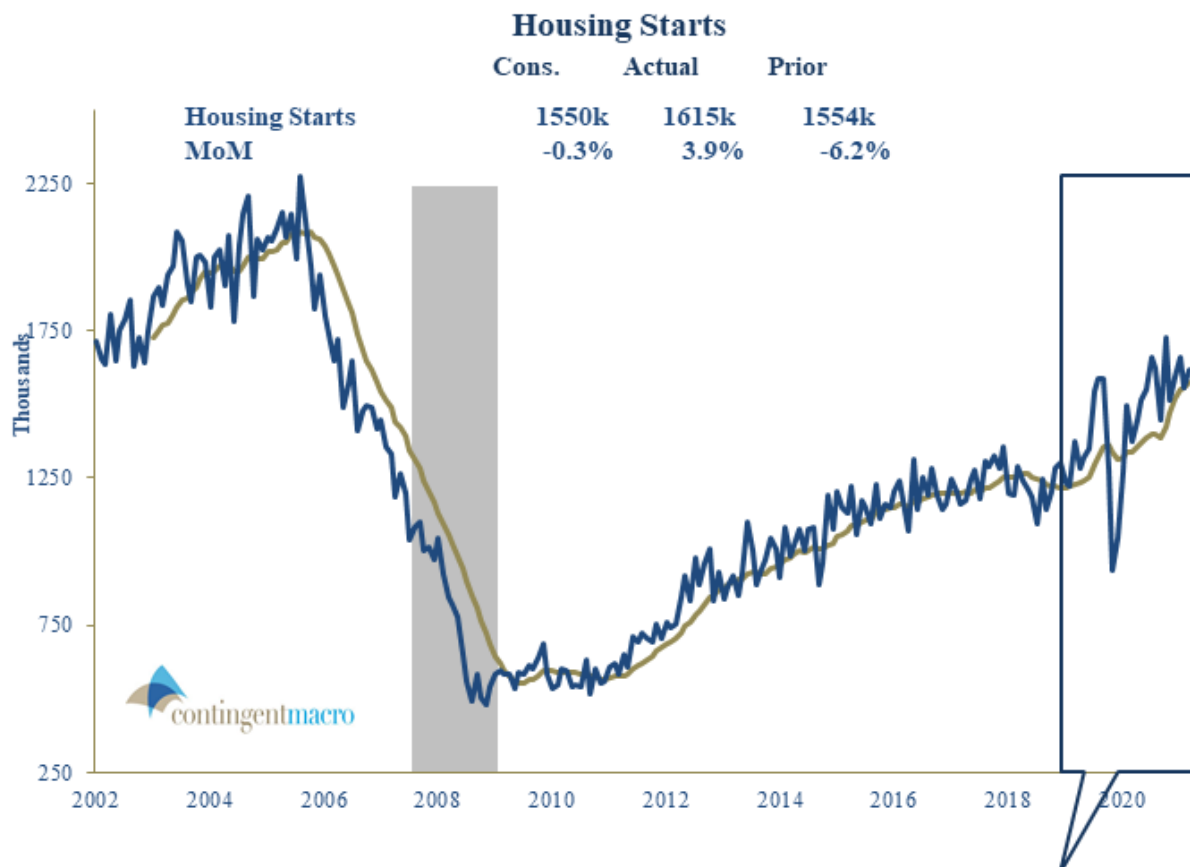
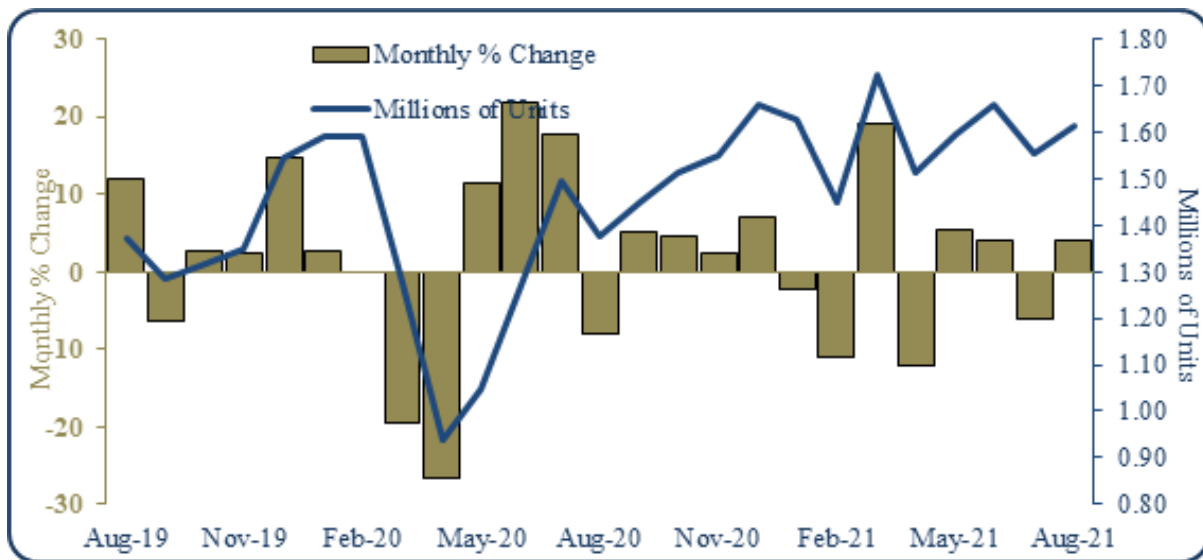


21.Sep.2021

## Housing Starts: Modest Rebound

**Bottom Line:** Housing starts rose more than expected in August, led by a sharp jump in multifamily housing, while single-family housing starts fell. On a trend basis, sales were plateauing at a still-robust pace throughout most of the summer. The three- and six-month averages of total starts were nearly the same, still above the 12-month average but below the pace of 2020. Looking forward, building permits suggested continued growth in the multifamily sector, with mostly steady activity in single-family. Overall, housing has provided a critical growth driver since the pandemic, but that tailwind is now slowing.



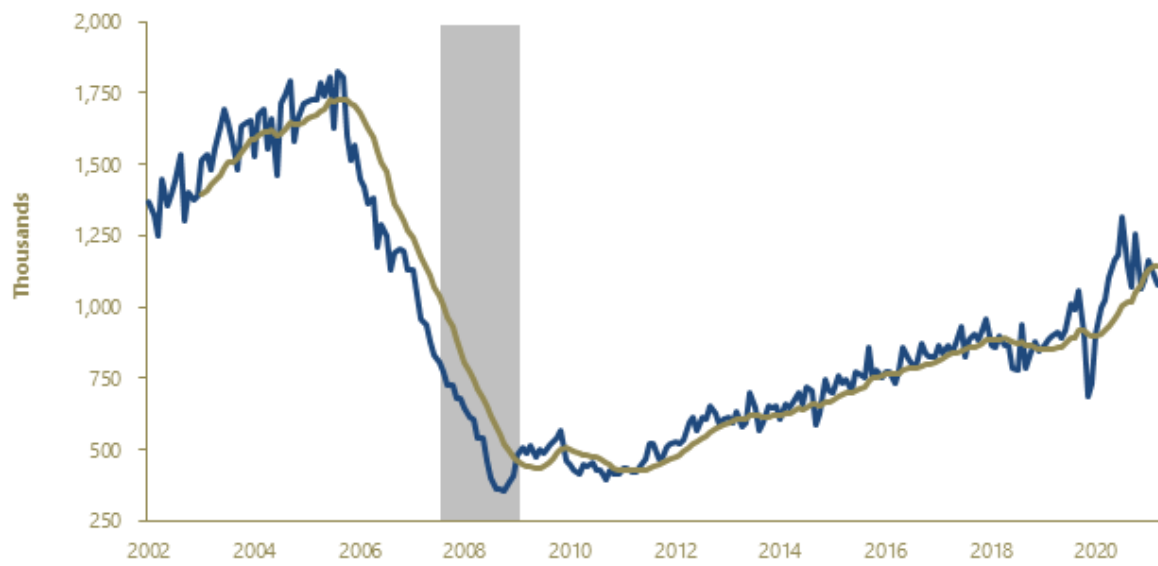


**Housing Starts** ROSE by 3.9% in August to 1615k, compared with market expectations for an increase to 1550k. Meanwhile, the prior month was revised modestly higher from 1,534k to 1,554k. Housing starts are now 17.4% ABOVE their year-ago level. However, they are still a sharp 28.9% BELOW their January 2006 peak.

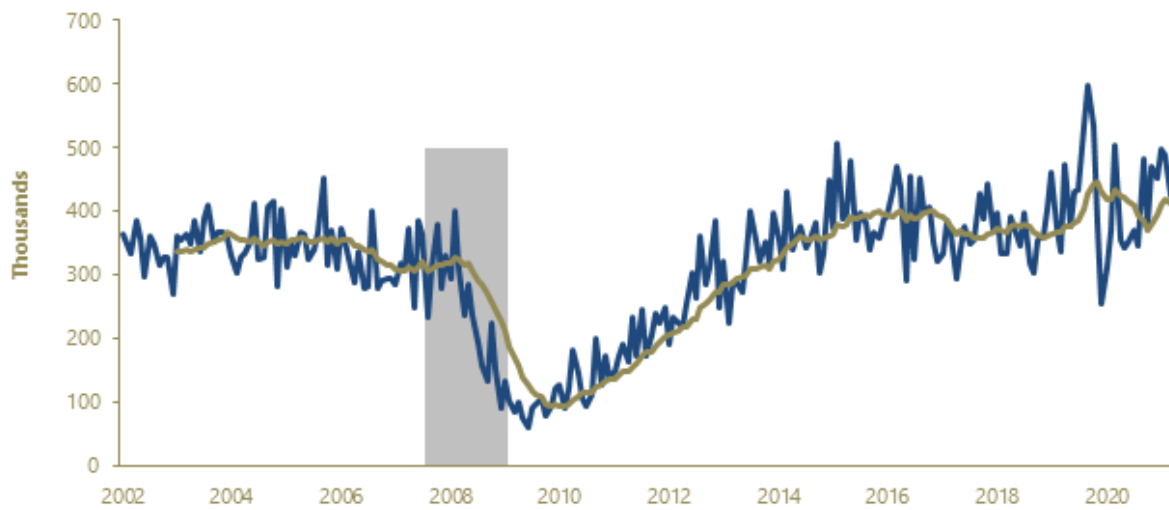
**Single-Family Housing Starts** FELL by 2.8% to 1076k. Single-family housing starts are 5.2% ABOVE their year-ago level but still 41.0% BELOW their January 2006 peak.

**Multifamily Housing Starts** ROSE by 20.6% to 539k. Multifamily starts are now 52.7% ABOVE their year-ago level.

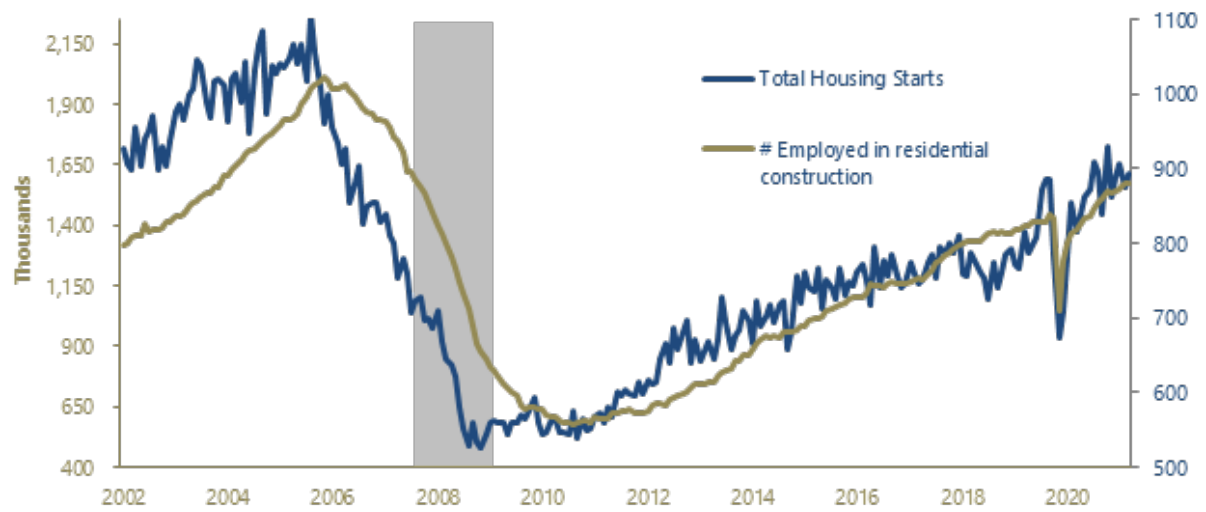
## Single Family Housing Starts



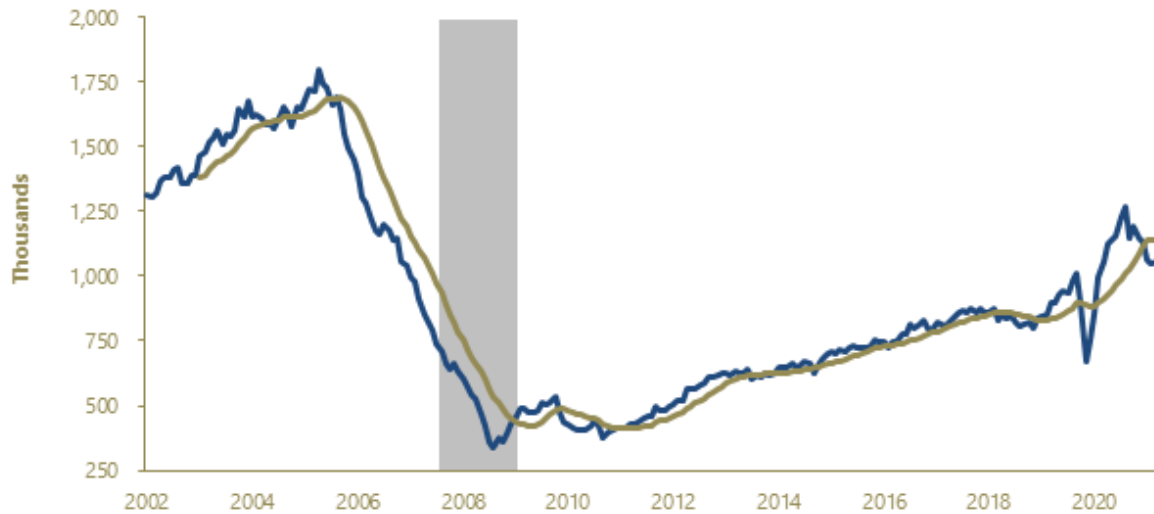
## Multifamily Housing Starts



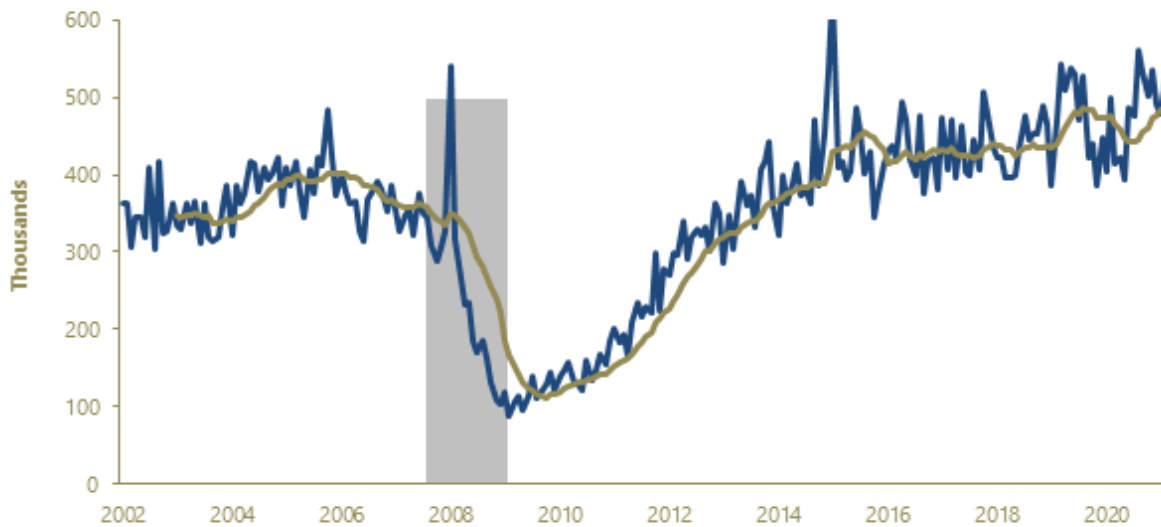
## Housing Starts vs Residential Construction Workers



## Single Family Housing Permits



## Multifamily Housing Permits



	Thousands of Units (Annualized)										
	Monthly				Average for						
	Aug-21	Jul-21	Jun-21	May-21	Three Month	Six Month	Twelve Month	2020	2019	Five Year	Ten Year
<b>Housing Starts</b>	<b>1,615</b>	<b>1,554</b>	<b>1,657</b>	<b>1,594</b>	<b>1,609</b>	<b>1,610</b>	<b>1,575</b>	<b>1,661</b>	<b>1,547</b>	<b>1,347</b>	<b>1,163</b>
(percent change)	3.9	-6.2	4.0	5.3				7.4	41.3		
<b>Single Family</b>	<b>1,076</b>	<b>1,107</b>	<b>1,161</b>	<b>1,098</b>	<b>1,115</b>	<b>1,126</b>	<b>1,145</b>	<b>1,004</b>	<b>889</b>	<b>880</b>	<b>735</b>
(percent change)	-2.8	-4.7	5.7	3.5			14.0%	12.9	2.1		
<b>Multifamily</b>	<b>539</b>	<b>447</b>	<b>495</b>	<b>496</b>	<b>494</b>	<b>484</b>	<b>431</b>	<b>393</b>	<b>403</b>	<b>384</b>	<b>340</b>
(percent change)	20.6	-9.7	-0.2	9.5			9.7%	-2.5	7.2		
<b>Northeast</b>	<b>179</b>	<b>67</b>	<b>147</b>	<b>139</b>	<b>131</b>	<b>143</b>	<b>138</b>	<b>113</b>	<b>115</b>	<b>113</b>	<b>106</b>
<b>Midwest</b>	<b>206</b>	<b>185</b>	<b>198</b>	<b>263</b>	<b>196</b>	<b>220</b>	<b>210</b>	<b>193</b>	<b>169</b>	<b>180</b>	<b>159</b>
<b>South</b>	<b>912</b>	<b>899</b>	<b>871</b>	<b>810</b>	<b>894</b>	<b>861</b>	<b>833</b>	<b>743</b>	<b>687</b>	<b>649</b>	<b>547</b>
<b>West</b>	<b>318</b>	<b>403</b>	<b>441</b>	<b>382</b>	<b>387</b>	<b>387</b>	<b>395</b>	<b>347</b>	<b>321</b>	<b>322</b>	<b>263</b>
<b>Housing Permits</b>	<b>1,728</b>	<b>1,630</b>	<b>1,594</b>	<b>1,683</b>	<b>1,651</b>	<b>1,687</b>	<b>1,698</b>	<b>1,479</b>	<b>1,385</b>	<b>1,337</b>	<b>1,135</b>
(percent change)	6.0	2.3	-5.3	-2.9				6.8	4.3		
<b>Single Family Permits</b>	<b>1,054</b>	<b>1,048</b>	<b>1,066</b>	<b>1,134</b>	<b>1,056</b>	<b>1,107</b>	<b>1,142</b>	<b>988</b>	<b>864</b>	<b>856</b>	<b>717</b>
(percent change)	0.6	-1.7	-6.0	-1.2				14.4	1.1		
<b>Multifamily Permits</b>	<b>674</b>	<b>582</b>	<b>528</b>	<b>549</b>	<b>595</b>	<b>580</b>	<b>555</b>	<b>491</b>	<b>522</b>	<b>481</b>	<b>418</b>
(percent change)	15.8	10.2	-3.8	-6.2				-5.9	9.8		

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

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September 21, 2021

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