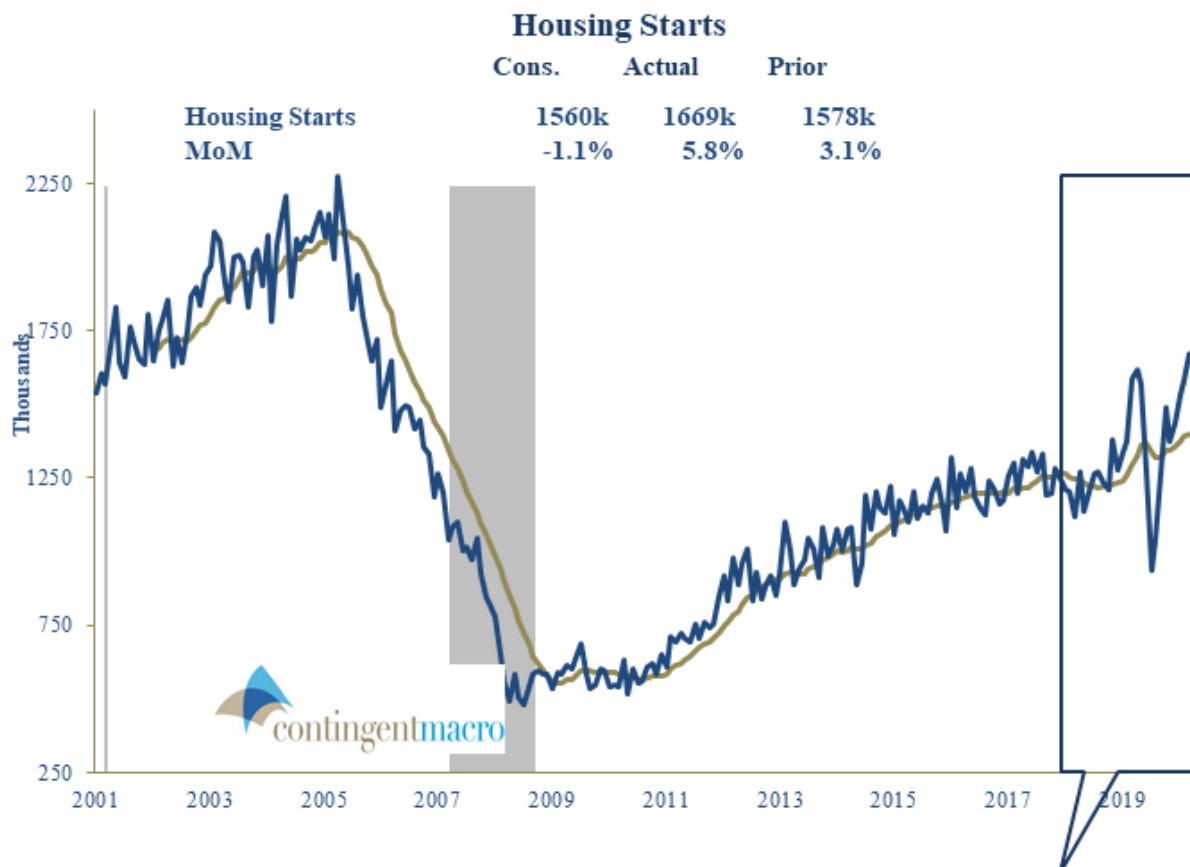
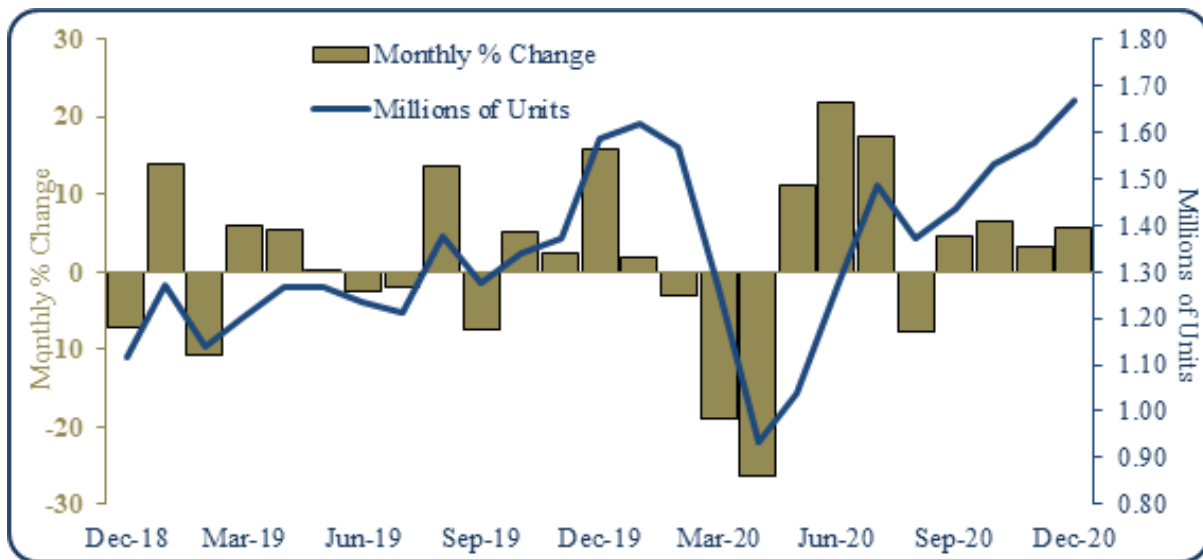


21.Jan.2021

## Housing Starts: Accelerated Into Year-End

**Bottom Line:** Housing starts rose for the fifth straight month in December. Single-family starts hit their highest levels in 14+ years as multi-family slipped. Single-family home starts are firmly in an uptrend as the shift away from more dense urban housing towards single-family since the pandemic has continued to create more demand than the available supply. Builders are pushing hard to meet demand with sing-family permits higher again too. For now, the trend in multi-family starts remains mixed. Permits in that segment were lower. Overall, the housing trend is strong and should provide a source of strength in the economic recovery.



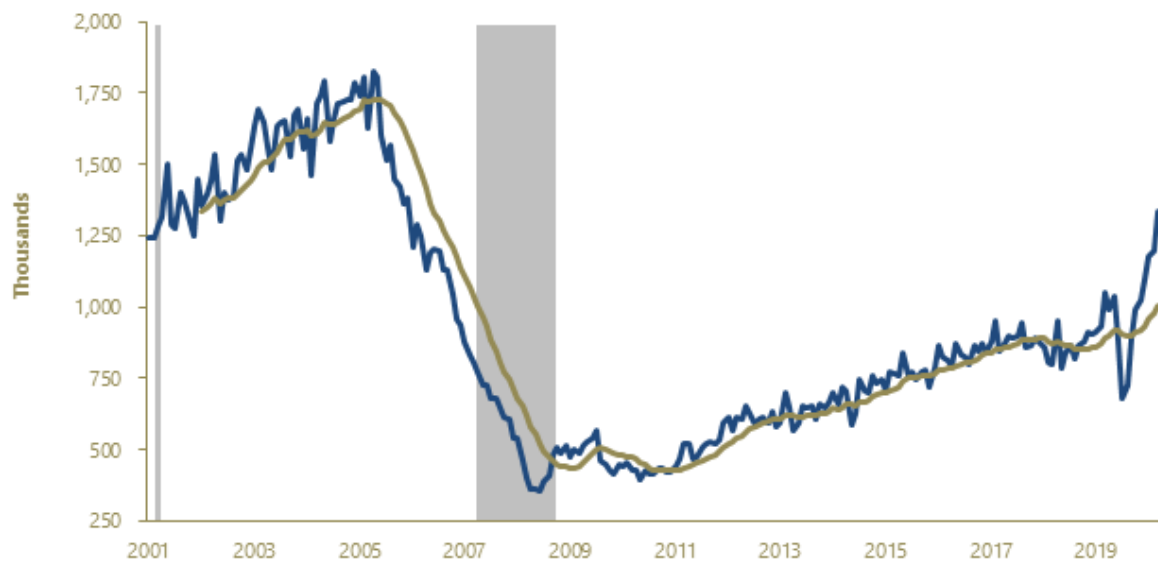


**Housing Starts** ROSE by 5.8% in December to 1669k, compared with market expectations for an increase to 1560k. Meanwhile, the prior month was revised modestly higher from 1,547k to 1,578k. Housing starts are now 5.2% ABOVE their year-ago level. However, they are still a sharp 26.6% BELOW their January 2006 peak.

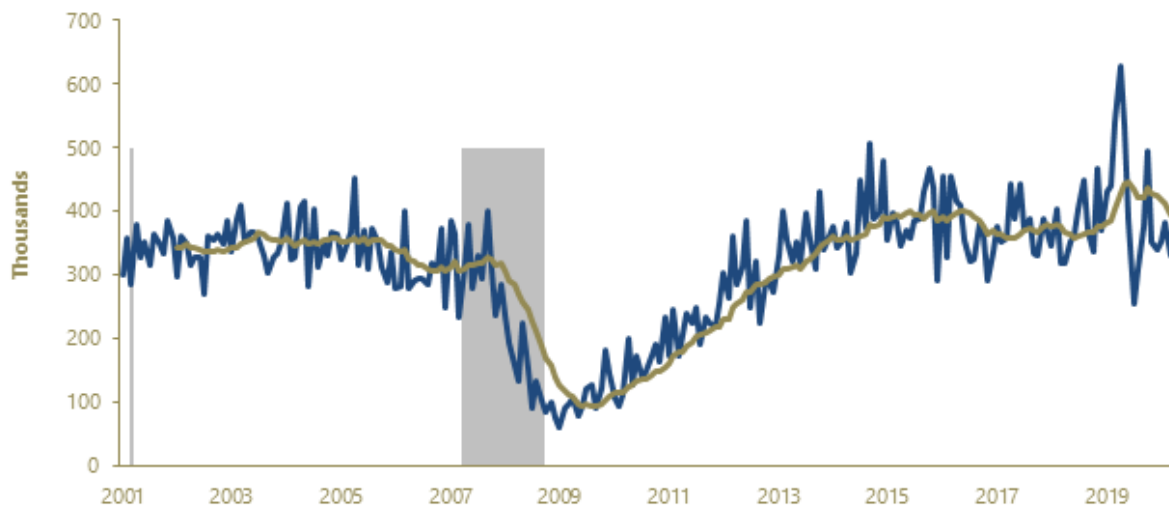
**Single-Family Housing Starts** ROSE by 12.0% to 1338k. Single-family housing starts are 27.8% ABOVE their year-ago level but still 26.6% BELOW their January 2006 peak.

**Multifamily Housing Starts** FELL by 13.6% to 331k. Multifamily starts are now 38.7% BELOW their year-ago level.

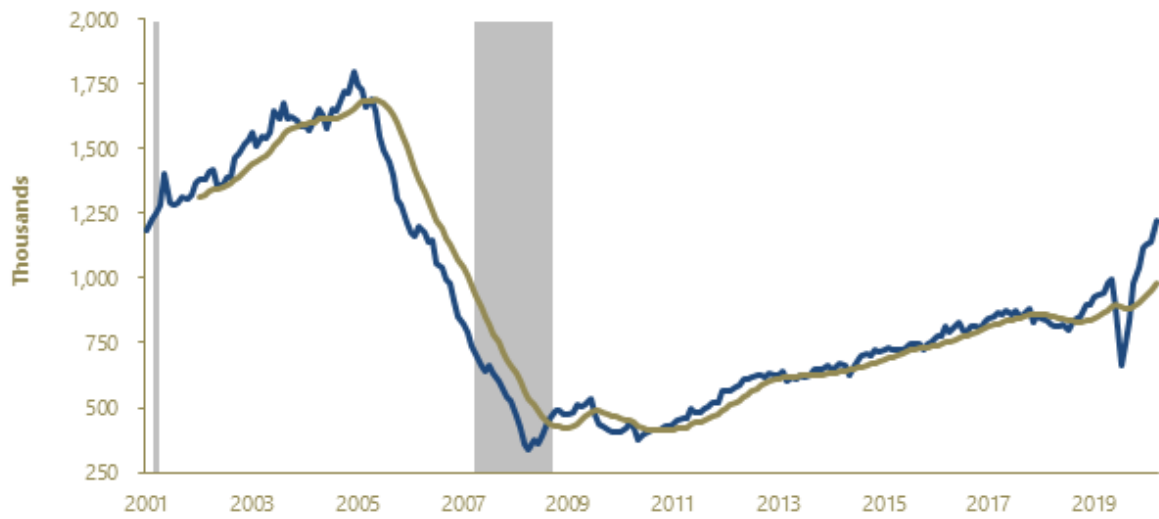
## Single Family Housing Starts



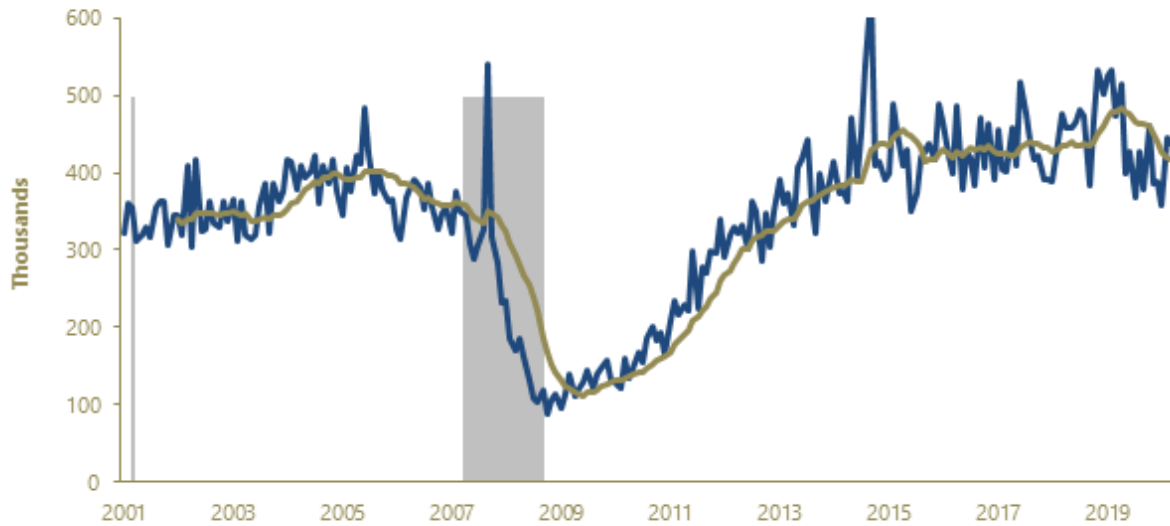
## Multifamily Housing Starts



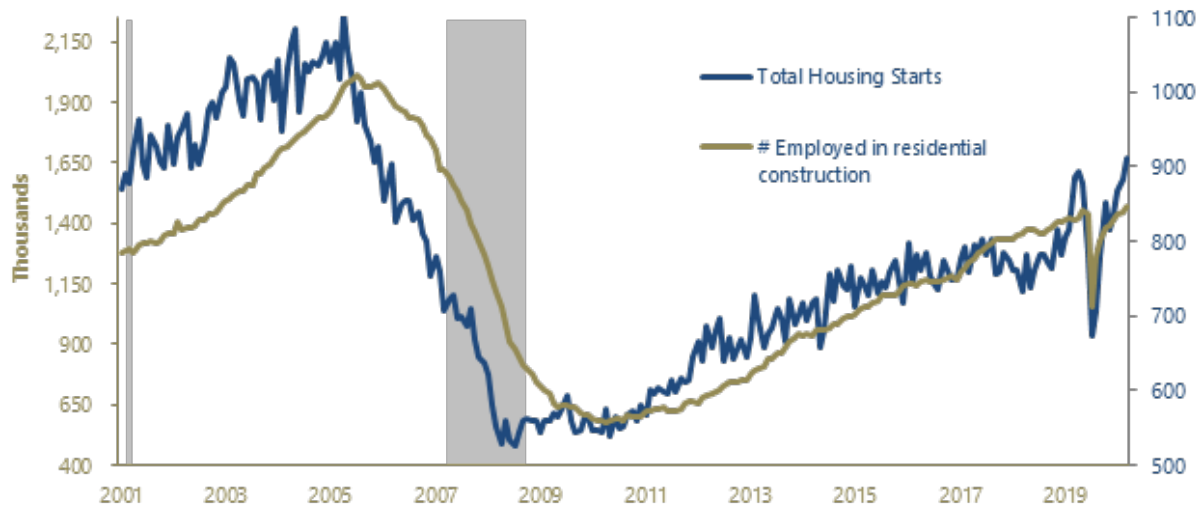
### Single Family Housing Permits



### Multifamily Housing Permits



## Housing Starts vs Residential Construction Workers



	Thousands of Units (Annualized)										
	Monthly				Average for						
	Dec-20	Nov-20	Oct-20	Sep-20	Three Month	Six Month	Twelve Month	2018	2017	Five Year	Ten Year
<b>Housing Starts</b>	<b>1,669</b>	<b>1,578</b>	<b>1,530</b>	<b>1,437</b>	<b>1,592</b>	<b>1,512</b>	<b>1,397</b>	<b>1,117</b>	<b>1,199</b>	<b>1,160</b>	<b>959</b>
(percent change)	5.8	3.1	6.5	4.7				-6.8	-5.4		
<b>Single Family</b>	<b>1,338</b>	<b>1,195</b>	<b>1,179</b>	<b>1,097</b>	<b>1,237</b>	<b>1,137</b>	<b>1,002</b>	<b>872</b>	<b>851</b>	<b>773</b>	<b>637</b>
(percent change)	12.0	1.4	7.5	7.3			14.9%	2.4	8.5		
<b>Multifamily</b>	<b>331</b>	<b>383</b>	<b>351</b>	<b>340</b>	<b>355</b>	<b>375</b>	<b>395</b>	<b>376</b>	<b>356</b>	<b>374</b>	<b>283</b>
(percent change)	-13.6	9.1	3.2	-3.1			5.0%	5.6	-9.1		
<b>Northeast</b>	<b>107</b>	<b>164</b>	<b>84</b>	<b>124</b>	<b>118</b>	<b>116</b>	<b>113</b>	<b>111</b>	<b>112</b>	<b>117</b>	<b>96</b>
<b>Midwest</b>	<b>251</b>	<b>190</b>	<b>209</b>	<b>209</b>	<b>217</b>	<b>218</b>	<b>194</b>	<b>170</b>	<b>180</b>	<b>169</b>	<b>142</b>
<b>South</b>	<b>858</b>	<b>813</b>	<b>852</b>	<b>753</b>	<b>841</b>	<b>803</b>	<b>743</b>	<b>630</b>	<b>602</b>	<b>574</b>	<b>462</b>
<b>West</b>	<b>453</b>	<b>411</b>	<b>385</b>	<b>351</b>	<b>416</b>	<b>375</b>	<b>348</b>	<b>337</b>	<b>314</b>	<b>289</b>	<b>220</b>
<b>Housing Permits</b>	<b>1,709</b>	<b>1,635</b>	<b>1,544</b>	<b>1,545</b>	<b>1,629</b>	<b>1,565</b>	<b>1,439</b>	<b>1,329</b>	<b>1,285</b>	<b>1,210</b>	<b>967</b>
(percent change)	4.5	5.9	-0.1	4.7				3.4	6.6		
<b>Single Family Permits</b>	<b>1,226</b>	<b>1,137</b>	<b>1,128</b>	<b>1,113</b>	<b>1,164</b>	<b>1,103</b>	<b>977</b>	<b>854</b>	<b>823</b>	<b>752</b>	<b>621</b>
(percent change)	7.8	0.8	1.3	7.2				3.7	9.6		
<b>Multifamily Permits</b>	<b>483</b>	<b>498</b>	<b>416</b>	<b>432</b>	<b>466</b>	<b>462</b>	<b>461</b>	<b>475</b>	<b>462</b>	<b>457</b>	<b>347</b>
(percent change)	-3.0	19.7	-3.7	-1.4				2.9	1.5		

Source: Bureau of the Census, Department of Commerce via Bloomberg. Our calculations.

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January 21, 2021

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