

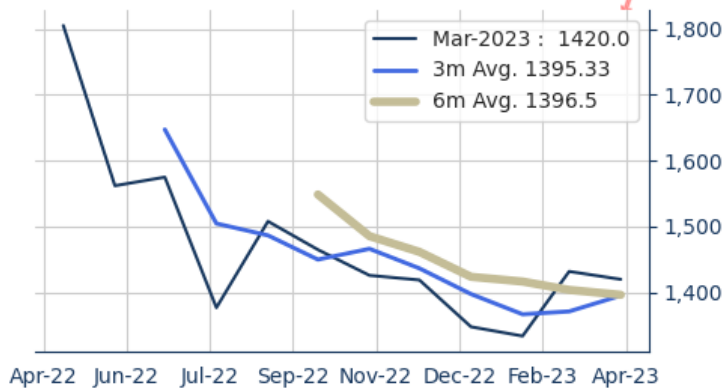
18.Apr.2023

### **Housing Starts: Signs of Bottoming**

**Bottom Line:** Housing starts fell less than expected in March as single-family starts rose for the third month, but multi-family declined. Large multi-family developments slowed most sharply, but the segment was still historically quite robust. Single-family activity, meanwhile, had been contracting sharply since this time last year but appeared to be bottoming late in the 1st Quarter. Permits for new single-family projects also rose modestly. Overall, demand remains strong even at lower affordability, and there's scope for new housing activity to bottom amid low supply of existing homes, where many homeowners are reluctant to move as they enjoy mortgage rates well below current market levels. While housing activity remained a drag on economic growth through the 1st Quarter, there's now scope for steady residential investment in the 2nd Quarter and a return to positive growth in the 2nd Half.

## Total US Housing Starts

March: 1.42M -12k consensus: +1.4M



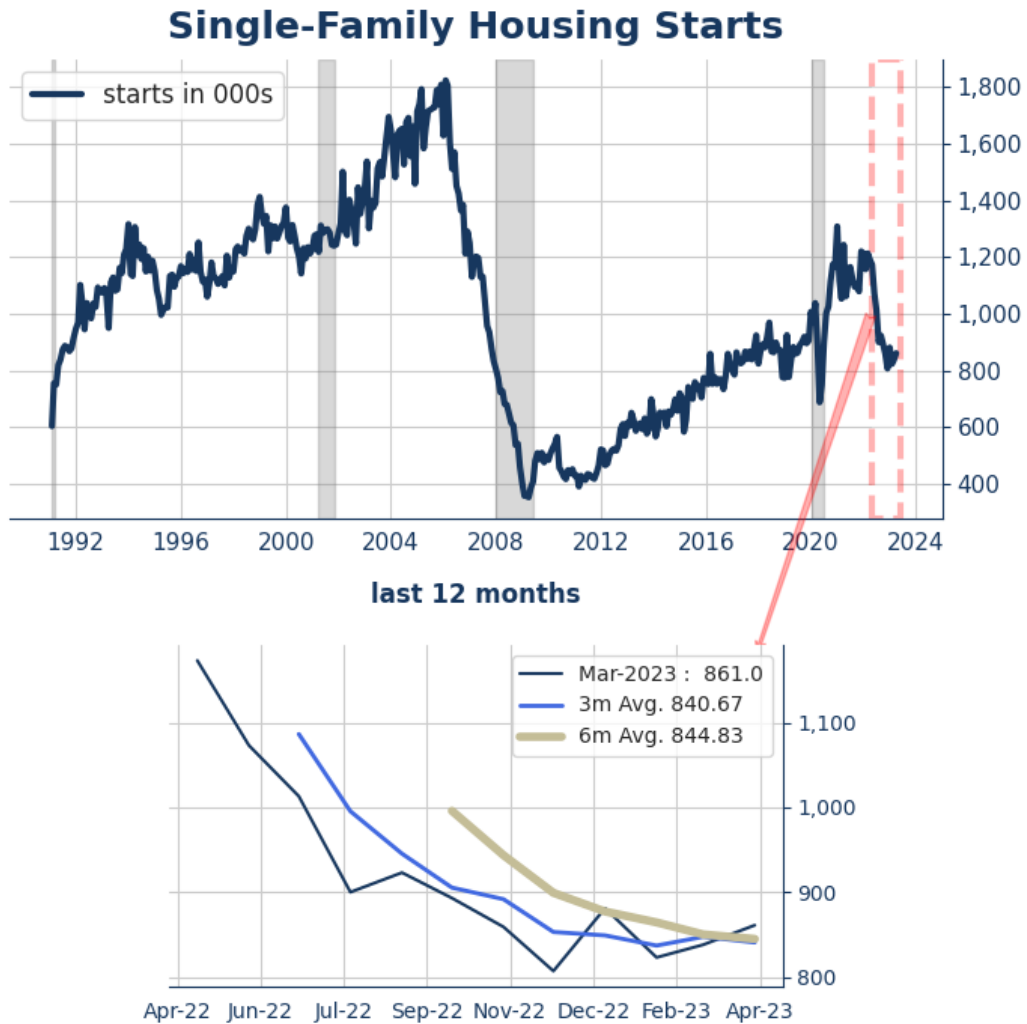
Contingent Macro Advisors 2023 source: US Census Bureau

**Total US Annualized Housing Starts** FELL 12k to 1.42M, ABOVE the 3-Month average of 1.4M, ABOVE the 6-Month average of 1.4M but 296k BELOW the year-ago level.

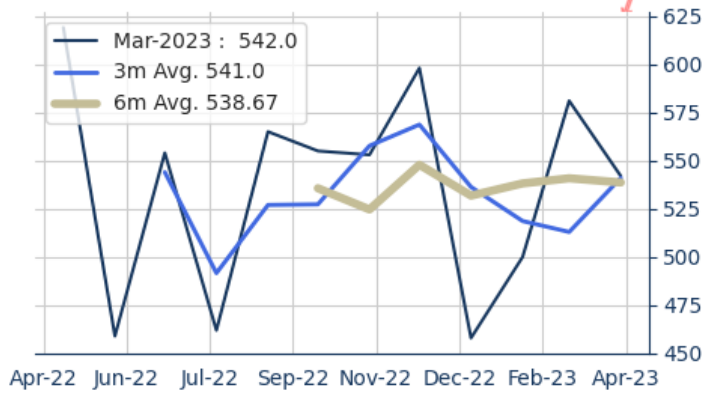
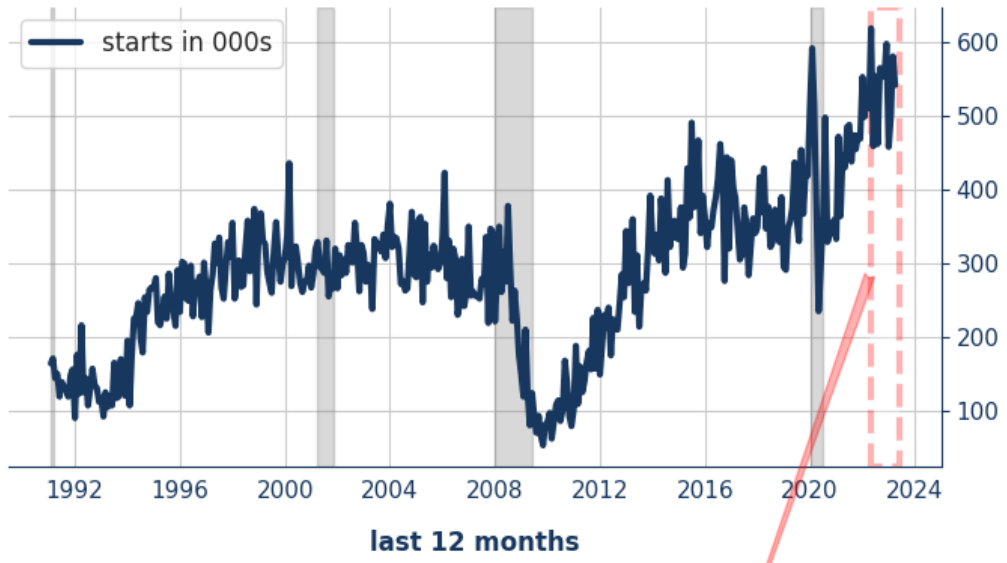
- Single-Family Starts ROSE 23k to 861k, ABOVE the 3-Month average of 840.67k, ABOVE the 6-Month average of 844.83k but 330k BELOW the year-ago level.
- Multi-Family Starts FELL 39k to 542k, ABOVE the 3-Month average of 541k, ABOVE the 6-Month average of 538.67k and 31k ABOVE the year-ago level.
- Total Building Permits FELL 137k to 1.41M, BELOW the 3-Month average of 1.43M, BELOW the 6-Month average of 1.42M and 466k BELOW the year-ago level.
- Single-Family Permits ROSE 32k to 818k, ABOVE the 3-Month average of 775.33k, ABOVE the 6-Month average of 779.83k but 345k BELOW the year-

ago level.

- Multi-Family Permits: Two-Four Units ROSE 5k to 52k, ABOVE the 3-Month average of 51k, ABOVE the 6-Month average of 50.33k but 4k BELOW the year-ago level.
- Multi-Family Permits: 5+ Units FELL 174k to 543k, BELOW the 3-Month average of 607.67k, BELOW the 6-Month average of 586.83k, and 117k BELOW the year-ago level.



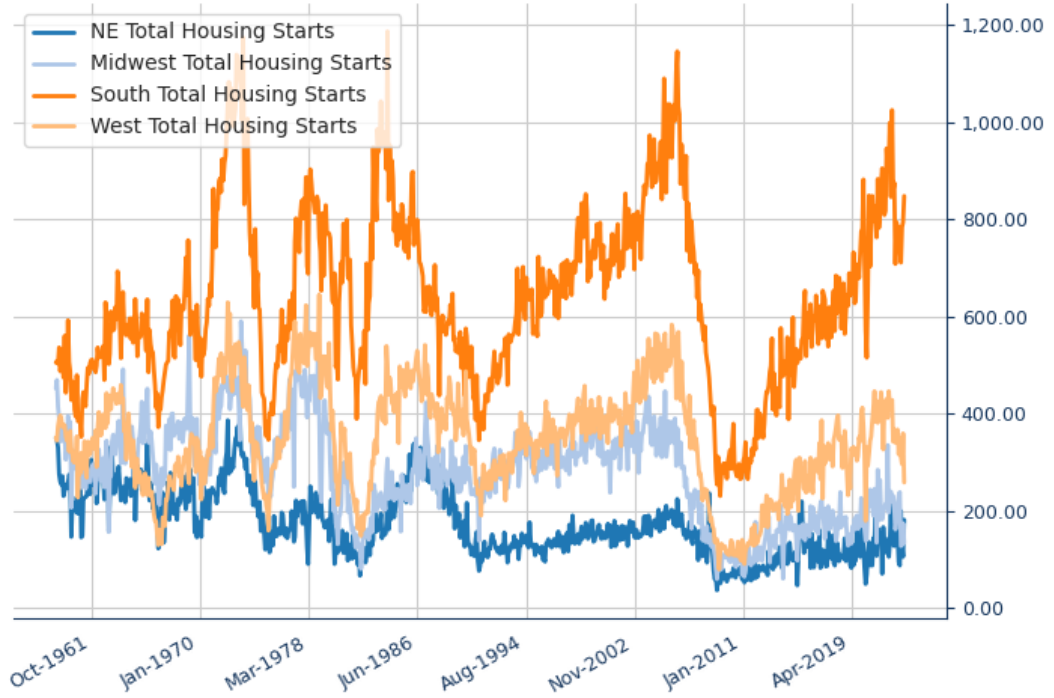
# Multi-Family Housing Starts



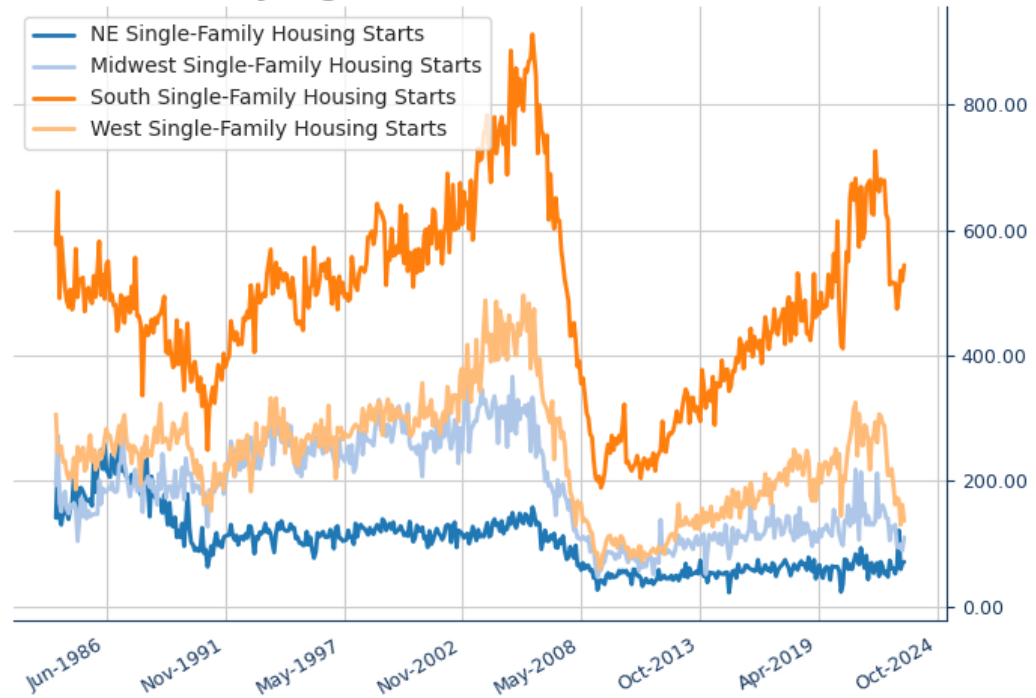
Contingent Macro Advisors 2023 source: US Census Bureau



### Starts by region (in 000s annualized)

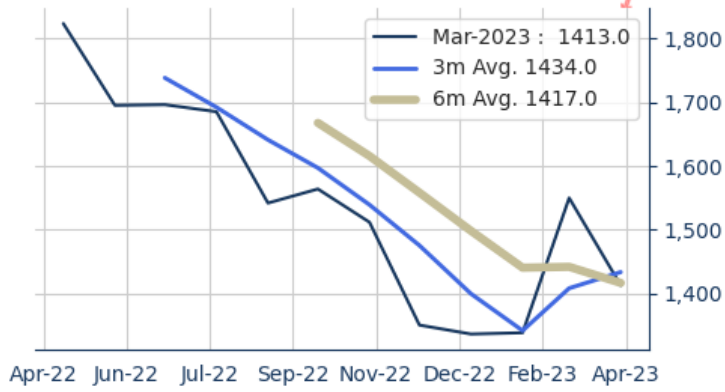


### Single-Family Starts by region (in 000s annualized)



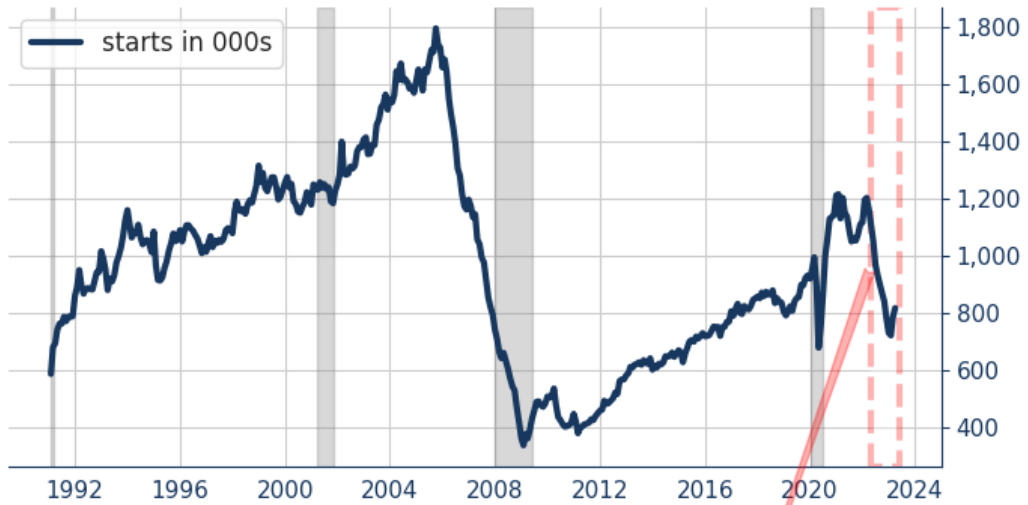
# Total US Building Permits

March: 1.41M -137k  
 consensus: +1.45M

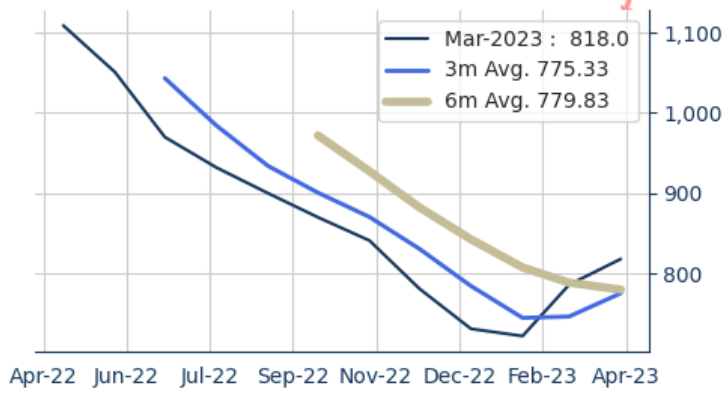


Contingent Macro Advisors 2023 source: US Census Bureau

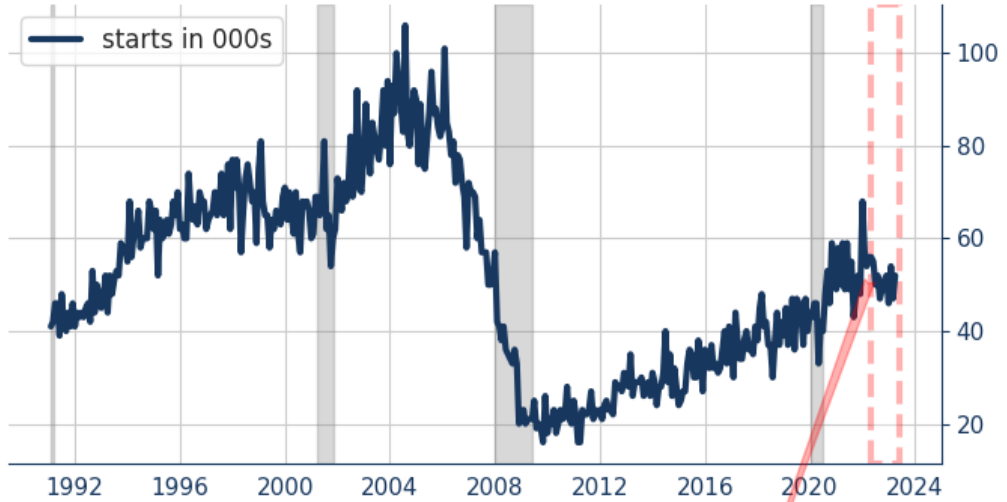
# Single-Family Building Permits



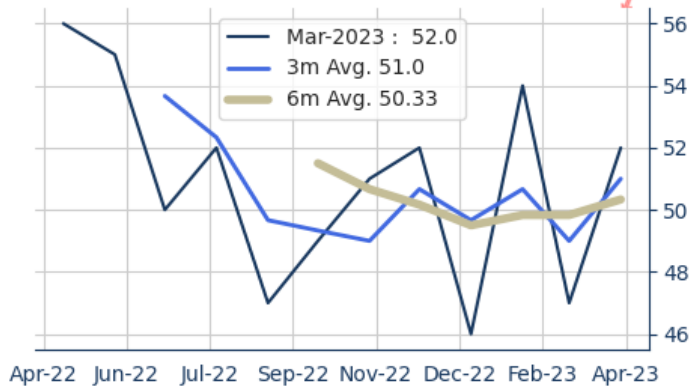
last 12 months



# Multi-Family 2-4 Unit Building Permits

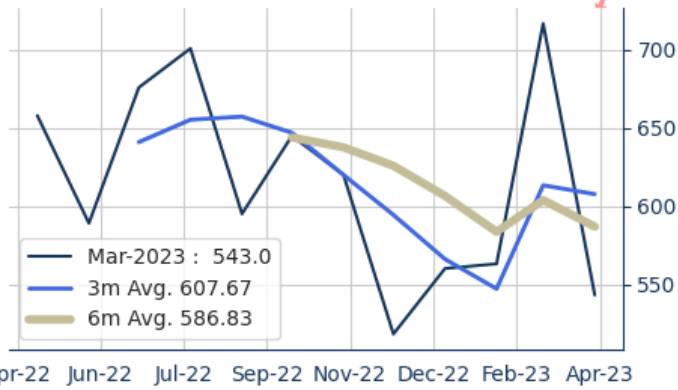
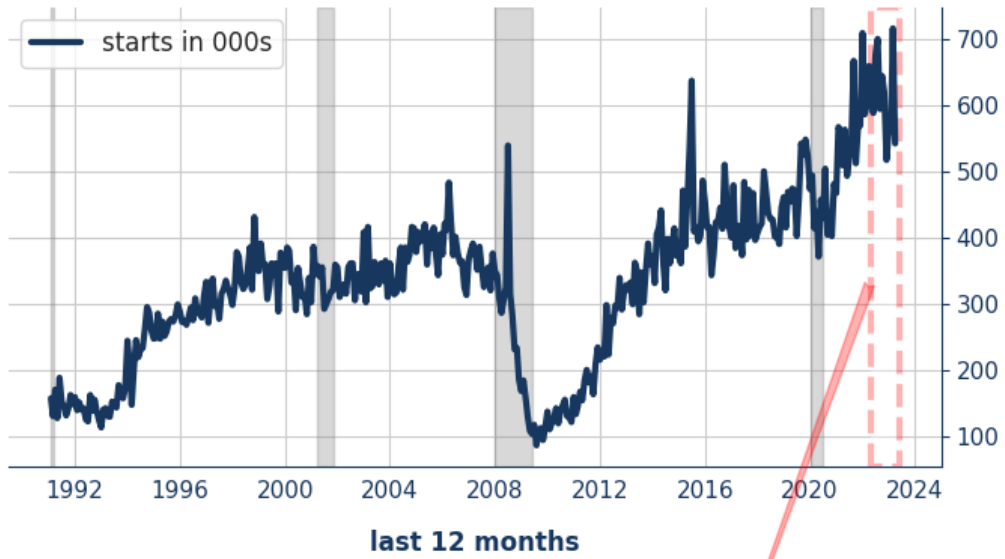


## last 12 months

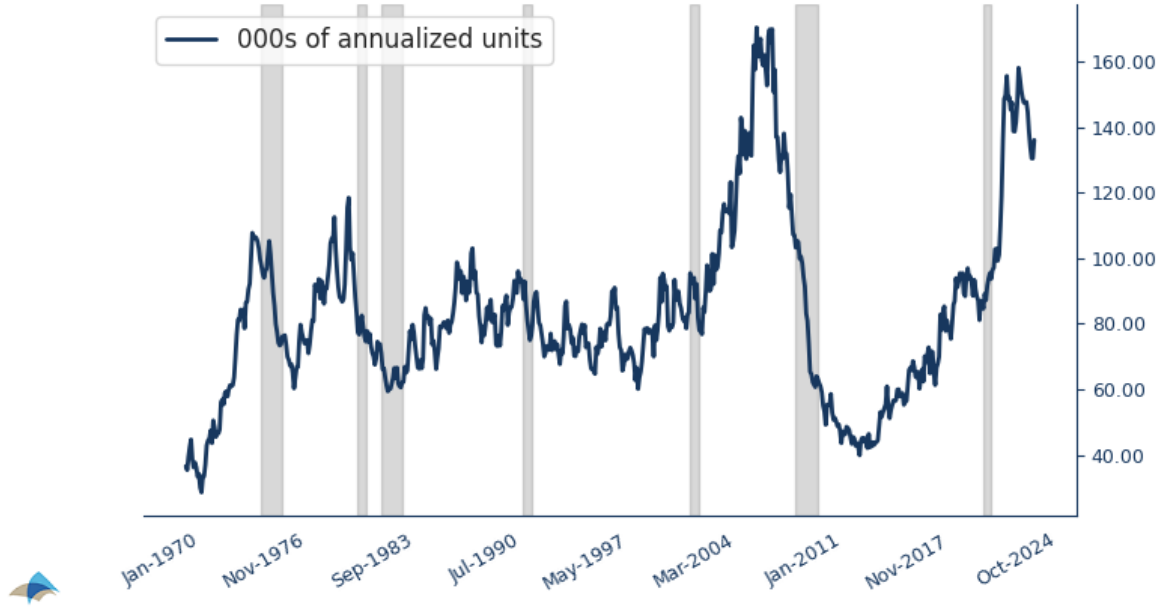




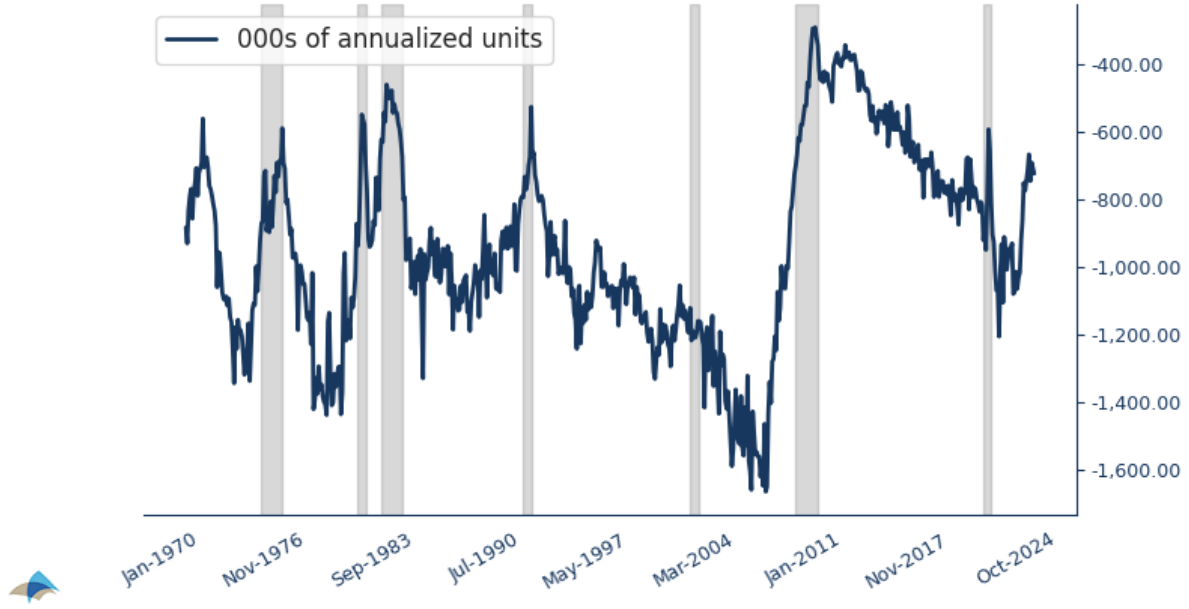
# Multi-Family 5+ Unit Building Permits



### Single-Family Permits Authorized Not Started



### Authorized Permits less Housing Starts



US Housing Starts	Mar-23	Feb-23	Jan-23	Dec-22	3m. avg.	6m. avg.	12m. avg.	2022	2021	5y
<b>Total Housing Starts</b>	<b>1420</b>	<b>1432</b>	<b>1334</b>	<b>1348</b>	<b>1395</b>	<b>1396</b>	<b>1473</b>	<b>1554</b>	<b>1605</b>	<b>1423</b>
<b>Single-Family Housing Starts</b>	<b>861</b>	<b>838</b>	<b>823</b>	<b>881</b>	<b>841</b>	<b>845</b>	<b>920</b>	<b>1007</b>	<b>1131</b>	<b>978</b>
<b>Multi-Family Housing Starts</b>	<b>542</b>	<b>581</b>	<b>500</b>	<b>458</b>	<b>541</b>	<b>539</b>	<b>537</b>	<b>530</b>	<b>462</b>	<b>432</b>
NE Total Housing Starts	181	105	125	199	137	132	140	143	137	125

NE Single-Family Housing Starts	71	68	59	121	66	72	65	64	68	63
Midwest Total Housing Starts	133	174	129	127	145	172	187	206	218	191
Midwest Single-Family Housing Starts	110	89	99	93	99	103	117	131	150	131
South Total Housing Starts	848	794	784	711	809	778	806	834	849	757
South Single-Family Housing Starts	544	519	535	497	533	514	546	581	644	552
West Total Housing Starts	258	359	296	311	304	315	341	371	401	351
West Single-Family Housing Starts	136	162	130	170	143	156	192	232	268	231

annualized monthly in thousands of units