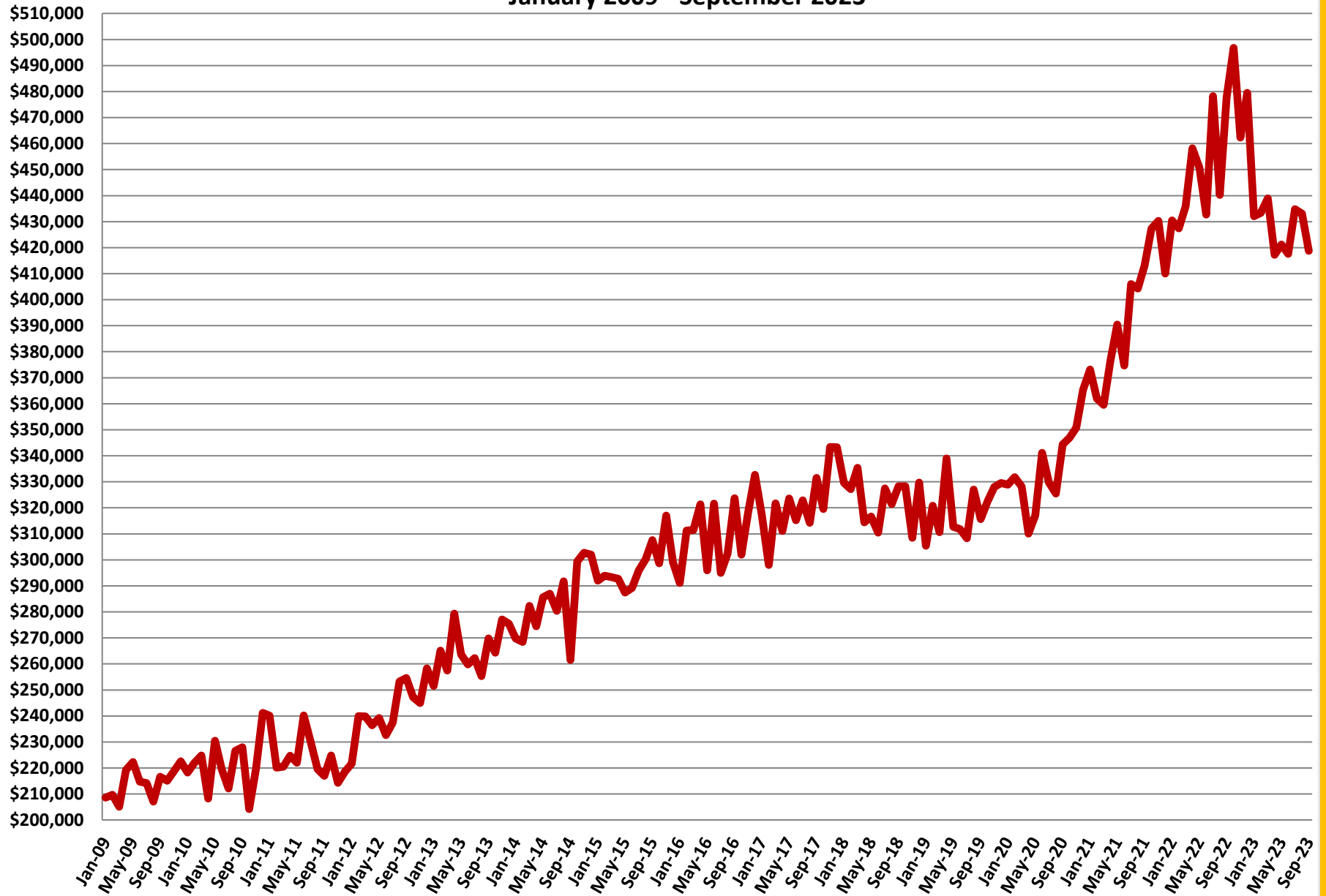
Average New Home Sales Price

January 2009 - September 2023



Median New Home Sales Price

January 2009 - September 2023



January 2009 – September 2023

Monthly Housing Statistics

Existing Home Sales

Average Existing Home Sales Price

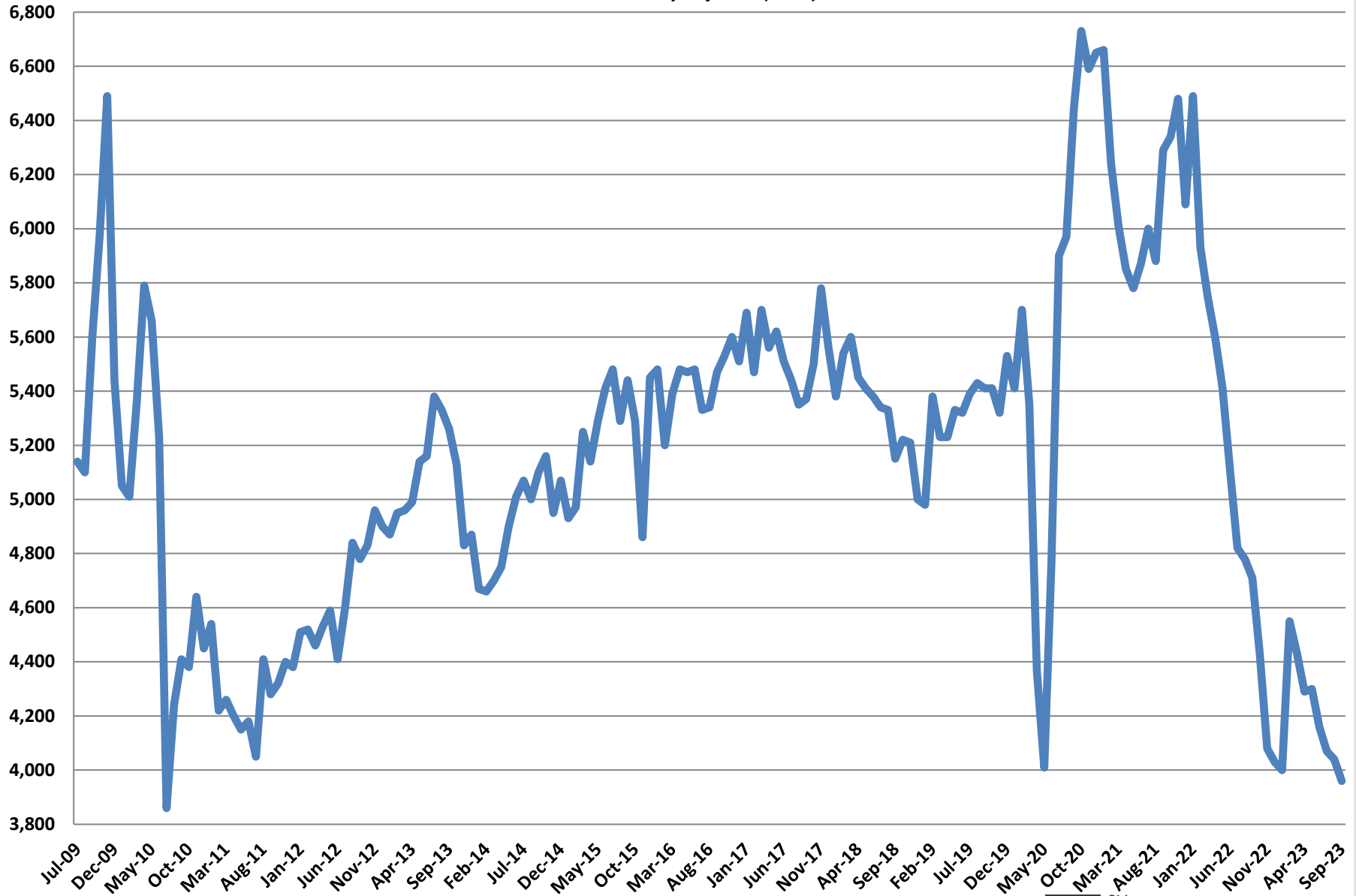
Median Existing Home Sales Price

Existing Home Inventory

Existing Homes Sales

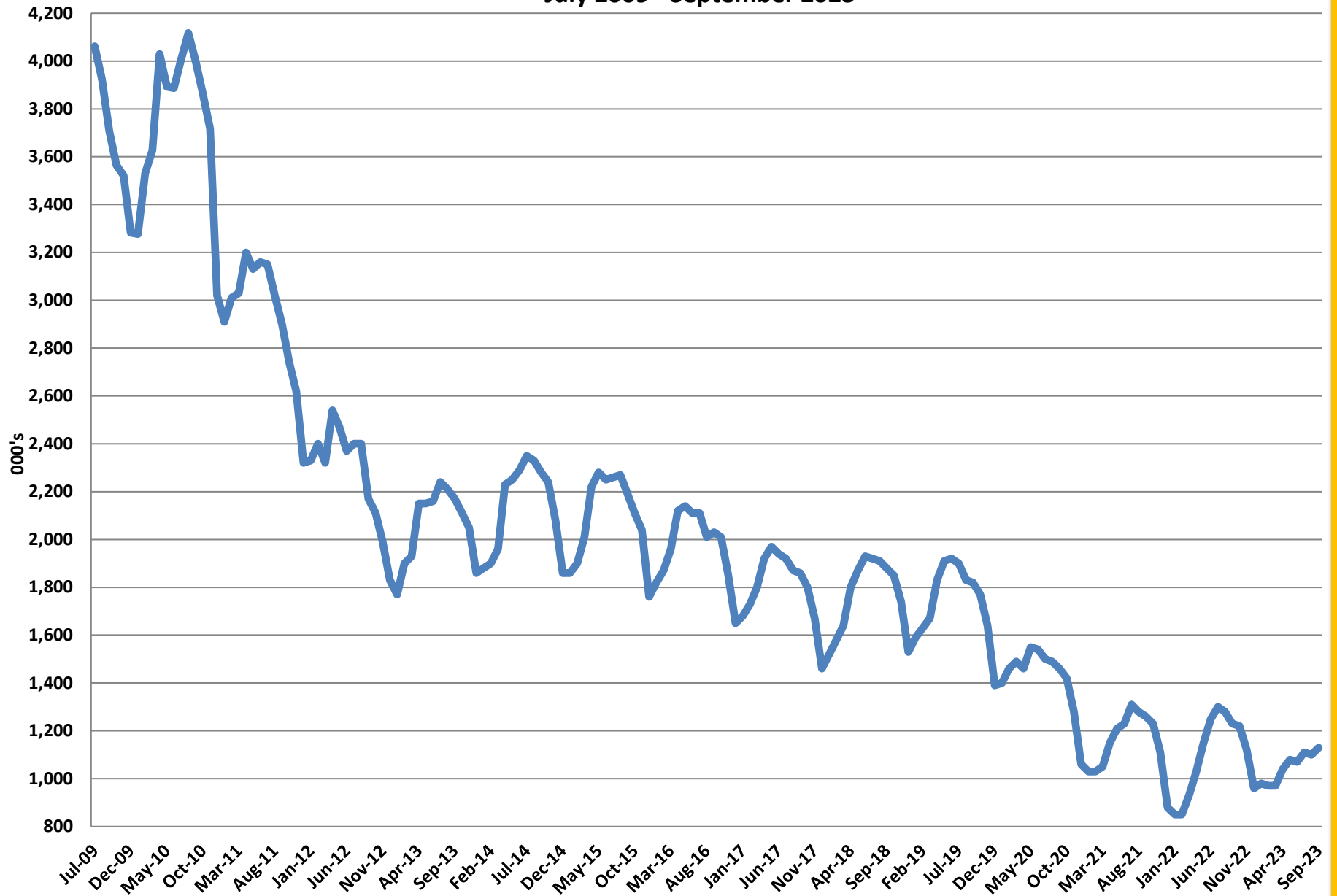
July 2009 - September 2023

Seasonally Adjusted (000's)



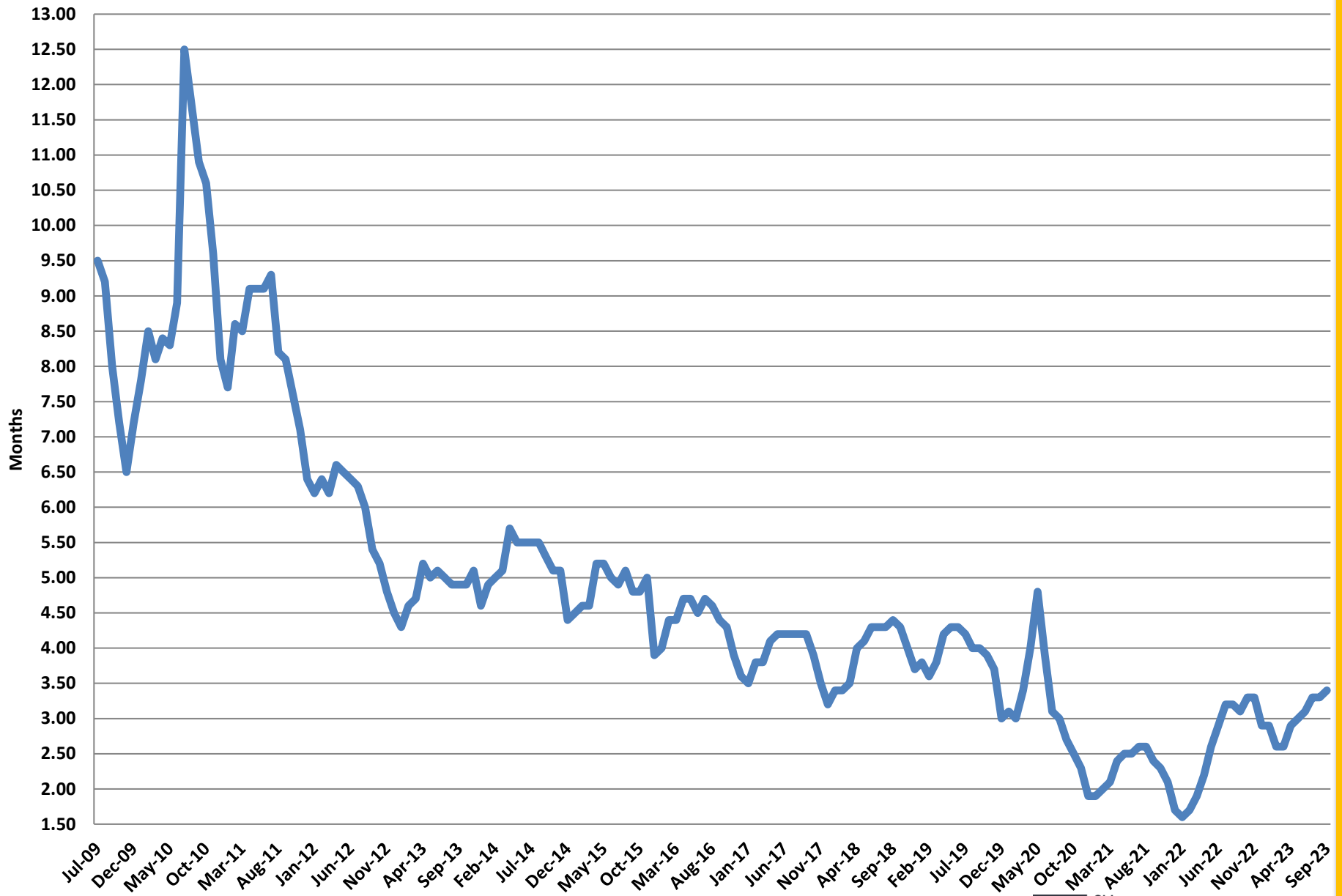
Existing Home Inventory

July 2009 - September 2023



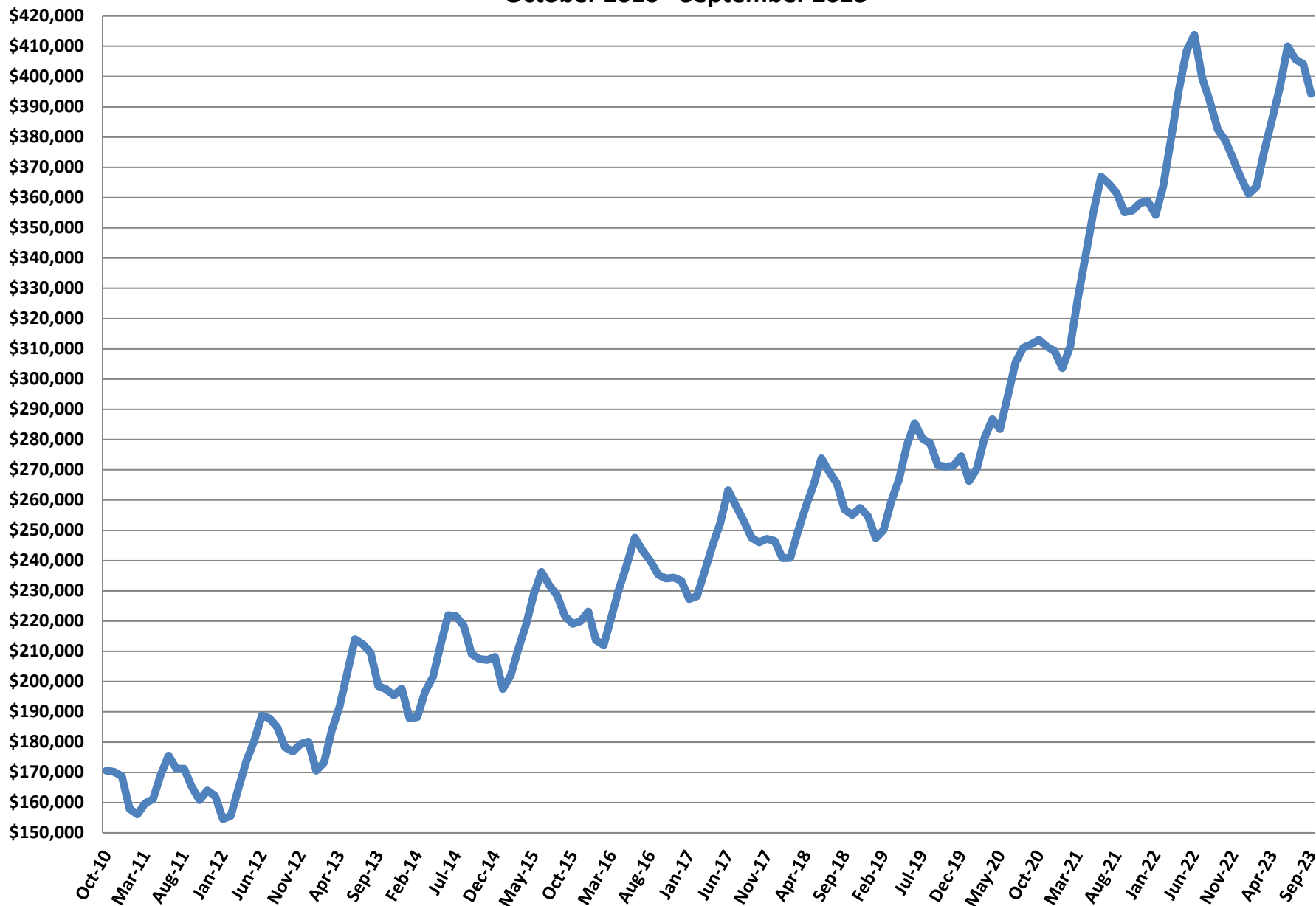
Months of Existing Home Supply

July 2009 - September 2023



Median Existing Home Sales Price

October 2010 - September 2023



January 2020 – September 2023

Monthly Housing Statistics

New Housing Permits

New Housing Starts

New & Existing Home Sales

New & Existing Home Inventory

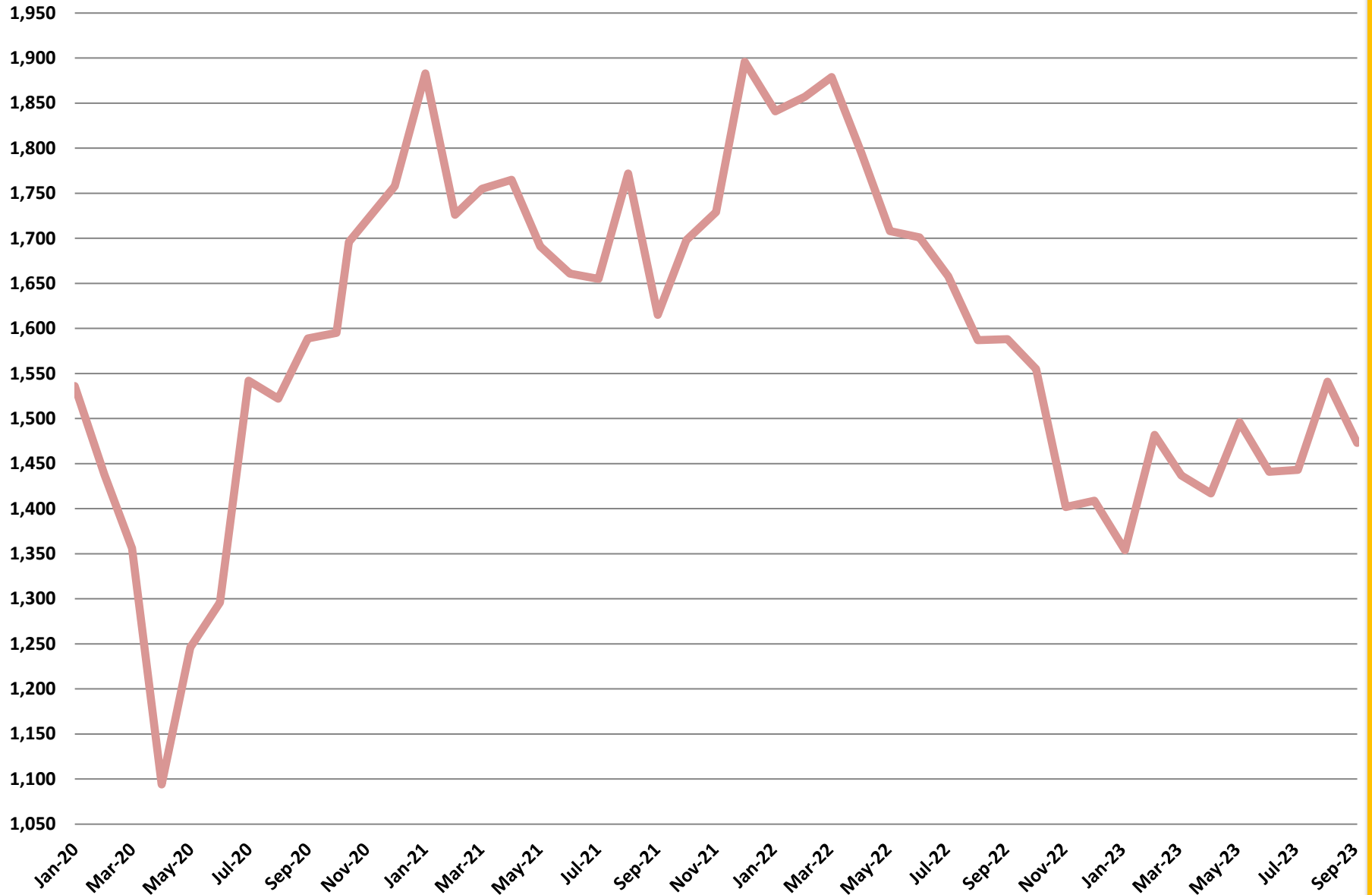
New & Existing Average Sales Price

New & Existing Median Sales Price

Total New Housing Permits

January 2020 - September 2023

Seasonally Adjusted (000's)



Single Family Permits

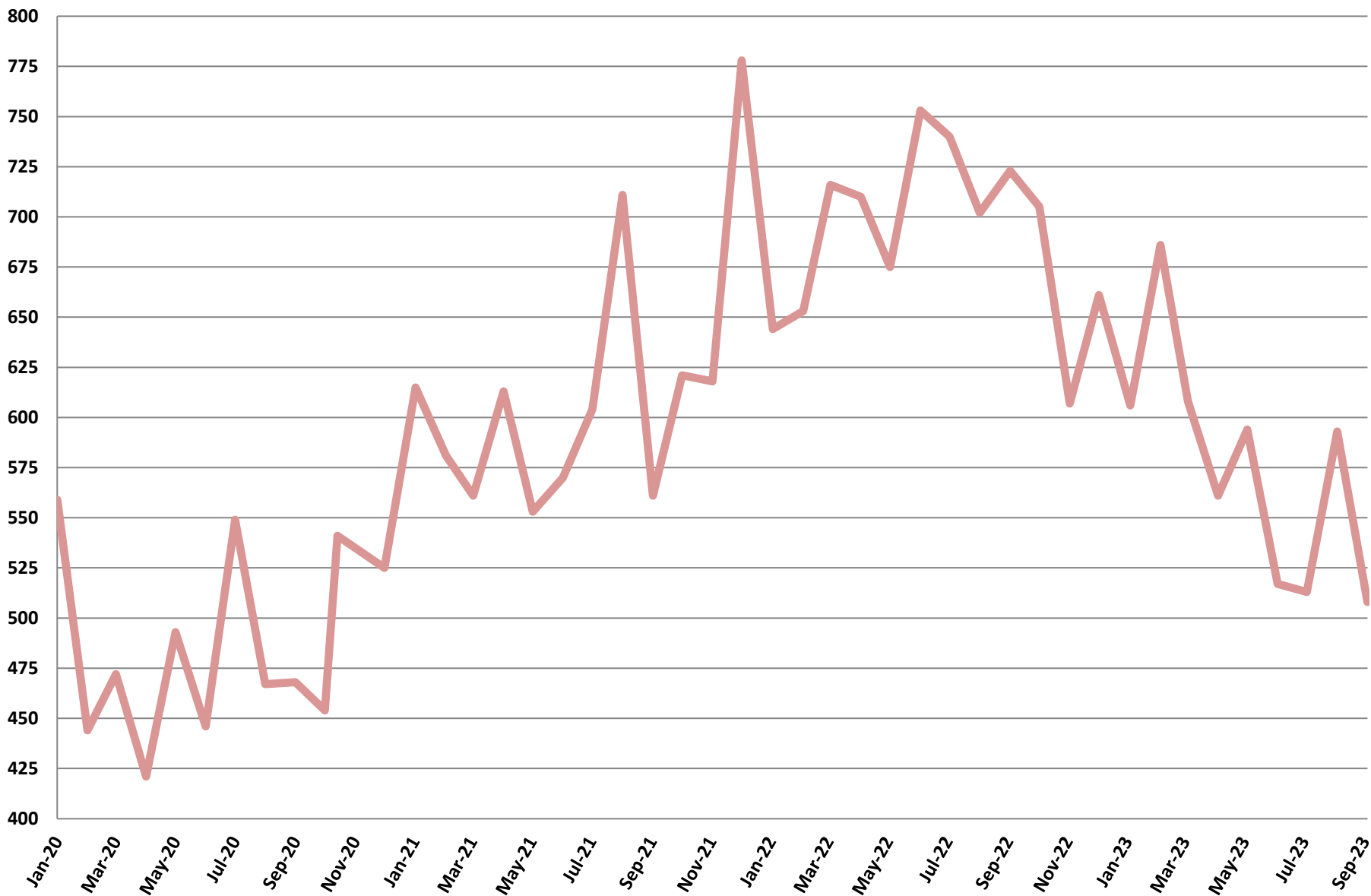
January 2020 - September 2023
Seasonally Adjusted (000's)



Multi Family Permits

January 2020 - September 2023

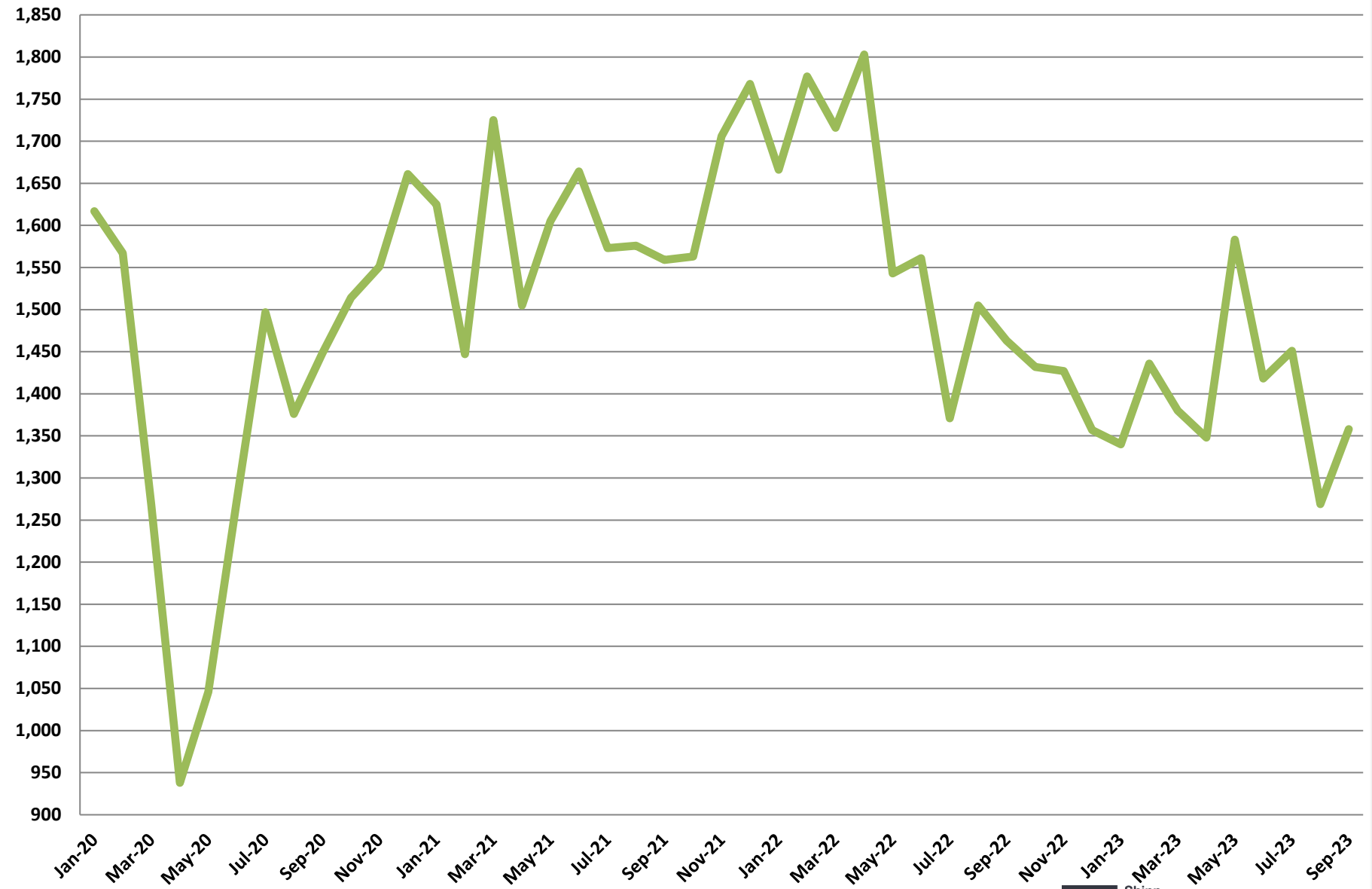
Seasonally Adjusted (000's)



Total New Housing Starts

January 2020 - September 2023

Seasonally Adjusted (000's)



Single Family Housing Starts

January 2020 - September 2023

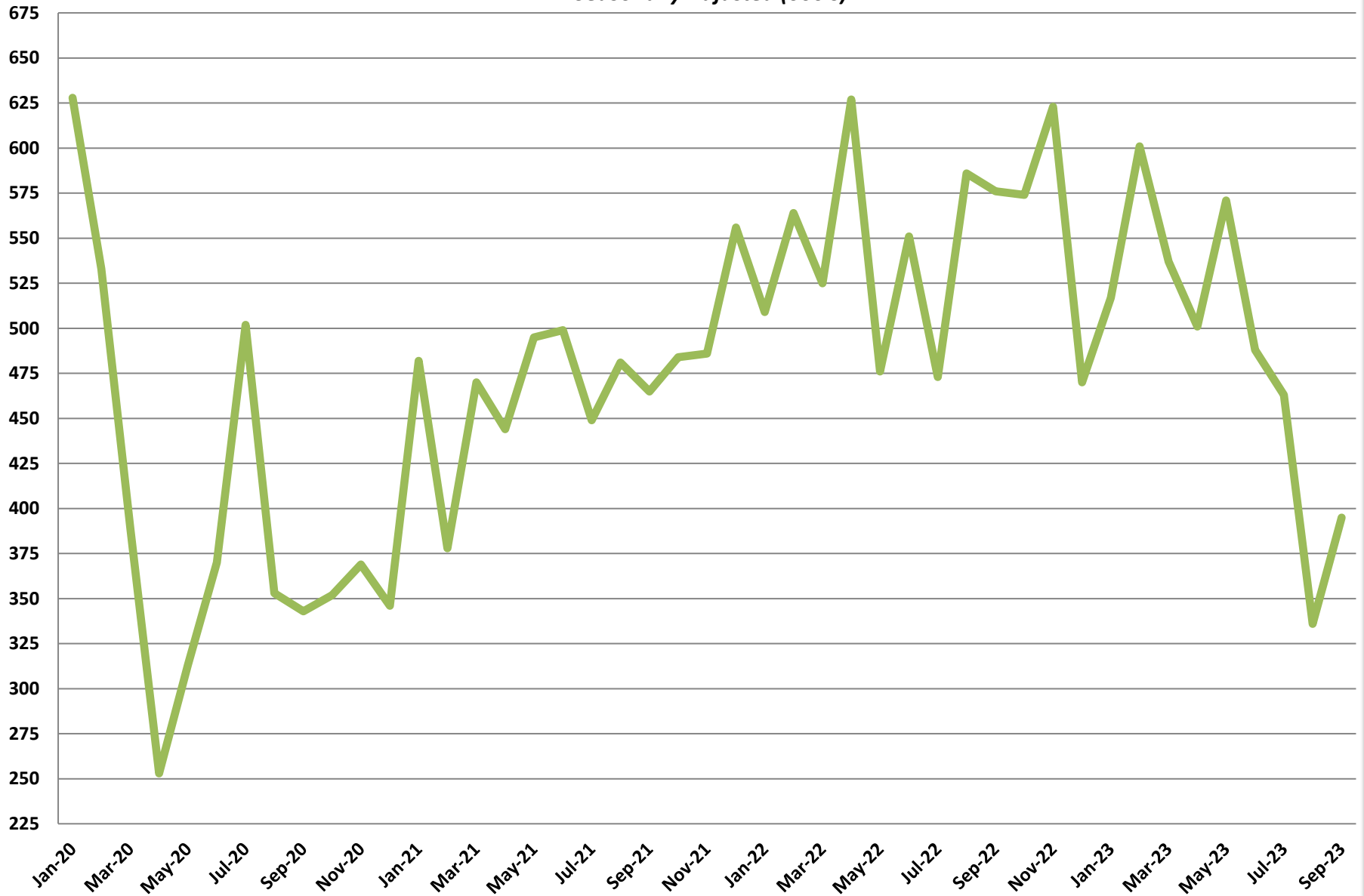
Seasonally Adjusted (000's)



Multifamily Housing Starts

January 2020 - September 2023

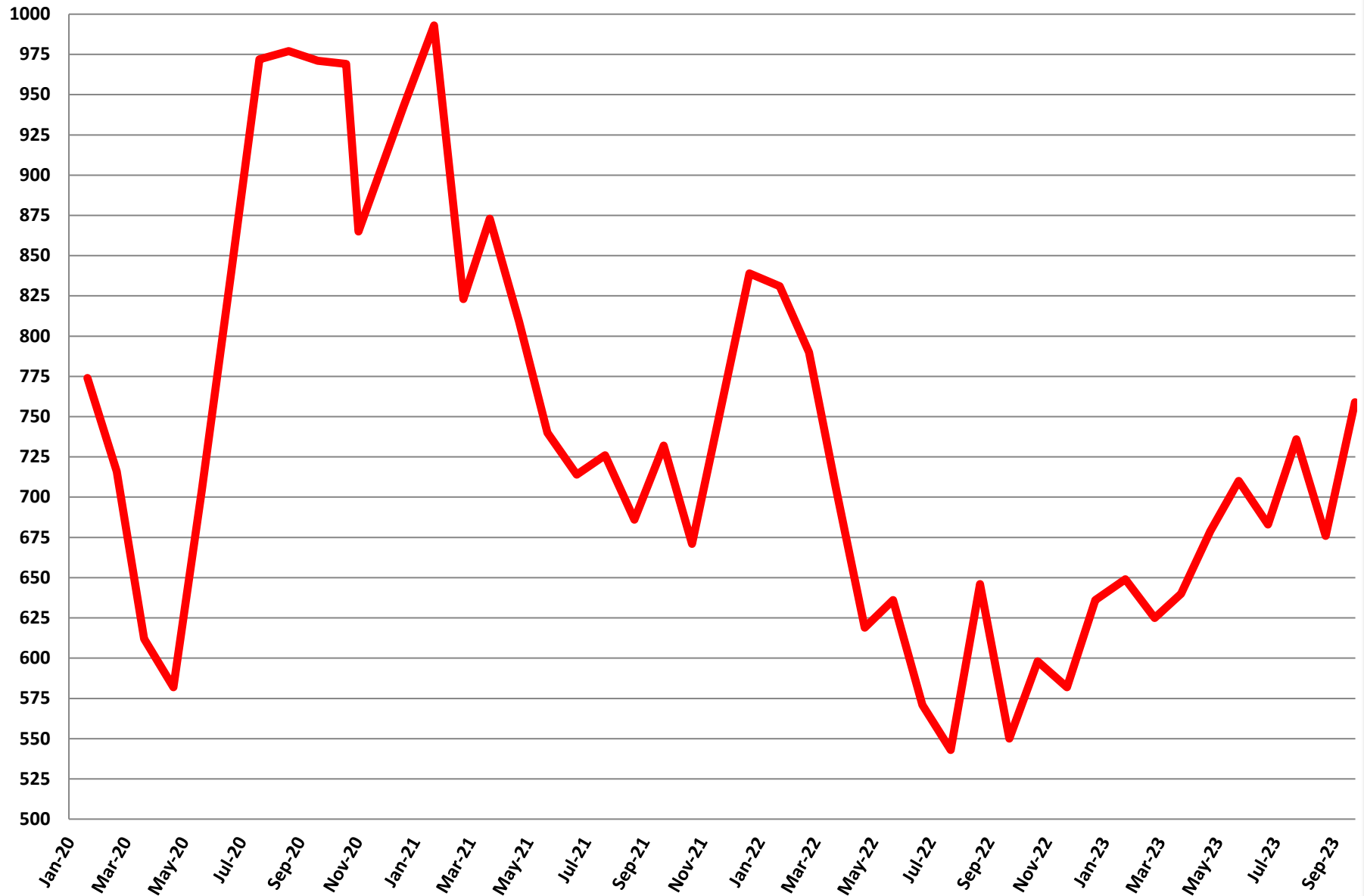
Seasonally Adjusted (000's)



New Home Sales

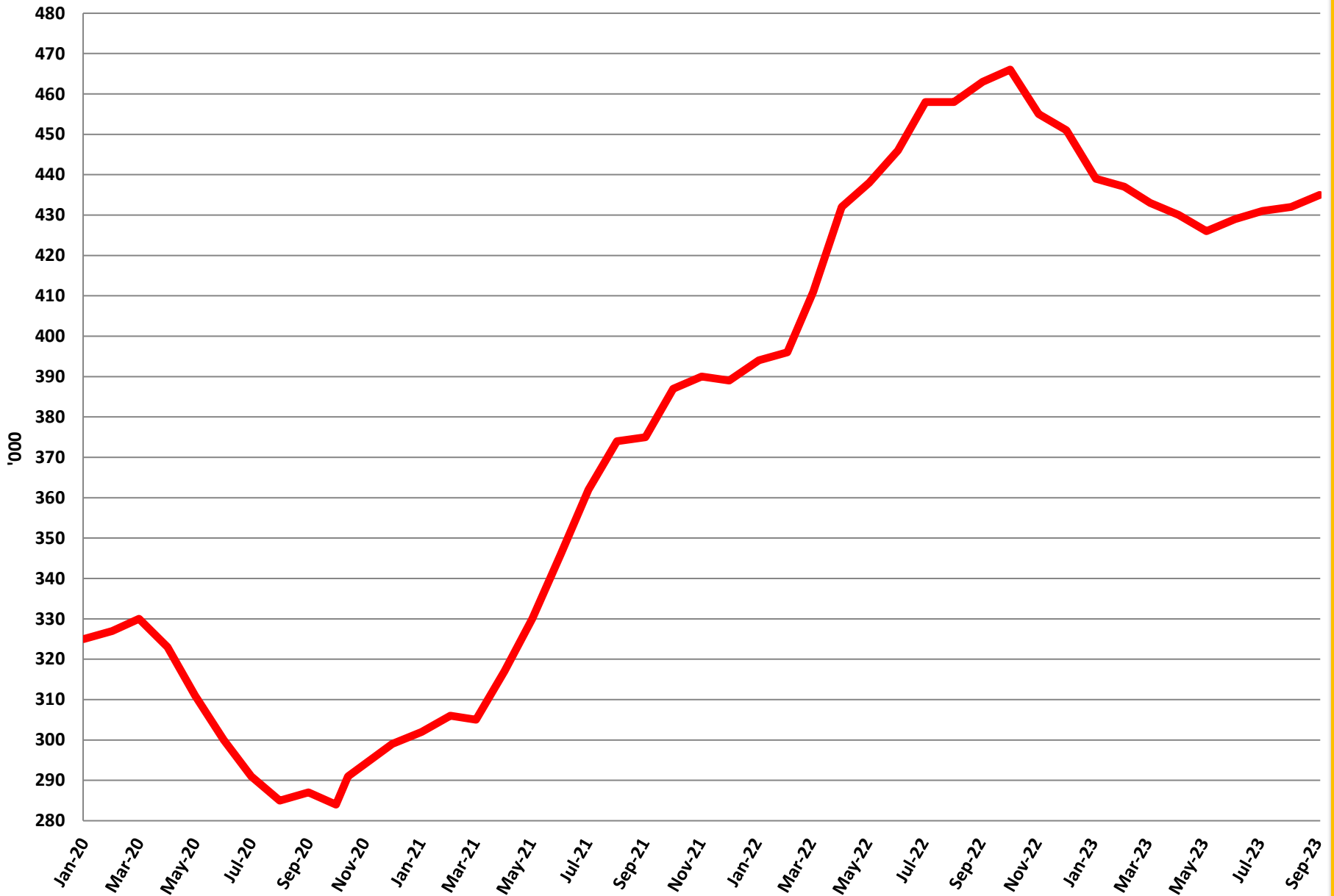
January 2020 - September 2023

Seasonally Adjusted (000's)



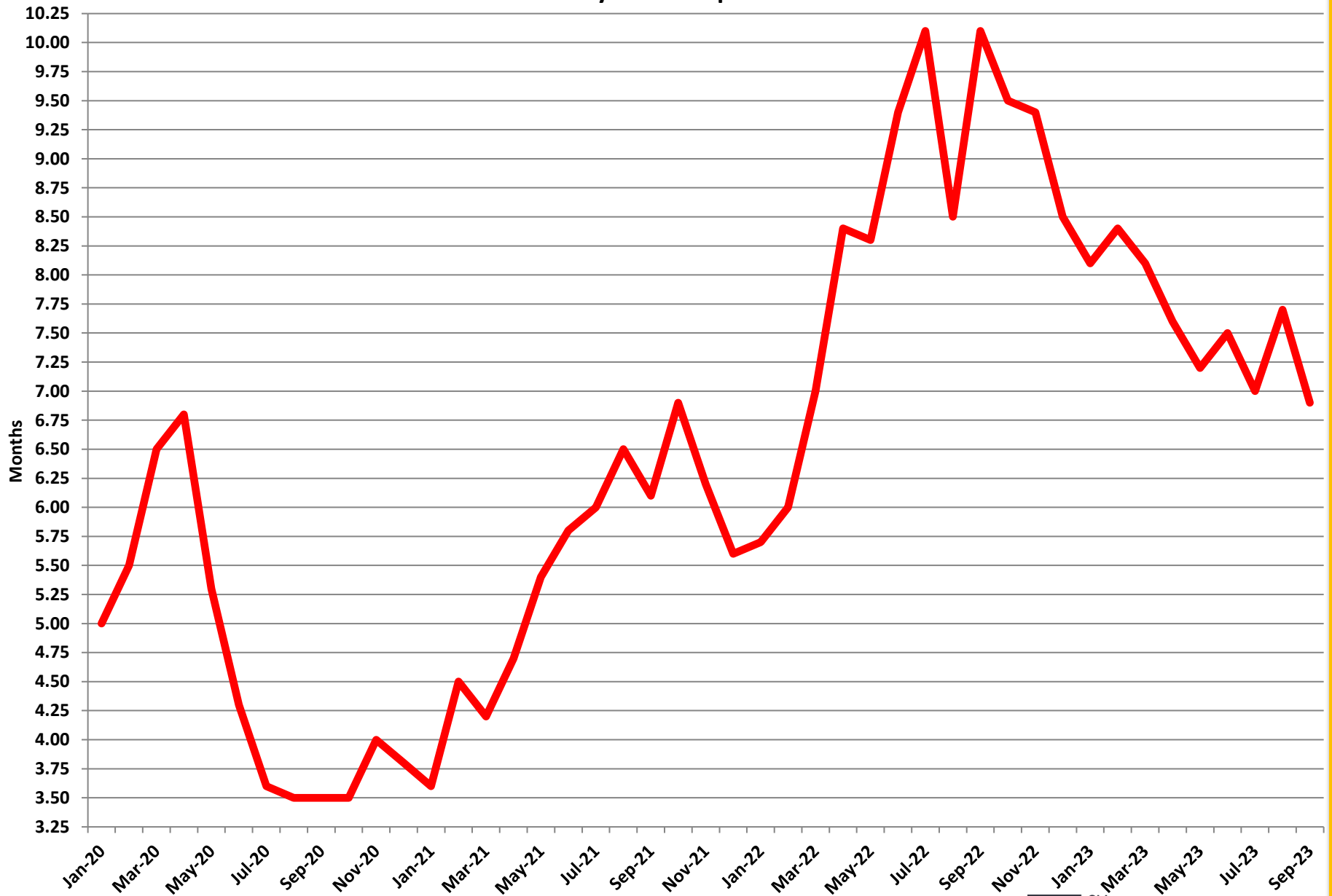
New Home Inventory

January 2020 - September 2023



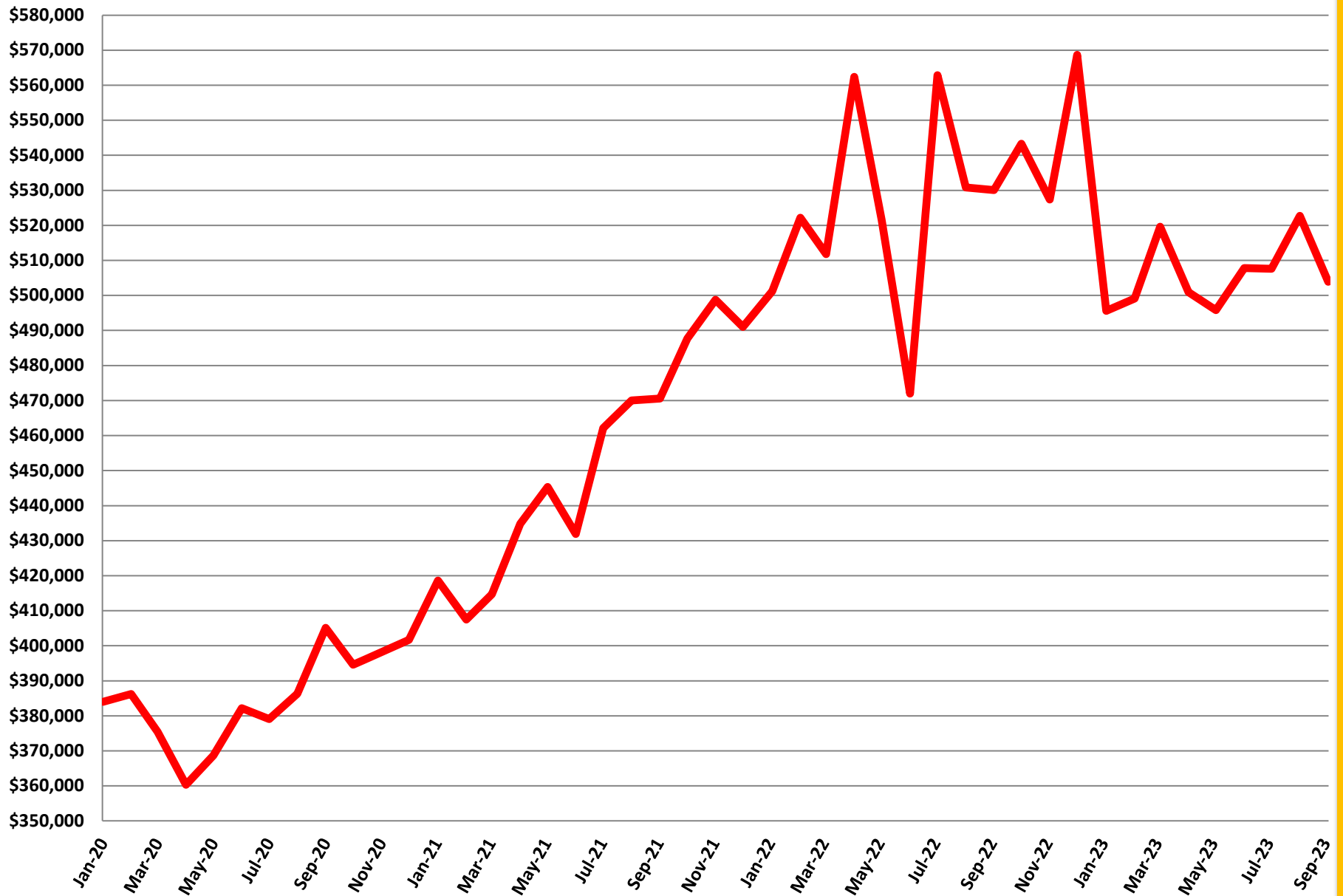
Months of New Home Supply

January 2020 - September 2023



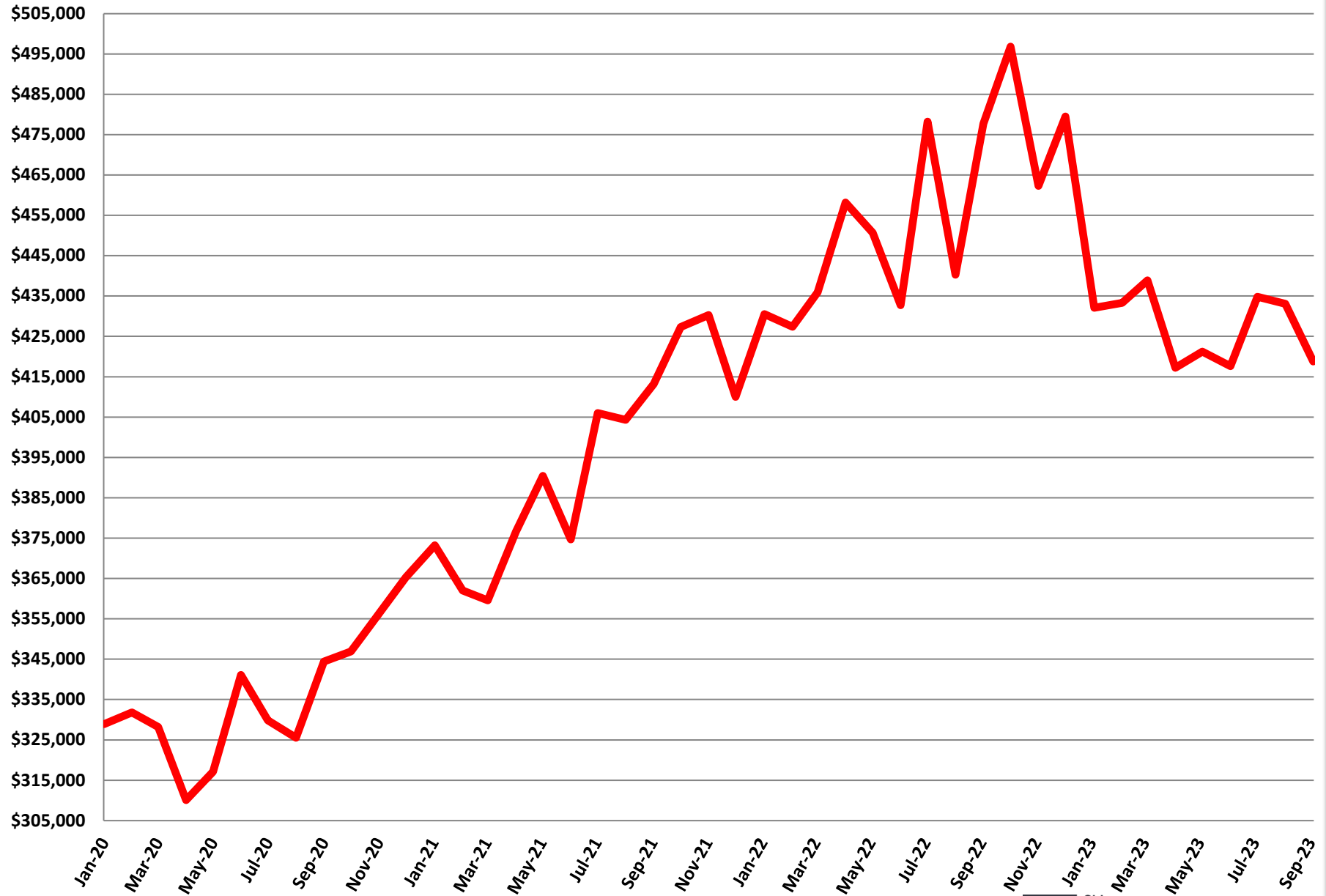
Average New Home Sales Price

January 2020 - September 2023



Median New Home Sales Price

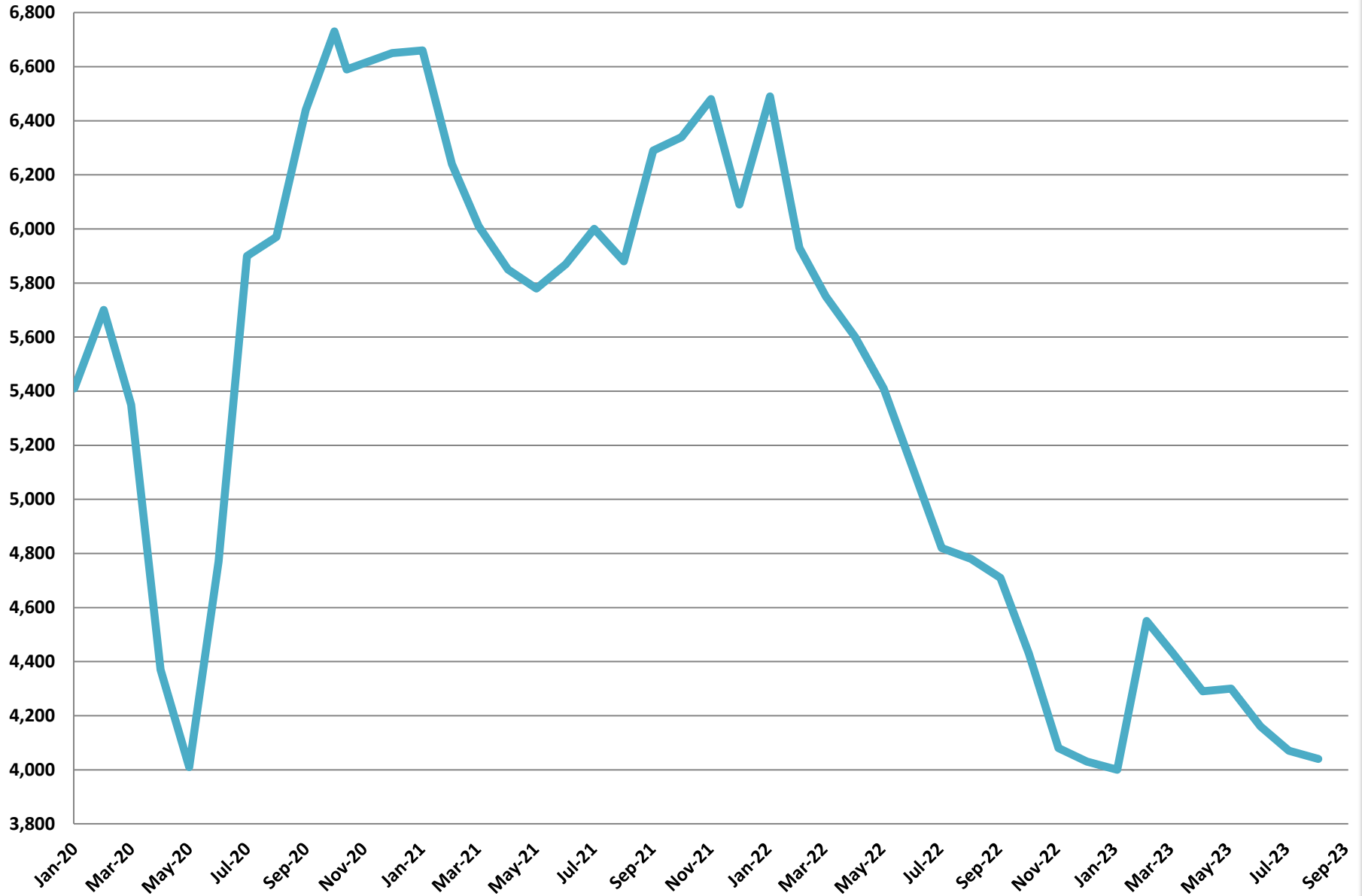
January 2020 - September 2023



Existing Homes Sales

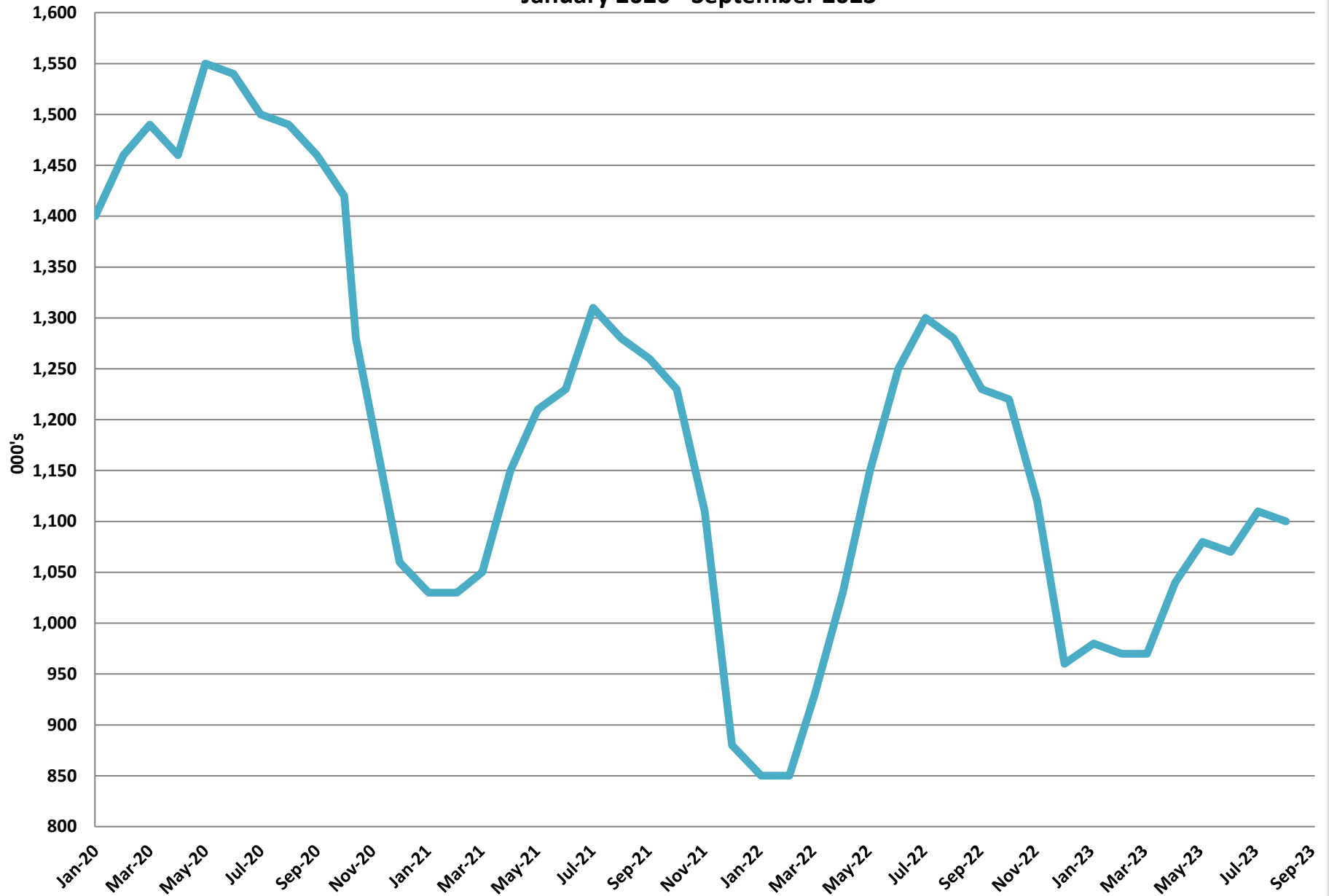
January 2020 - September 2023

Seasonally Adjusted (000's)



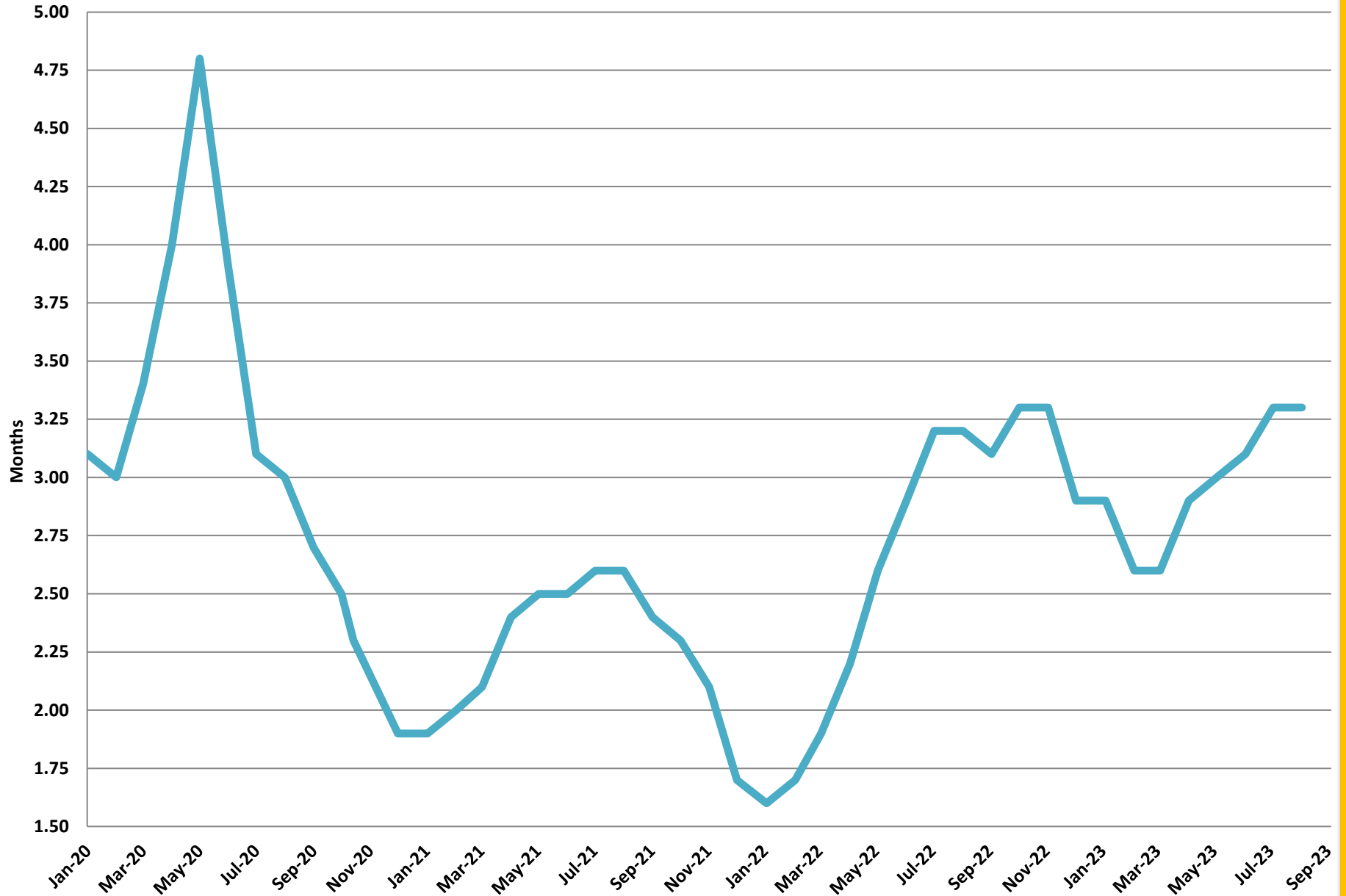
Existing Home Inventory

January 2020 - September 2023



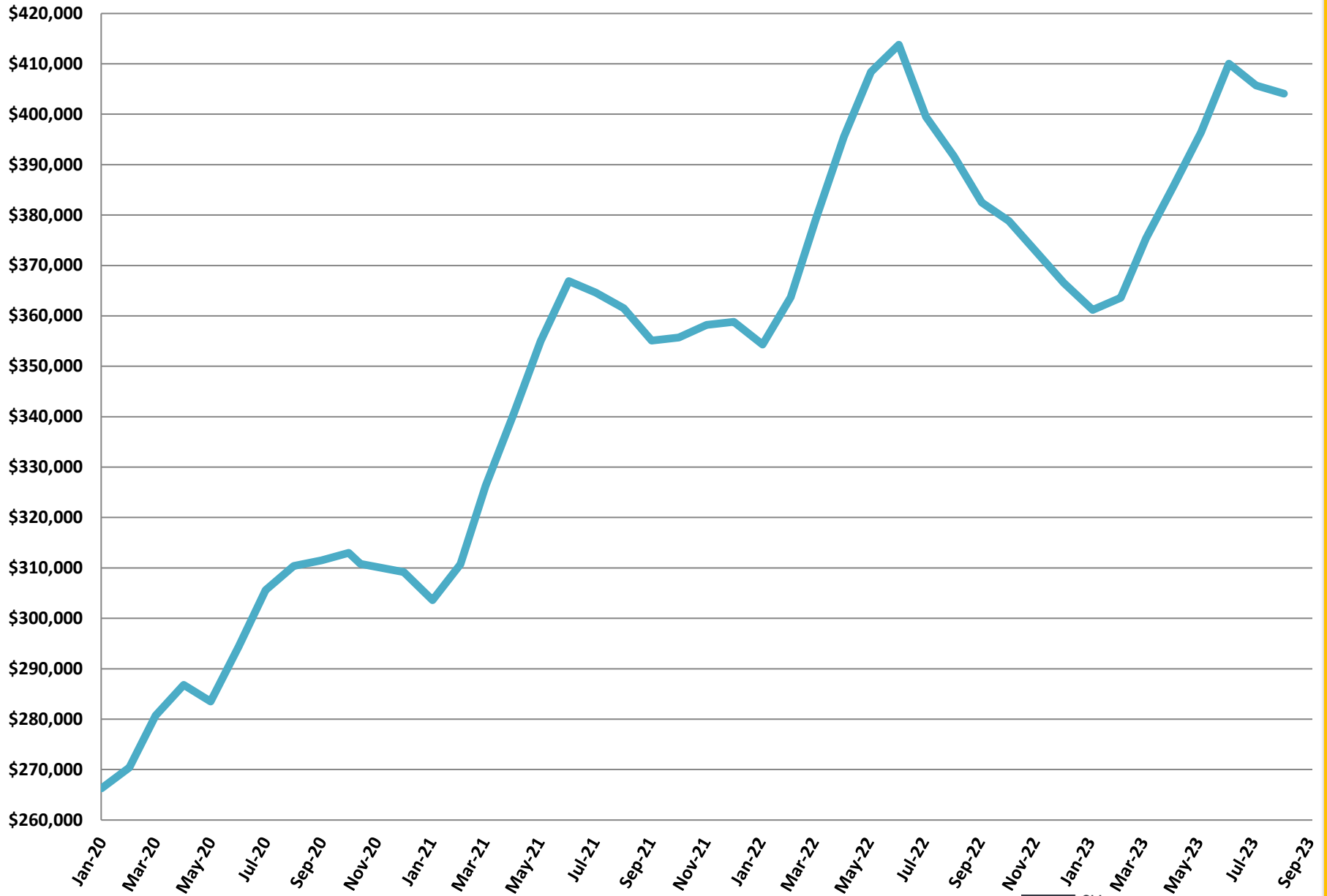
Months of Existing Home Supply

January 2020 - September 2023



Median Existing Home Sales Price

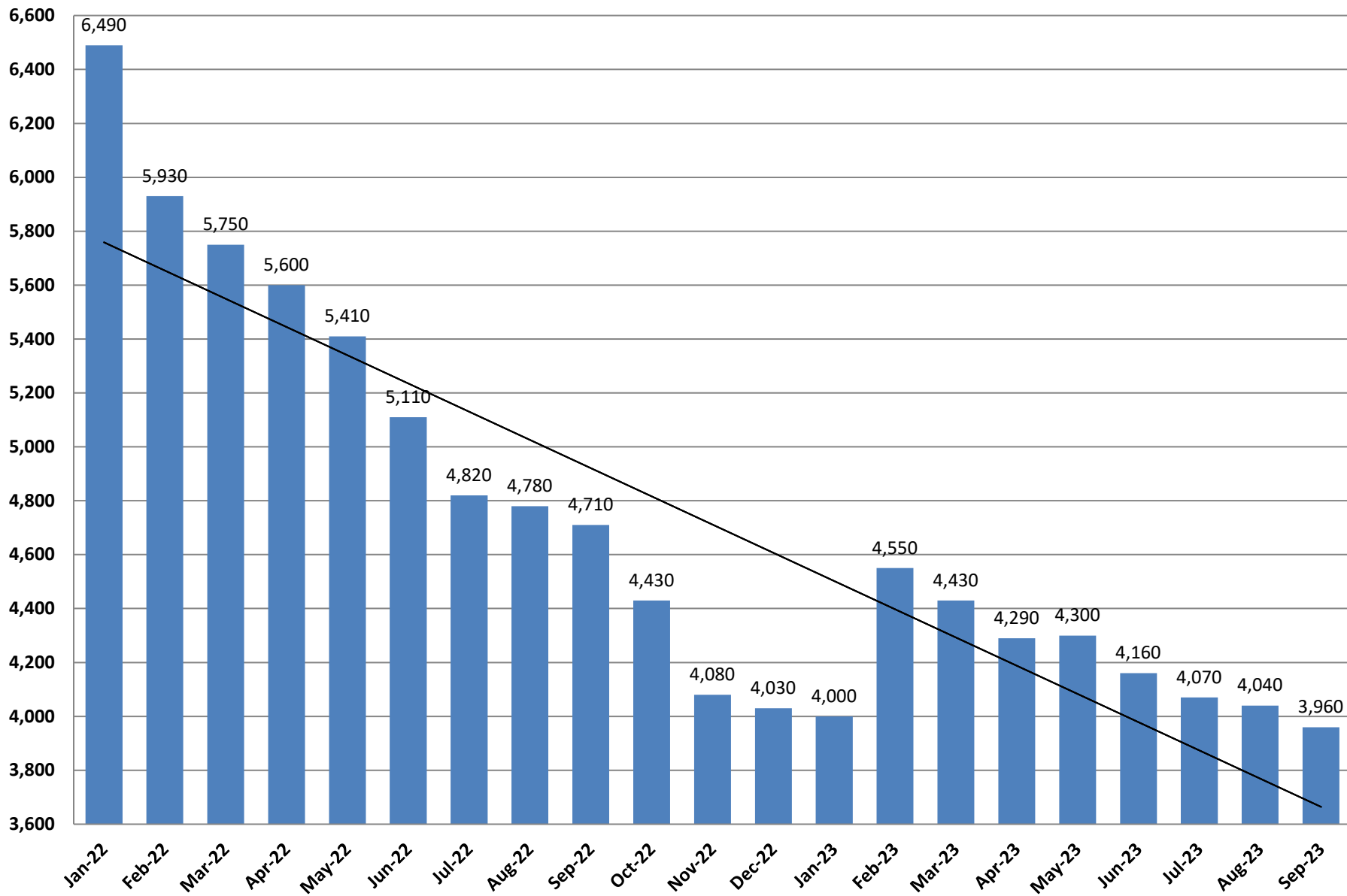
January 2020 - September 2023



Existing Homes Sales

January 2020 - September 2023

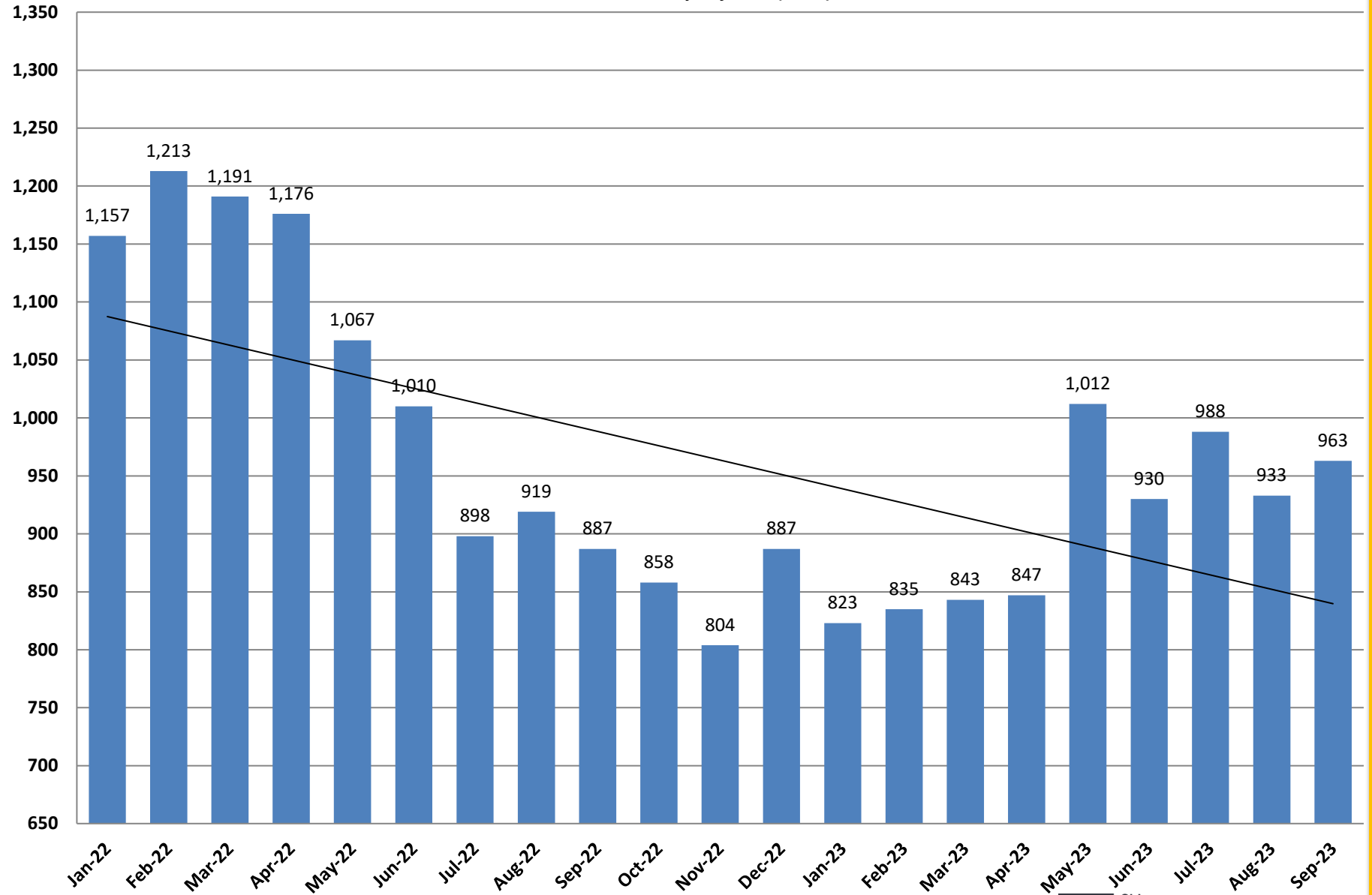
Seasonally Adjusted (000's)



Single Family Housing Starts

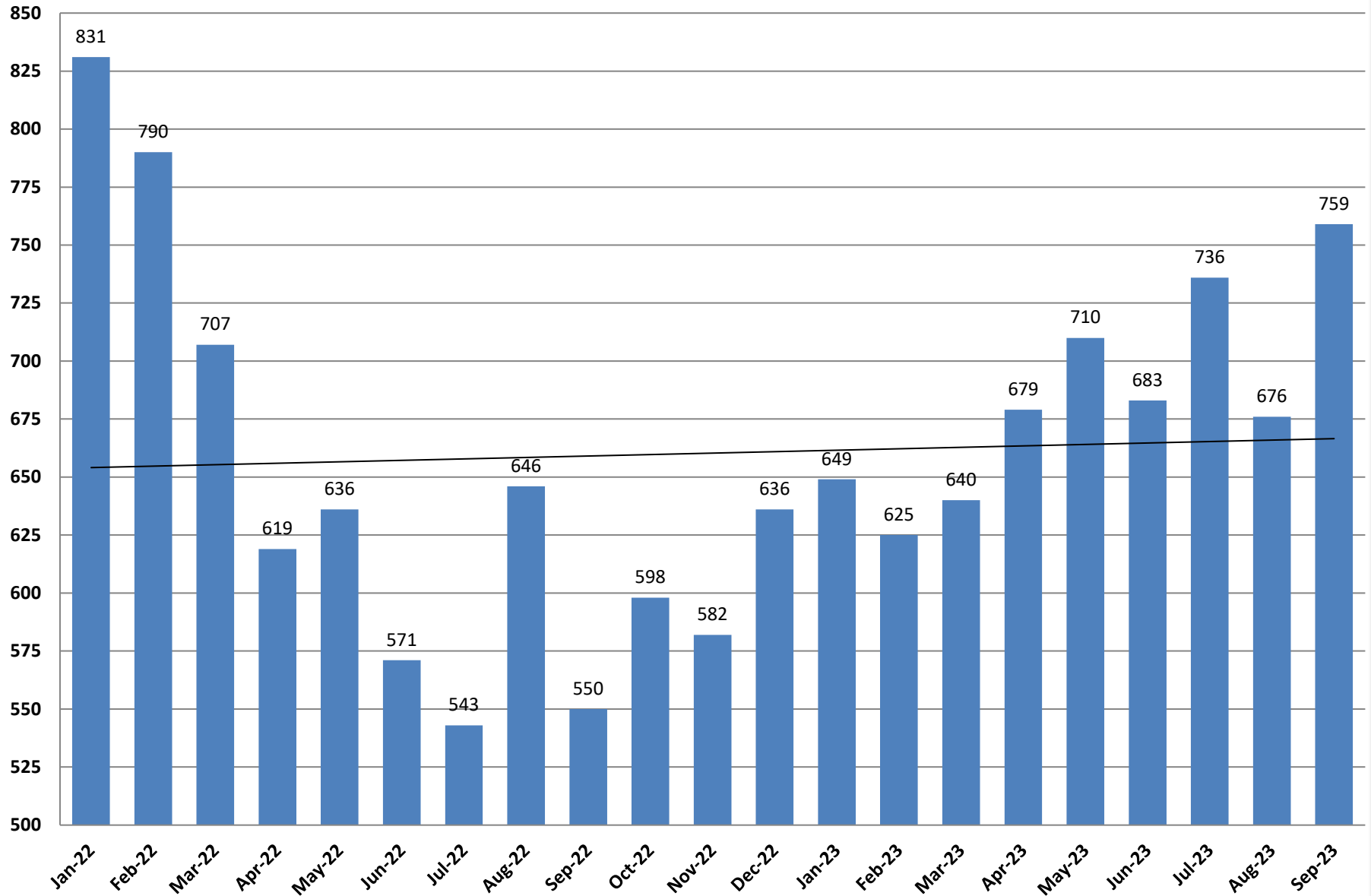
January 2020 - September 2023

Seasonally Adjusted (000's)



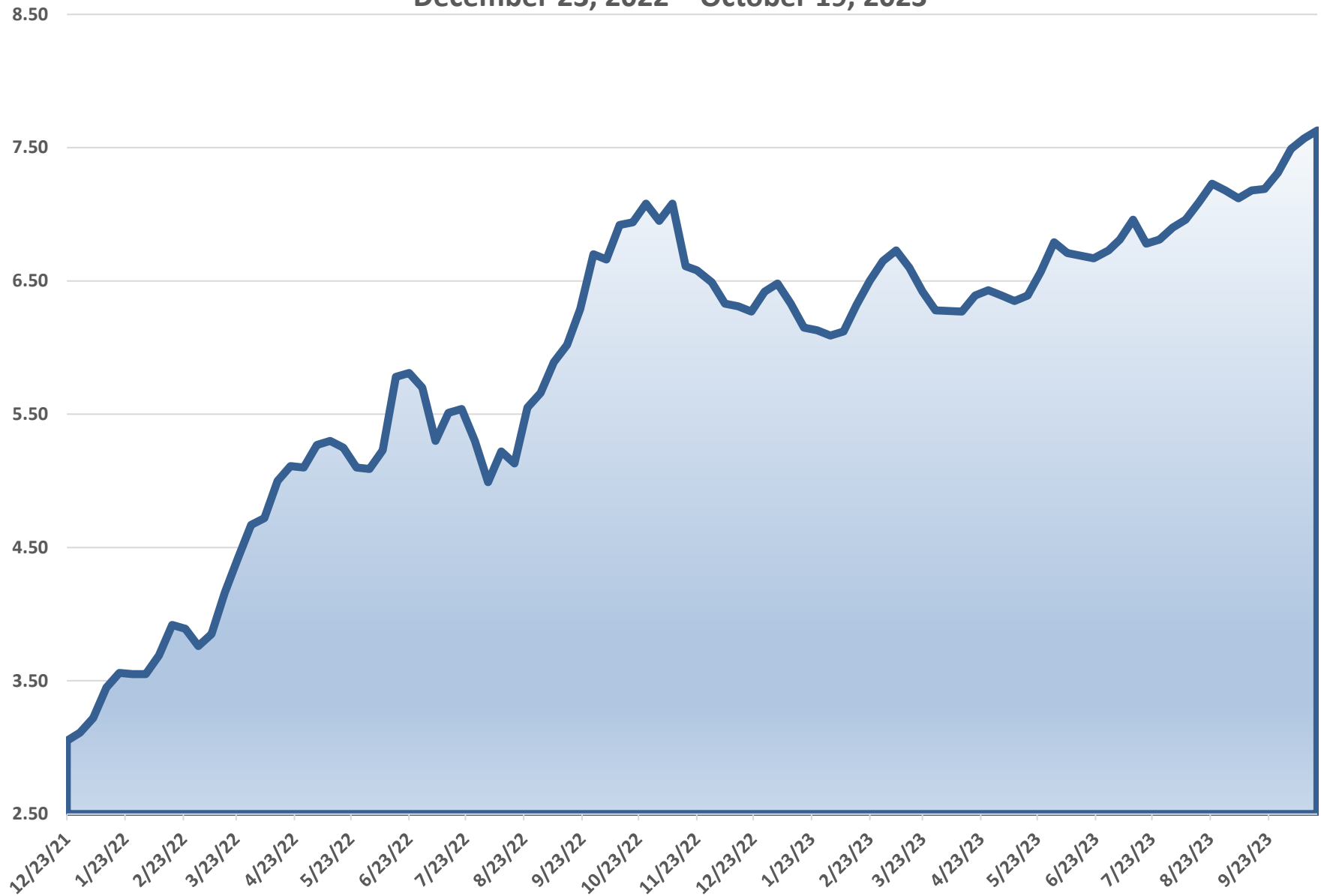
New Home Sales

January 2020 - September 2023
Seasonally Adjusted (000's)



30 Year Fixed Rate Mortgage Rate

December 23, 2022 – October 19, 2023



Questions and Comments



Please contact:

Charles C. Shinn, Jr., PhD

Builder Partnerships

7345 S. Pierce Street, Suite 100

Littleton, CO 80128

303.972.7666

cshinn@builderpartnerships.com