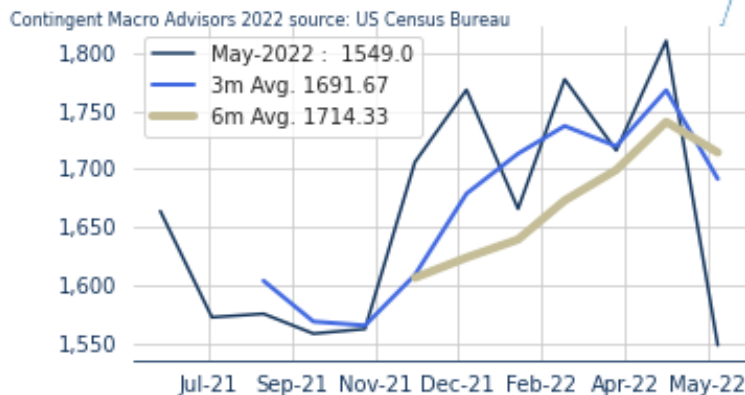
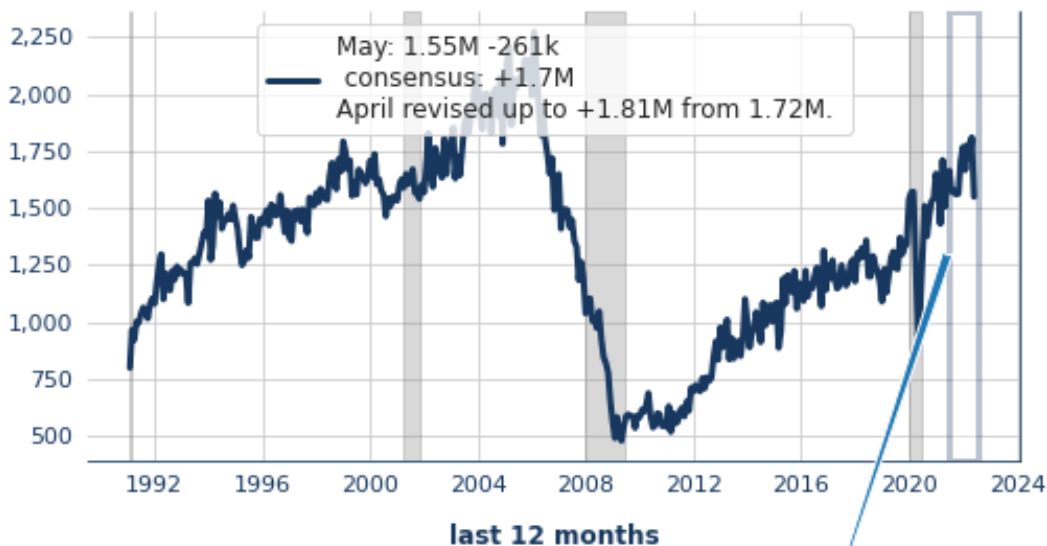


16.Jun.2022

Housing Starts: Downward Acceleration

Bottom Line: Housing starts fell even more than expected in May as mortgage rates rose sharply. While there were upward revisions, this report showed a sudden slowdown in activity as builders appear to have finally reacted to higher mortgage rates. Single- and multi-family activity was notably lower with single-family dropping to a post-pandemic low, while multi-family starts held just above the lows seen last July. Starts in the South, where we've seen a massive building boom, were particularly weak. Finally, permits were lower again, suggesting activity has likely slowed further this month and will likely continue to slow modestly in the coming months.

Total US Housing Starts May: 1.55M -261k consensus: +1.7M



Total US Annualized Housing Starts FELL 261k to 1.55M, BELOW the 3-Month average of 1.69M, BELOW the 6-Month average of 1.71M, and 56k BELOW the year-ago level.

Single-Family Housing Starts FELL 106k to 1.05M, BELOW the 3-Month average of 1.13M, BELOW the 6-Month average of 1.16M, and 59k BELOW the year-ago level.

Multi-Family Housing Starts FELL 172k to 469k, BELOW the 3-Month average of 540.33k, BELOW the 6-Month average of 534.17k, and 16k BELOW the year-ago level.

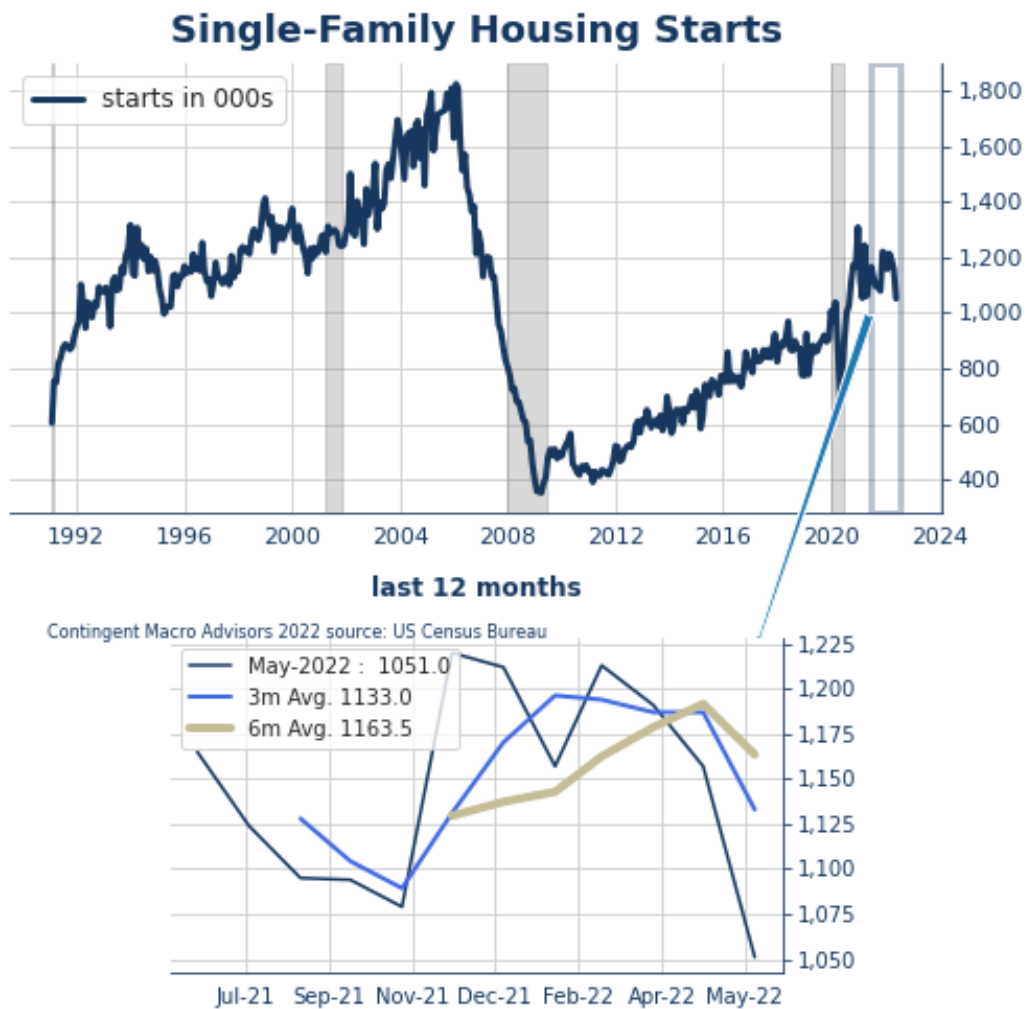
Total Building Permits FELL 128k to 1.7M, BELOW the 3-Month average of 1.8M, BELOW the 6-Month average of 1.83M, nearly in line with the year-ago level of

1.691M

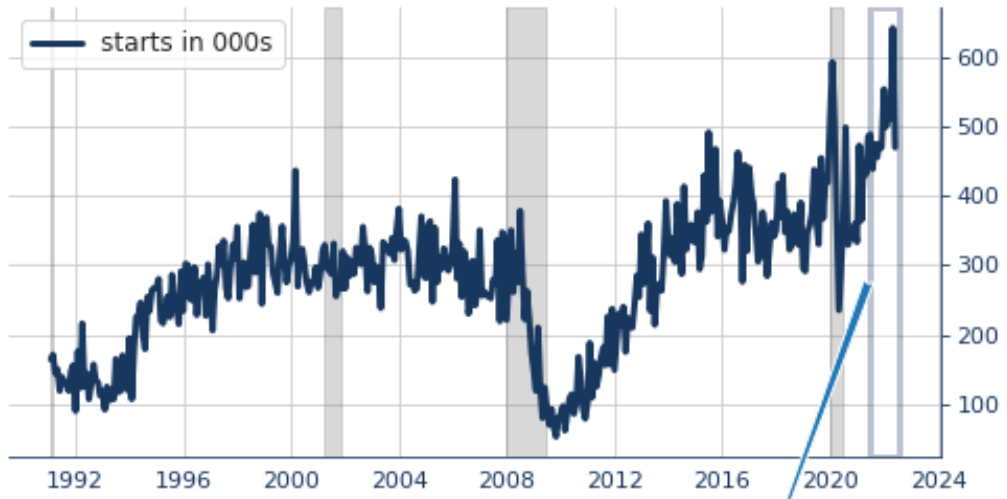
Single-Family Permits Housing Starts FELL 61k to 1.05M, BELOW the 3-Month average of 1.11M, BELOW the 6-Month average of 1.14M, and 90k BELOW the year-ago level.

Multi-Family Permits for Two-Four Unit Housing Starts FELL 1k to 55k, BELOW the 3-Month average of 55.67k, BELOW the 6-Month average of 57.67k, and 4k BELOW the year-ago level.

Multi-Family Permits for 5+ Unit Housing Starts FELL 66k to 592k, BELOW the 3-Month average of 636.67k, BELOW the 6-Month average of 634.33k but 98k ABOVE the year-ago level.

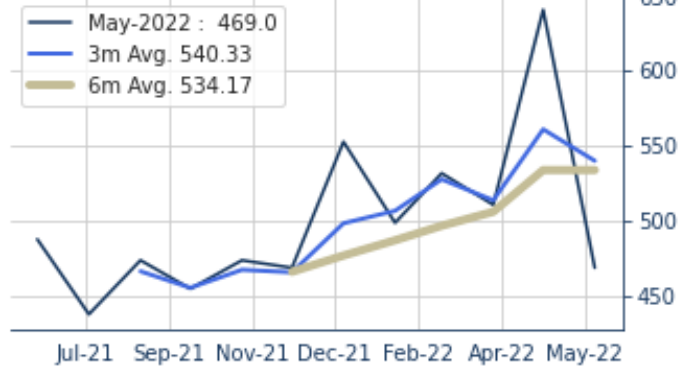


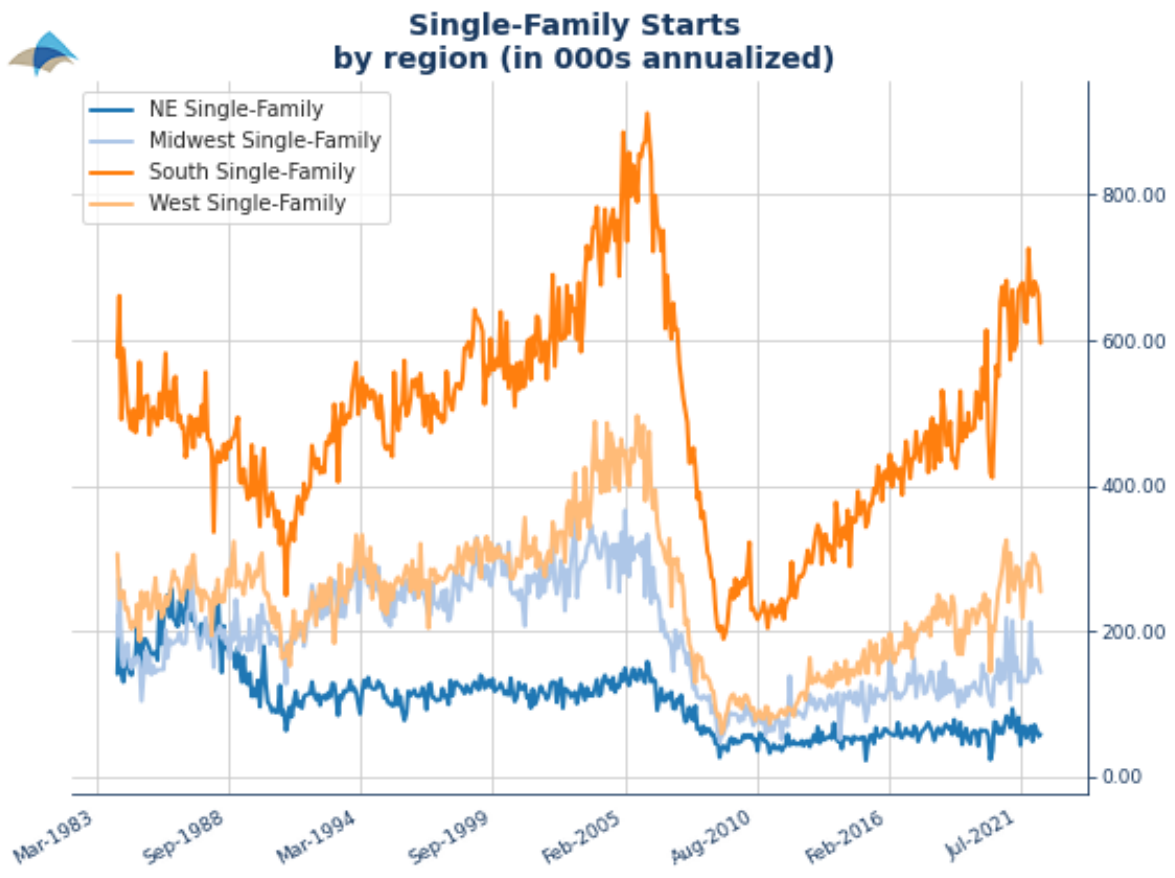
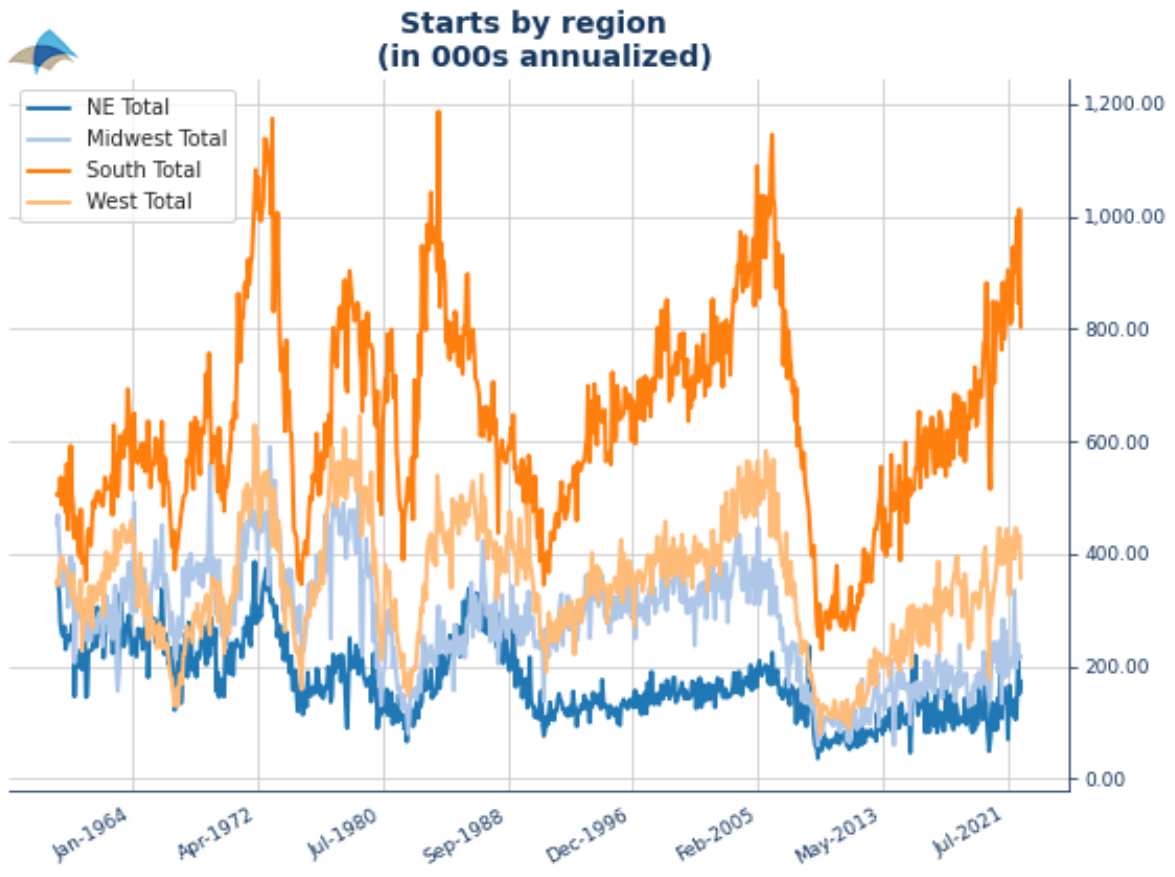
Multi-Family Housing Starts



last 12 months

Contingent Macro Advisors 2022 source: US Census Bureau





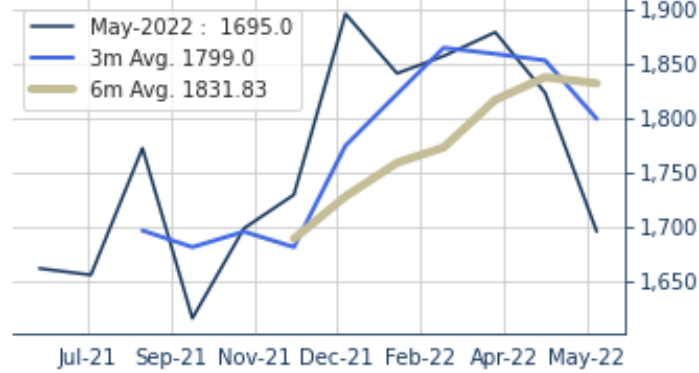
Total US Building Permits

May: 1.7M -128k
consensus: +1.78M



last 12 months

Contingent Macro Advisors 2022 source: US Census Bureau



US Housing Starts	May-22	Apr-22	Mar-22	Feb-22	3m. avg.	6m. avg.	12m. avg.	2021	2020	5y
Total	1549	1810	1716	1777	1692	1714	1661	1605	1395	1391
Single-Family	1051	1157	1191	1213	1133	1164	1146	1131	1002	975
Multi-Family	469	641	511	532	540	534	500	462	381	403
NE Total	173	151	211	134	178	152	138	137	113	122
NE Single-Family	58	55	64	71	59	61	62	68	61	62
Midwest Total	217	213	239	234	223	239	220	218	193	190
Midwest Single-Family	143	152	161	157	152	161	148	150	138	134
South Total	803	1013	846	999	887	914	893	849	742	727
South Single-Family	596	662	674	681	644	657	662	644	558	541
West Total	356	433	420	410	403	409	409	401	346	353

West Single-Family	254	288	292	304	278	284	275	268	245	239
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annualized monthly in thousands of units

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