

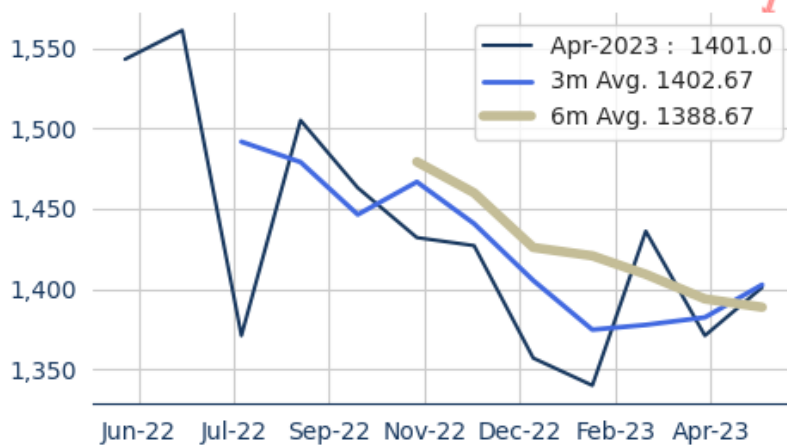
17.May.2023

Housing Starts: Still Signs of Bottoming

Bottom Line: Housing starts rose as expected in April, but there were modest negative revisions to prior data. Single- and multi-family starts edged higher, but there was a marked shift within multi-family permits -- 5+ unit developments slowed sharply after several quarters of strength, while 2-4 unit projects increased. Overall, we still see signs of bottoming in single-family housing while multi-family remains robust. Even with lower affordability, there's scope for new housing activity to bottom amid a low supply of existing homes. 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

April: 1.4M +30k consensus: +1.4M



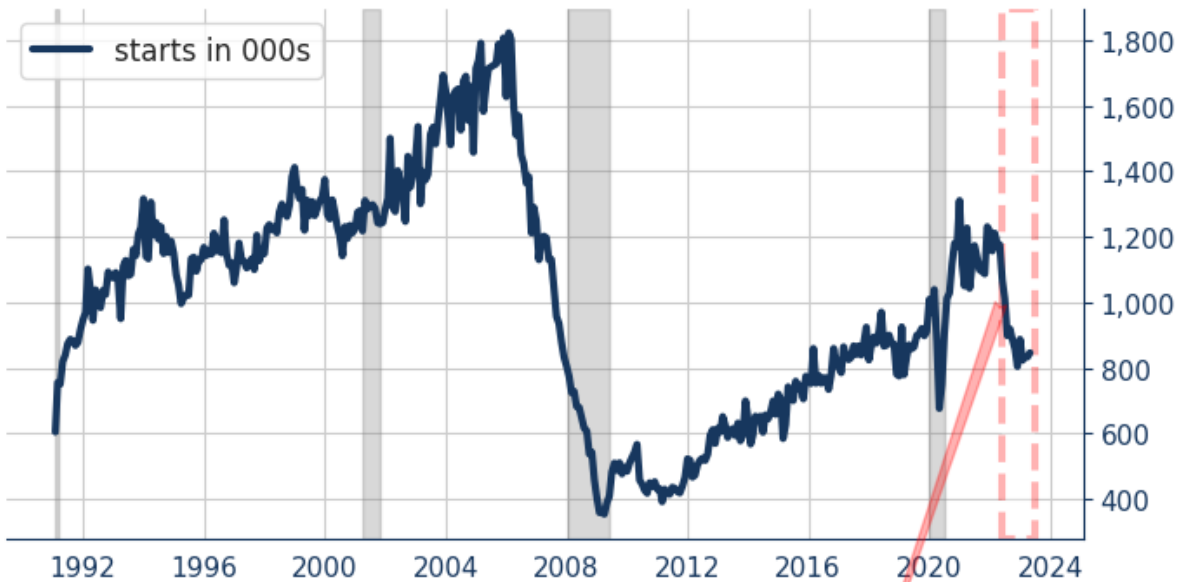
Contingent Macro Advisors 2023 source: US Census Bureau

Total US Annualized Housing Starts ROSE 30k to 1.4M, BELOW the 3-Month average of 1.4M, ABOVE the 6-Month average of 1.39M and 402k BELOW the year-ago level.

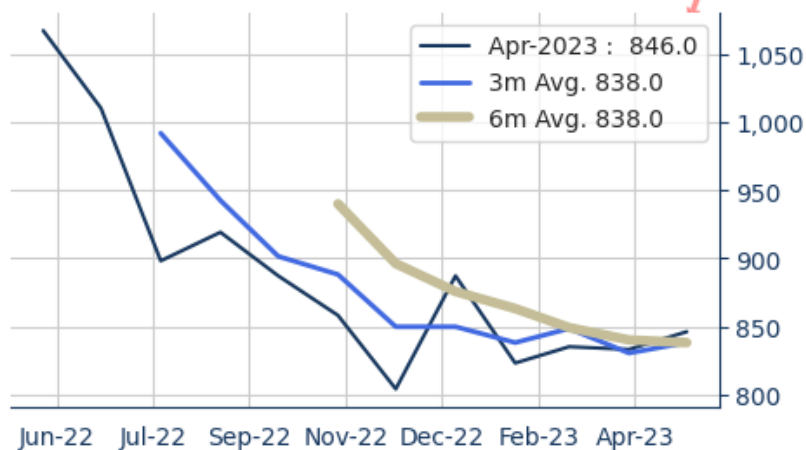
- Single-Family Starts ROSE 13k to 846k, ABOVE the 3-Month average of 838k, ABOVE the 6-Month average of 838k but 330k BELOW the year-ago level.
- Multi-Family Starts ROSE 27k to 542k, BELOW the 3-Month average of 548.33k, ABOVE the 6-Month average of 536.83k, and 72k BELOW the year-ago level.
- Total Building Permits FELL 21k to 1.42M, BELOW the 3-Month average of 1.45M, BELOW the 6-Month average of 1.42M, and 379k BELOW the year-ago level.

- Single-Family Permits ROSE 26k to 855k, ABOVE the 3-Month average of 826.67k, ABOVE the 6-Month average of 795.17k but 230k BELOW the year-ago level.
- Multi-Family Permits: Two-Four Units ROSE 7k to 59k, ABOVE the 3-Month average of 53k, ABOVE the 6-Month average of 52.67k, and 1k ABOVE the year-ago level.
- Multi-Family Permits: 5+ Unit FELL 54k to 502k, BELOW the 3-Month average of 565.33k, BELOW the 6-Month average of 568.83k, and 150k BELOW the year-ago level.

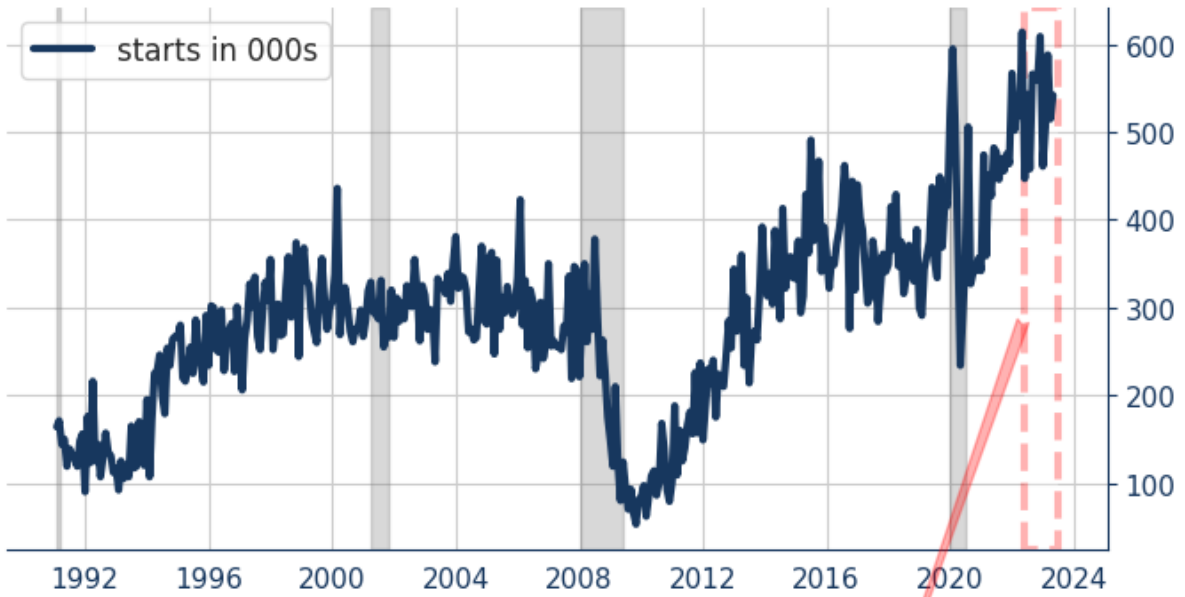
Single-Family Housing Starts



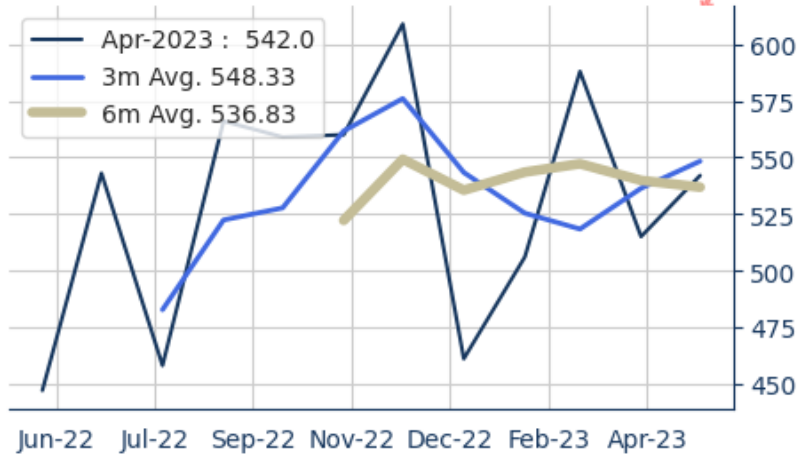
last 12 months



Multi-Family Housing Starts



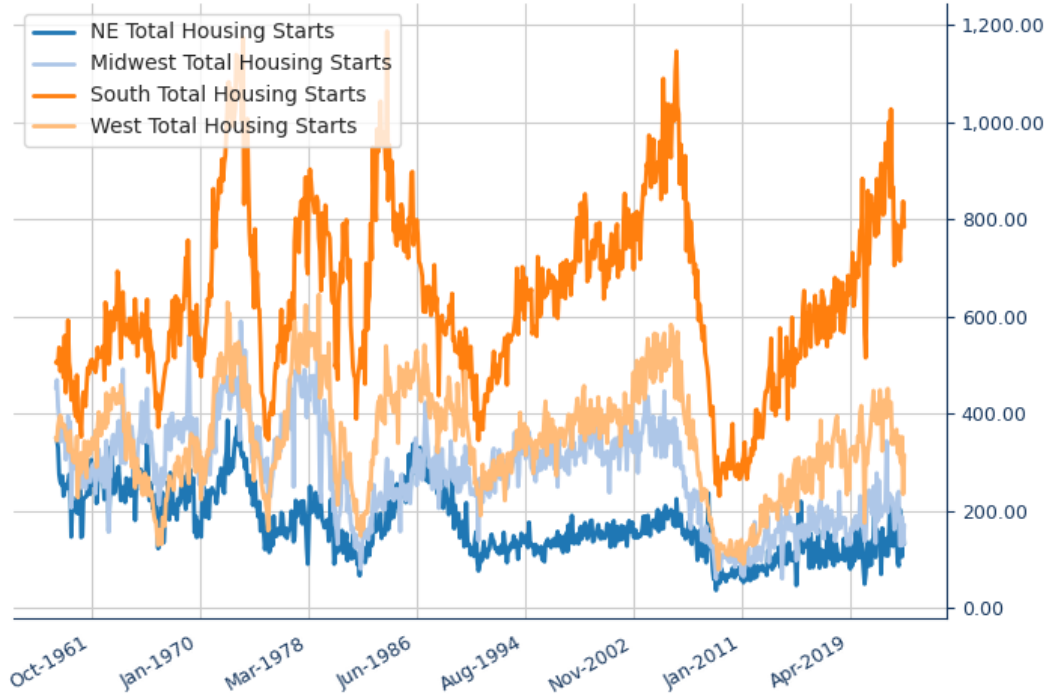
last 12 months



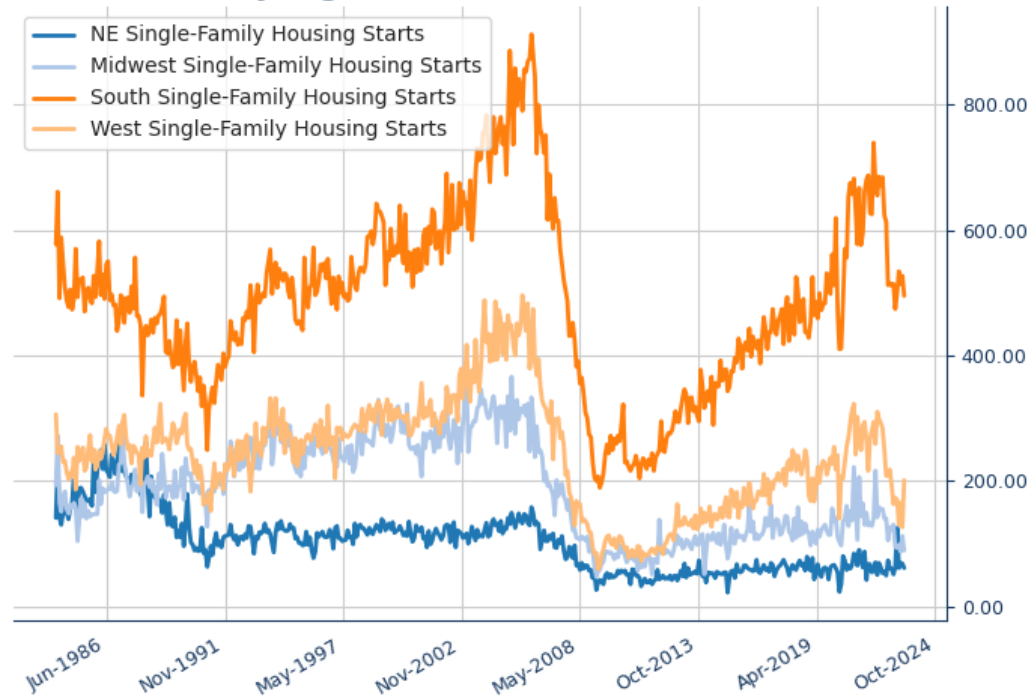
Contingent Macro Advisors 2023 source: US Census Bureau



Starts by region (in 000s annualized)



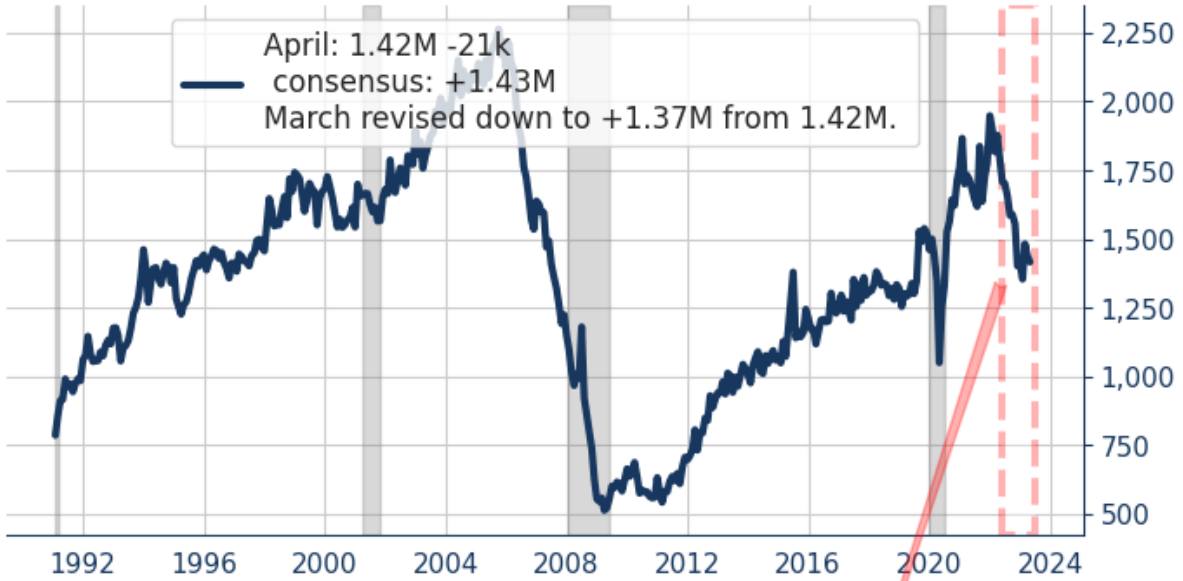
Single-Family Starts by region (in 000s annualized)



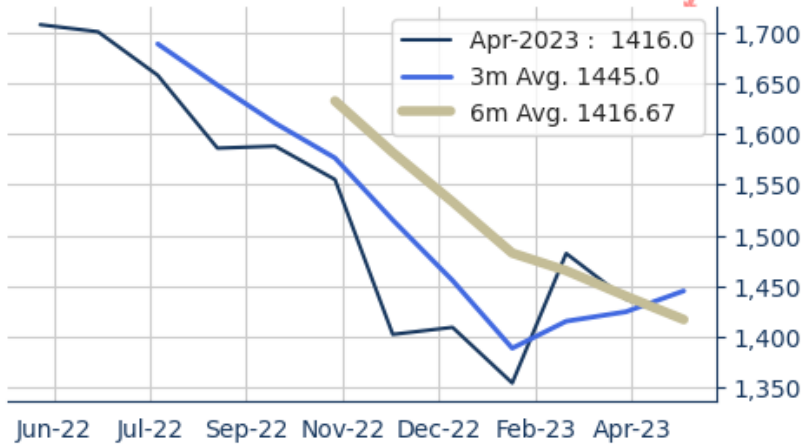
Total US Building Permits

April: 1.42M -21k

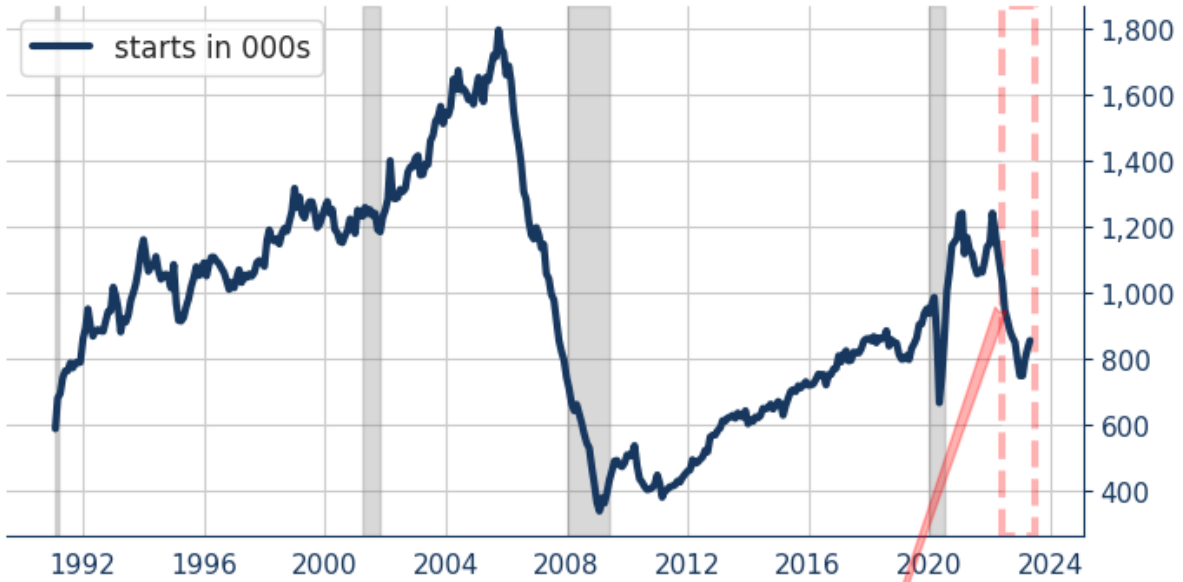
consensus: +1.43M



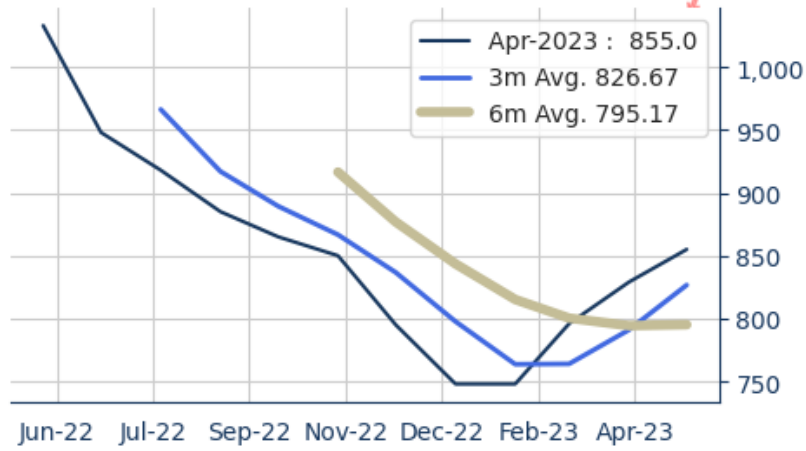
last 12 months



Single-Family Building Permits

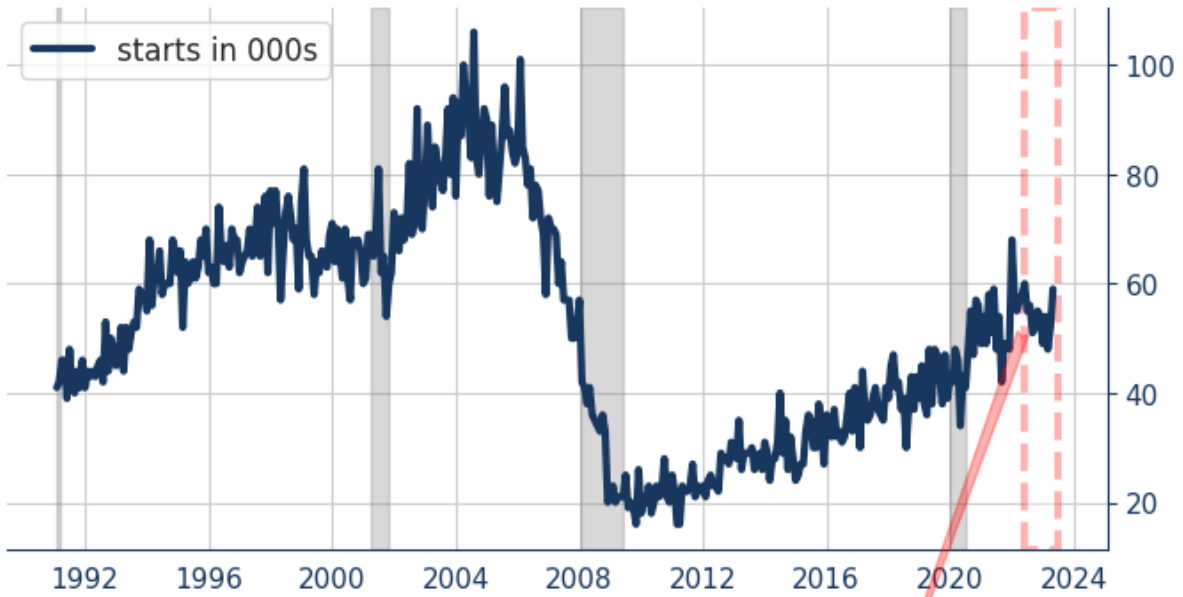


last 12 months

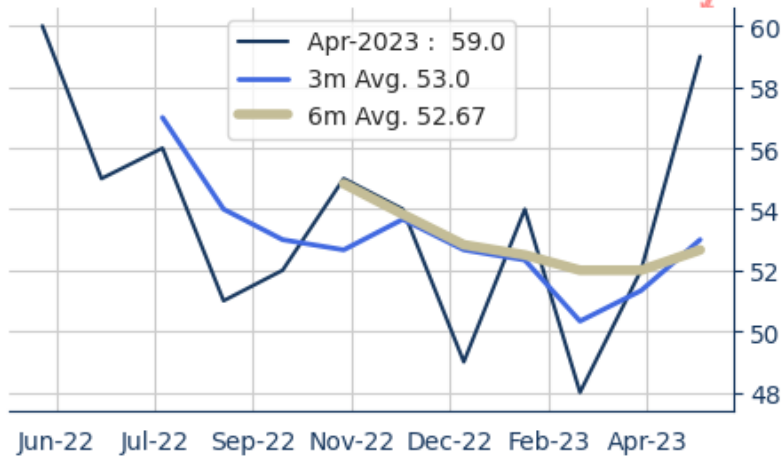


Contingent Macro Advisors 2023 source: US Census Bureau

Multi-Family 2-4 Unit Building Permits

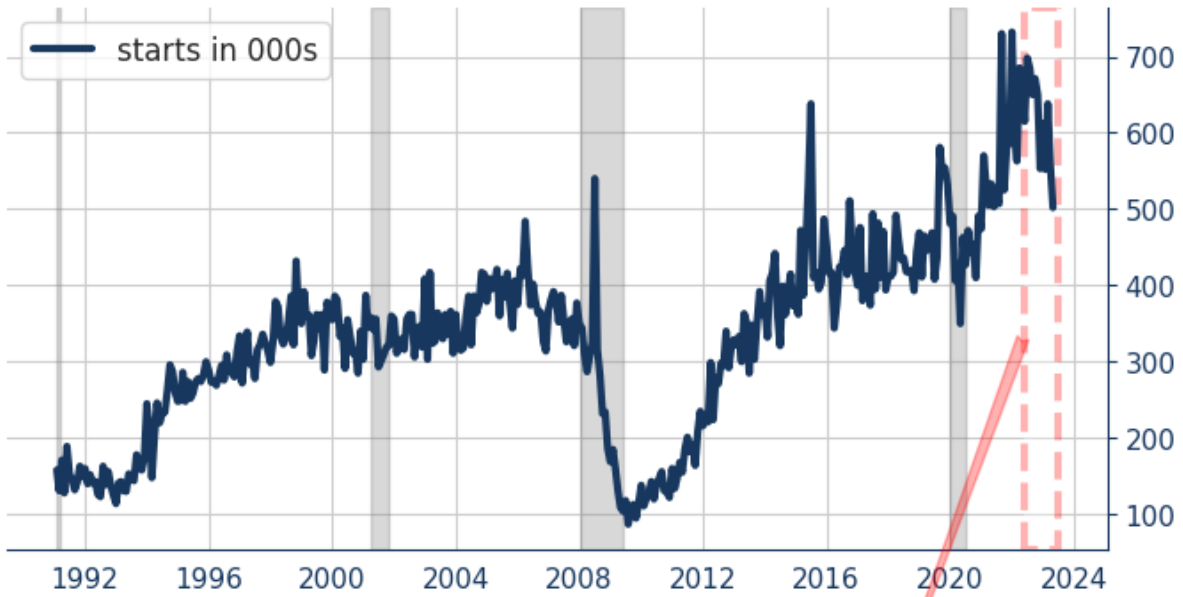


last 12 months

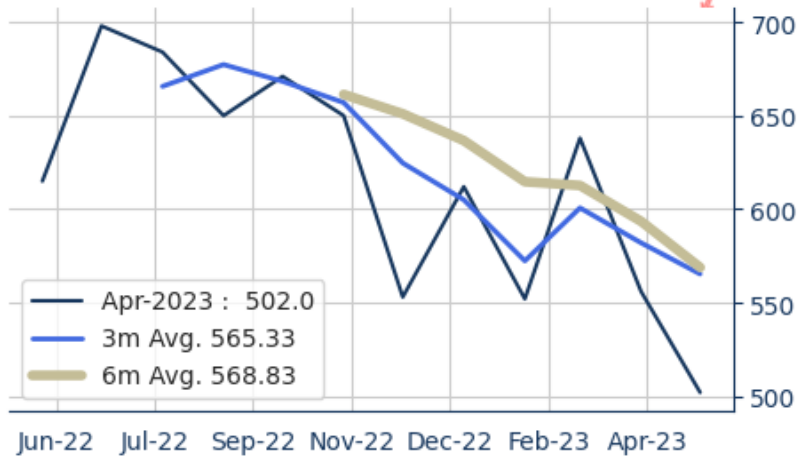


Contingent Macro Advisors 2023 source: US Census Bureau

Multi-Family 5+ Unit Building Permits

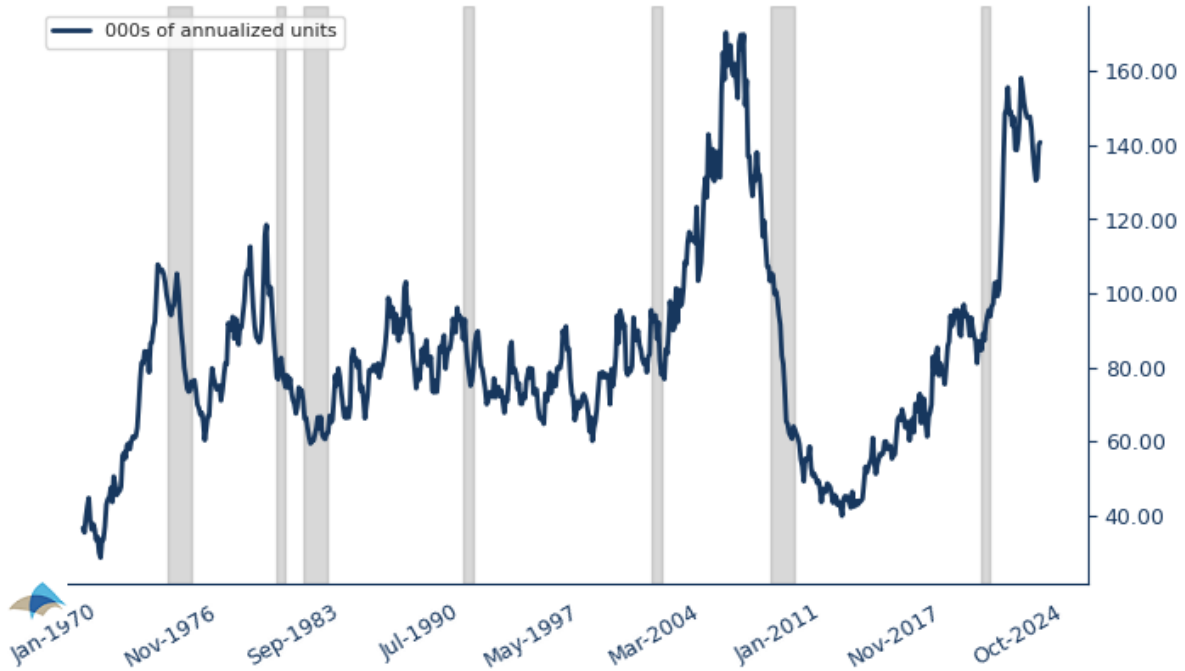


last 12 months

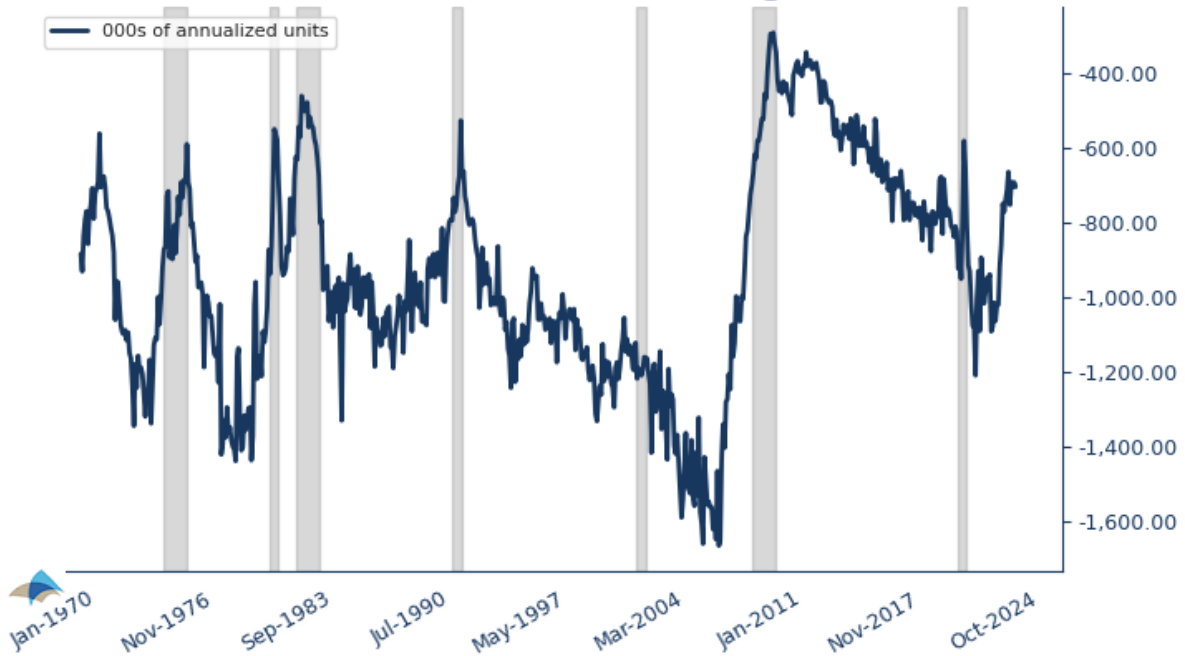


Contingent Macro Advisors 2023 source: US Census Bureau

Single-Family Permits Authorized Not Started



Authorized Permits less Housing Starts



US Housing Starts	Apr-23	Mar-23	Feb-23	Jan-23	3m. avg.	6m. avg.	12m. avg.	2022	2021	5y
Total Housing Starts	1401	1371	1436	1340	1403	1389	1434	1551	1606	1425
Single-Family Housing Starts	846	833	835	823	838	838	889	1004	1132	976
Multi-Family Housing Starts	542	515	588	506	548	537	530	530	462	435
NE Total Housing Starts	131	171	105	128	136	137	139	143	137	125
NE Single-Family Housing	61	68	69	61	66	74	66	64	68	63

Starts										
Midwest Total Housing Starts	171	129	187	128	162	164	183	206	218	191
Midwest Single-Family Housing Starts	89	112	87	98	96	96	112	130	150	131
South Total Housing Starts	784	837	792	786	804	777	784	833	849	759
South Single-Family Housing Starts	495	527	514	534	512	507	528	580	645	552
West Total Housing Starts	315	234	352	298	300	311	328	370	401	350
West Single-Family Housing Starts	201	126	165	130	164	161	184	231	268	231

annualized monthly in thousands of units