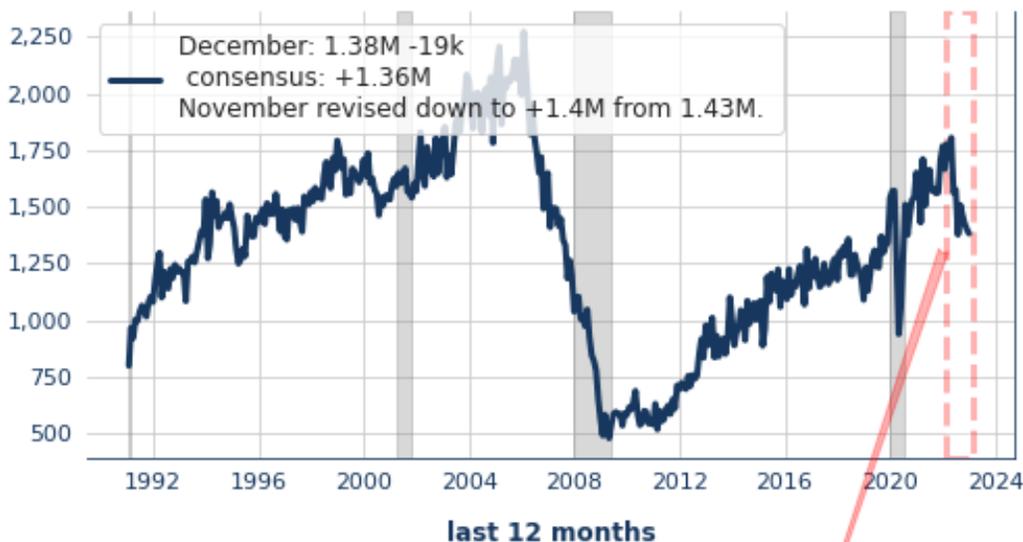


19.Jan.2023

Housing Starts: Continued Declines

Bottom Line: Housing starts fell slightly less than expected in December, but November data was revised lower. Single-family starts rose to a four-month high, while multi-family, which had remained surprisingly robust, fell sharply. However, some of the gains in single-family sales appear due to better weather in the early part of December, especially in the Northeast, rather than any major shift in the trend. Moreover, building permits suggested further weakness in both segments, with single-family permits falling particularly sharply. **Overall, single-family construction activity turned from a tailwind to a sharp headwind for economic growth in the 2nd Half of 2022. While strength in multi-family provided a modest offset to some of the initial weakness, all signs suggested housing was a considerable drag on in the 4th Quarter and likely to remain so at least into the early part of 2023.**

Total US Housing Starts December: 1.38M -19k consensus: +1.36M



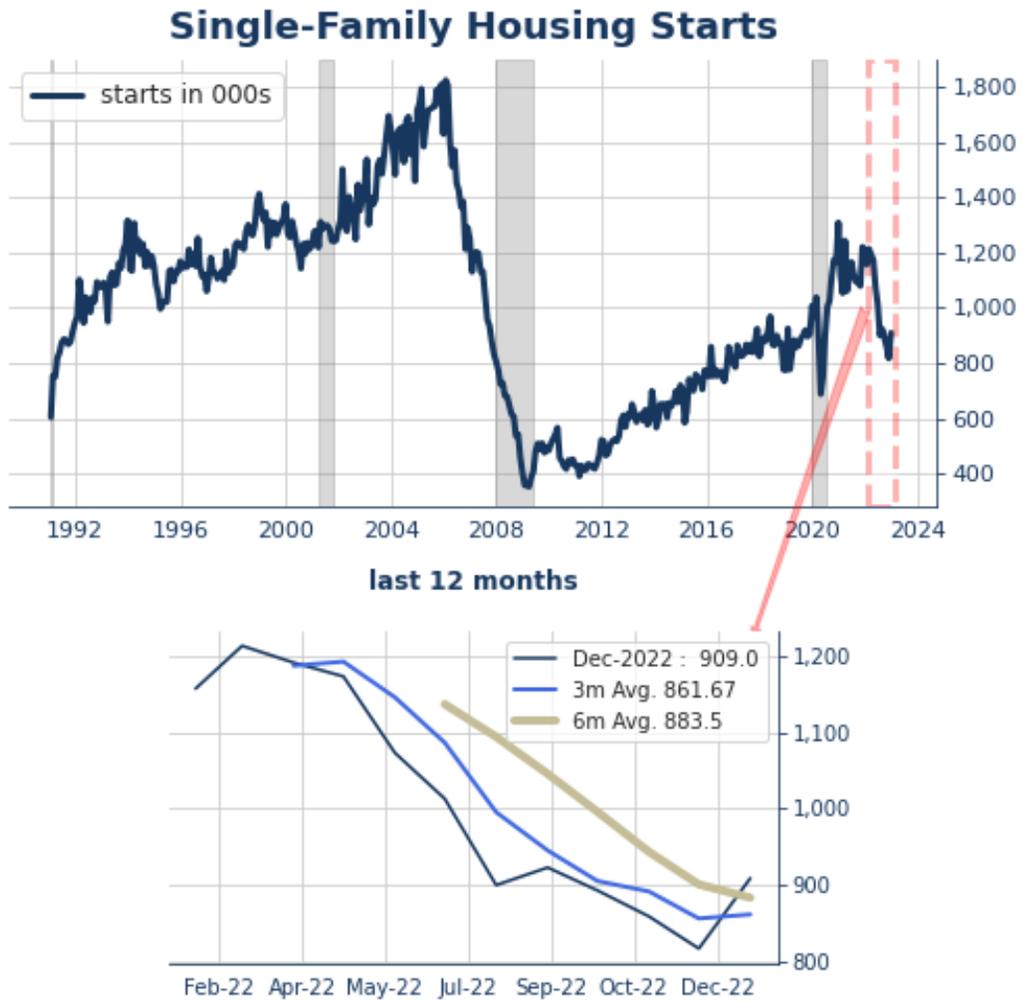
Contingent Macro Advisors 2023 source: US Census Bureau

Total US Annualized Housing Starts FELL 19k to 1.38M, BELOW the 3-Month average of 1.4M, BELOW the 6-Month average of 1.43M and 386k BELOW the year-ago level.

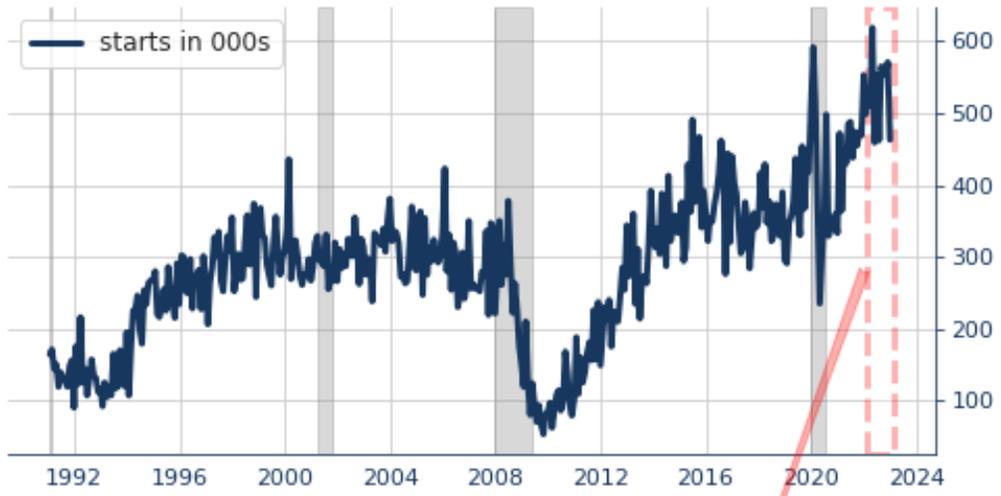
- Single-Family Starts ROSE 92k to 909k, ABOVE the 3-Month average of 861.67k, ABOVE the 6-Month average of 883.5k but 303k BELOW the year-ago level.
- Multi-Family Starts FELL 108k to 463k, BELOW the 3-Month average of 529k, BELOW the 6-Month average of 528.17k, and 90k BELOW the year-ago level.
- Total Building Permits FELL 21k to 1.33M, BELOW the 3-Month average of 1.4M, BELOW the 6-Month average of 1.5M and 566k BELOW the year-ago level.
- Single-Family Permits FELL 51k to 730k, BELOW the 3-Month average of

784k, BELOW the 6-Month average of 842.33k, and 388k BELOW the year-ago level.

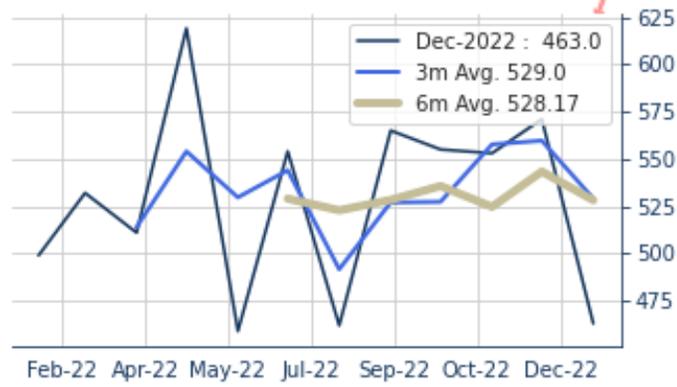
- Multi-Family Permits: Two-Four Unit FELL 7k to 45k, BELOW the 3-Month average of 49.33k, BELOW the 6-Month average of 49.33k, and 23k BELOW the year-ago level.
- Multi-Family Permits: 5+ Unit ROSE 37k to 555k, BELOW the 3-Month average of 564.33k, BELOW the 6-Month average of 605.67k, and 155k BELOW the year-ago level.

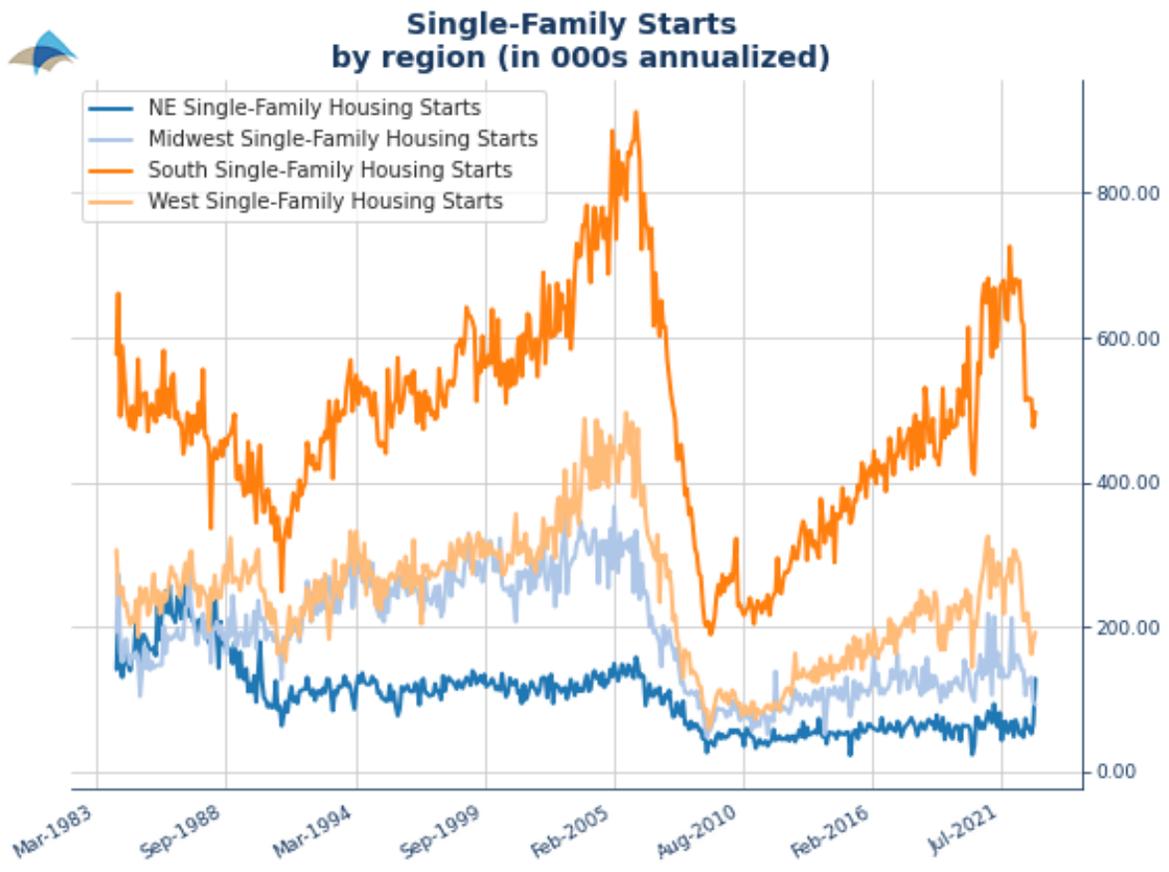
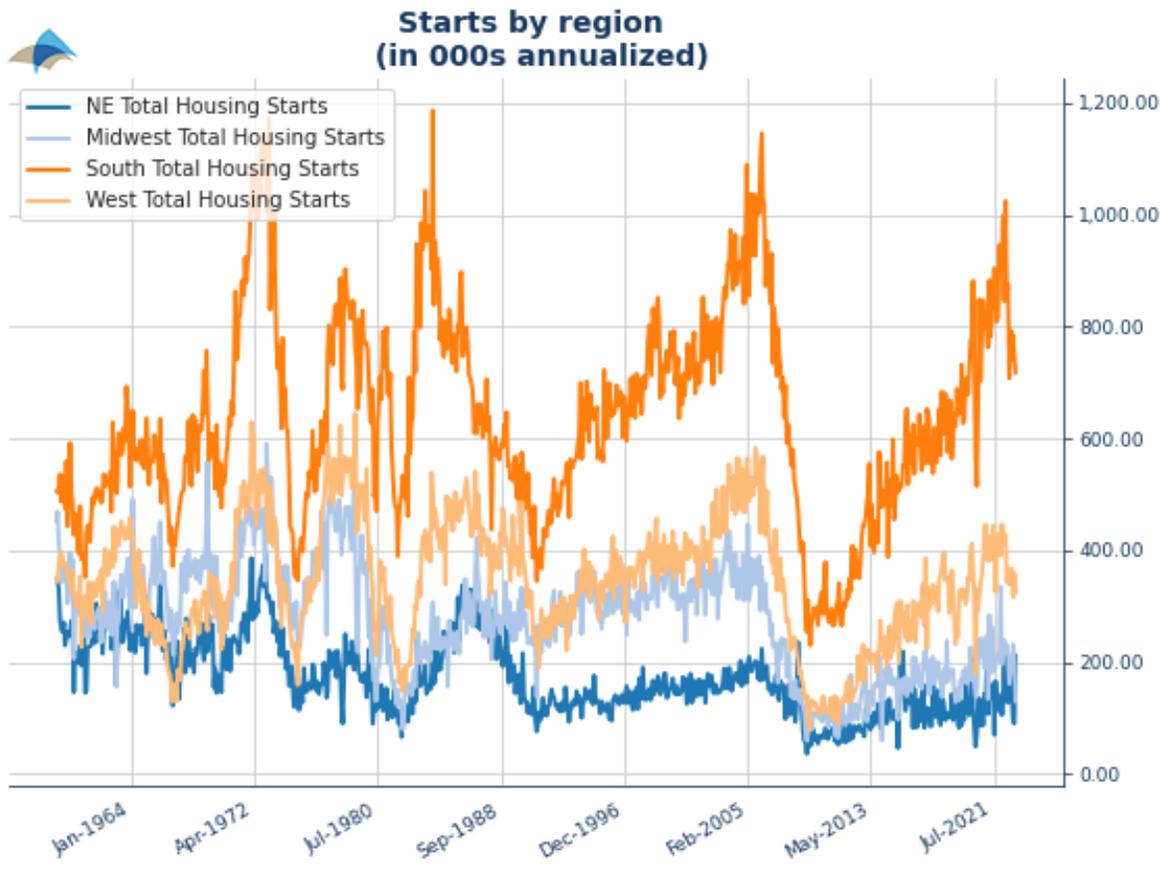


Multi-Family Housing Starts



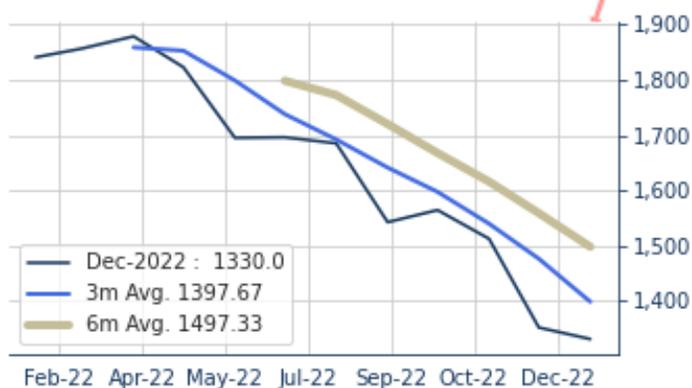
last 12 months





Total US Building Permits

December: 1.33M -21k
consensus: +1.36M
consensus: +1.36M



Single-Family Building Permits



Contingent Macro Advisors 2023 source: US Census Bureau

Multi-Family 2-4 Unit Building Permits



Contingent Macro Advisors 2023 source: US Census Bureau

Multi-Family 5+ Unit Building Permits



last 12 months



Contingent Macro Advisors 2023 source: US Census Bureau

US Housing Starts	Dec-22	Nov-22	Oct-22	Sep-22	3m. avg.	6m. avg.	12m. avg.	2021	2020	5y
Total Housing Starts	1382	1401	1426	1465	1403	1426	1555	1605	1395	1419
Single-Family Housing Starts	909	817	859	893	862	884	1010	1131	1002	981
Multi-Family Housing Starts	463	571	553	555	529	528	529	462	381	424
NE Total Housing Starts	212	90	94	148	132	148	144	137	113	124
NE Single-Family Housing Starts	128	65	52	61	82	73	65	68	61	63
Midwest Total Housing Starts	129	206	231	209	189	186	204	218	193	191
Midwest Single-Family Housing Starts	92	96	130	123	106	112	131	150	138	132
South Total Housing	717	747	785	741	750	749	835	849	742	748

Starts										
South Single-Family Housing Starts	497	476	515	515	496	506	581	644	558	549
West Total Housing Starts	324	358	316	367	333	343	373	401	346	356
West Single-Family Housing Starts	192	180	162	194	178	193	234	268	245	236

annualized monthly in thousands of units