

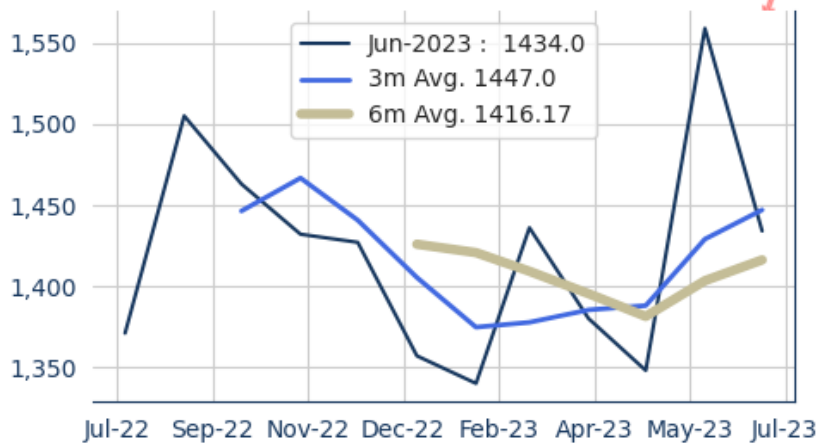
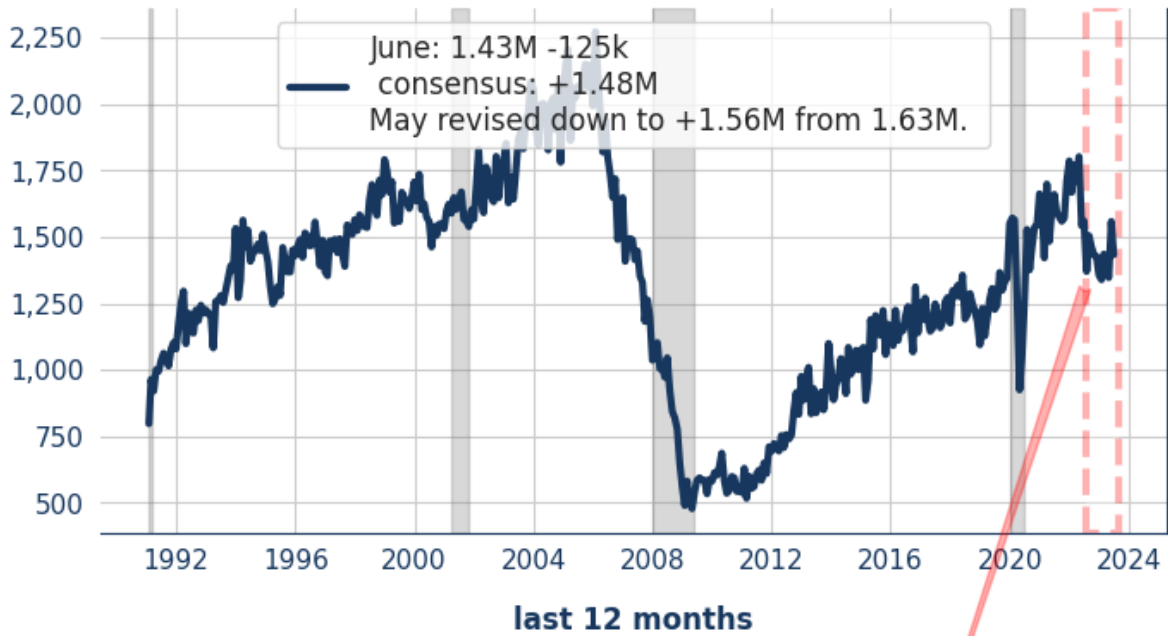
19.Jul.2023

Housing Starts: Bottoming, Not Sharp Rebound

Bottom Line: Housing Starts fell more than expected in June, and there were negative revisions to prior data. The new home market continues to perform better than existing home sales as demand remains robust, despite worse affordability. But this report is a reminder that a "V-shaped" bottom in housing is unlikely. Builders remain cautious, particularly when mortgage rates move higher, as they did in May and again in late June. Looking forward, building permits were lower than expected, confirming the notion that we are seeing a slow bottoming process rather than a sharp snapback.

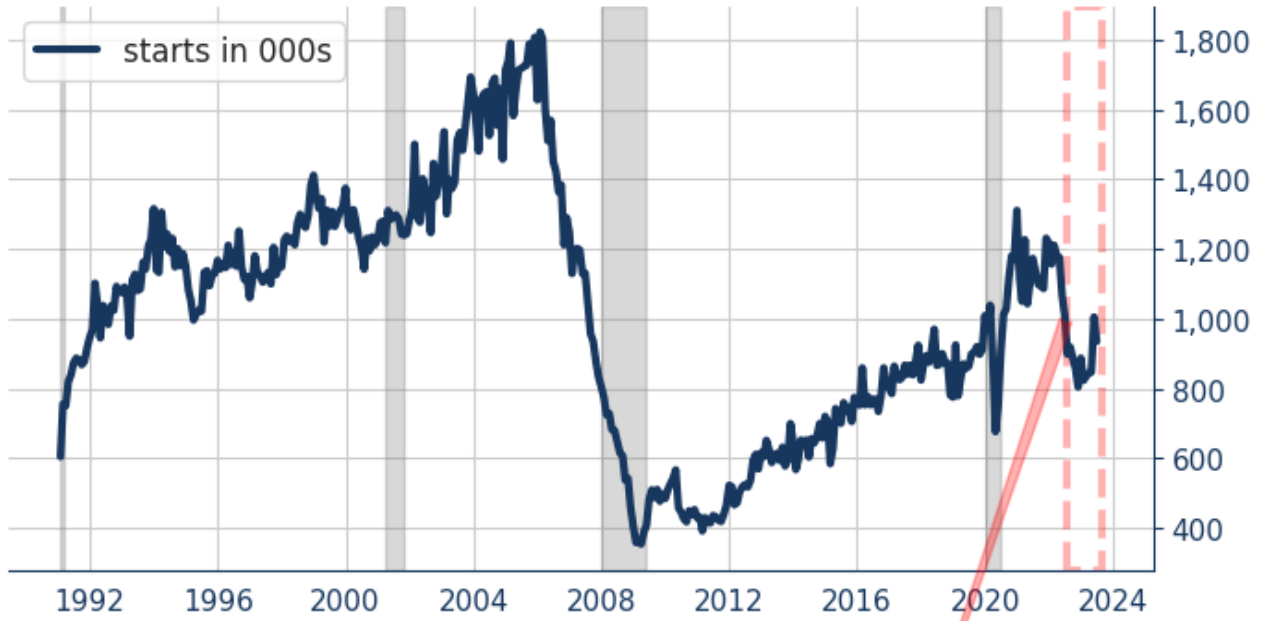
Total US Housing Starts

June: 1.43M -125k consensus: +1.48M

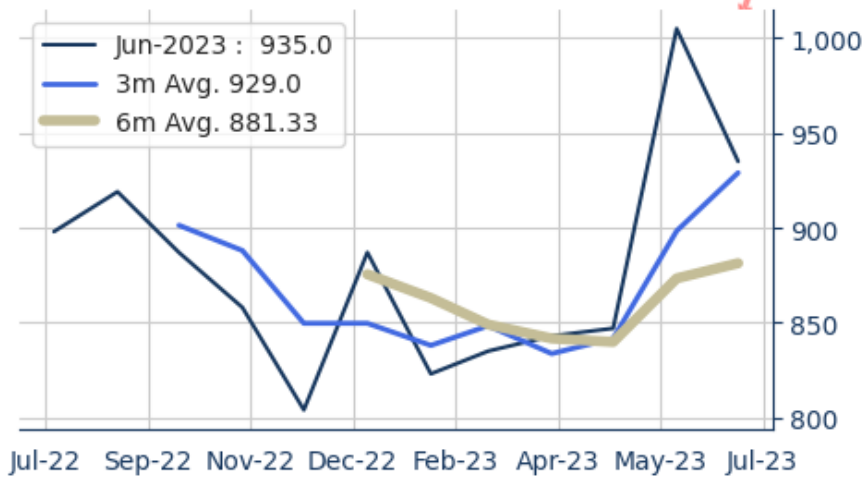


Contingent Macro Advisors 2023 source: US Census Bureau

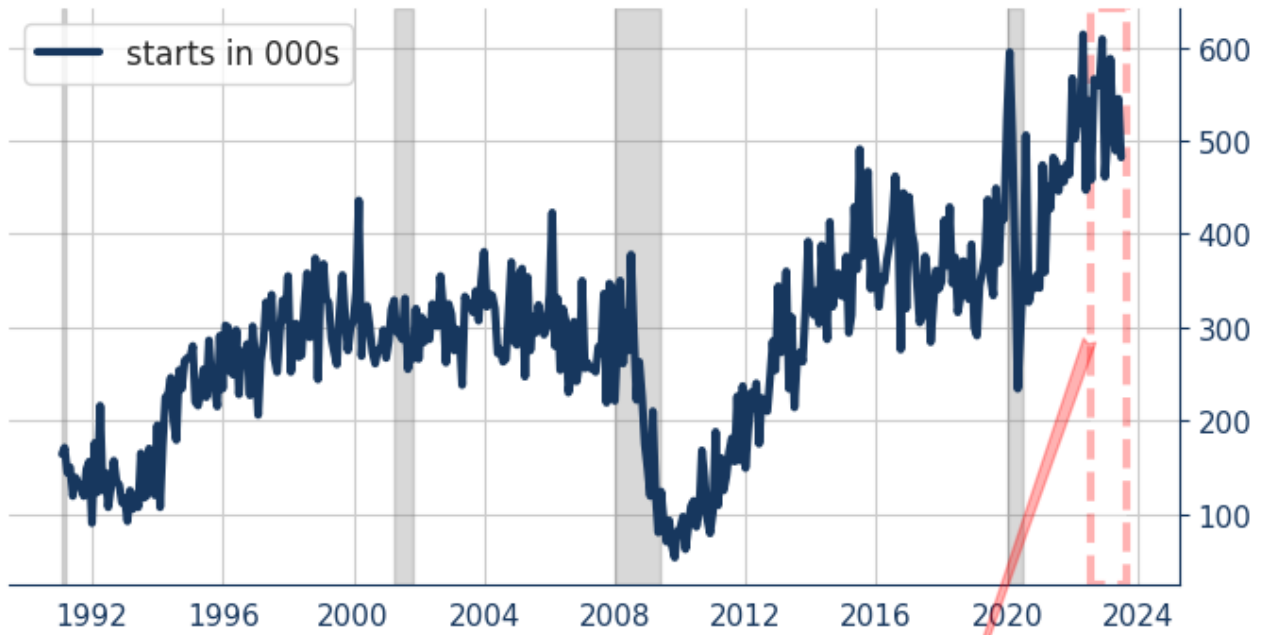
Single-Family Housing Starts



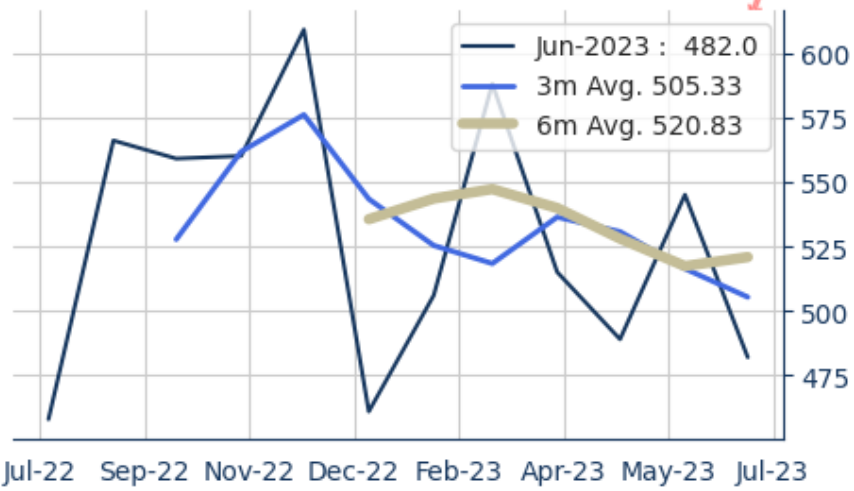
last 12 months



Multi-Family Housing Starts



last 12 months

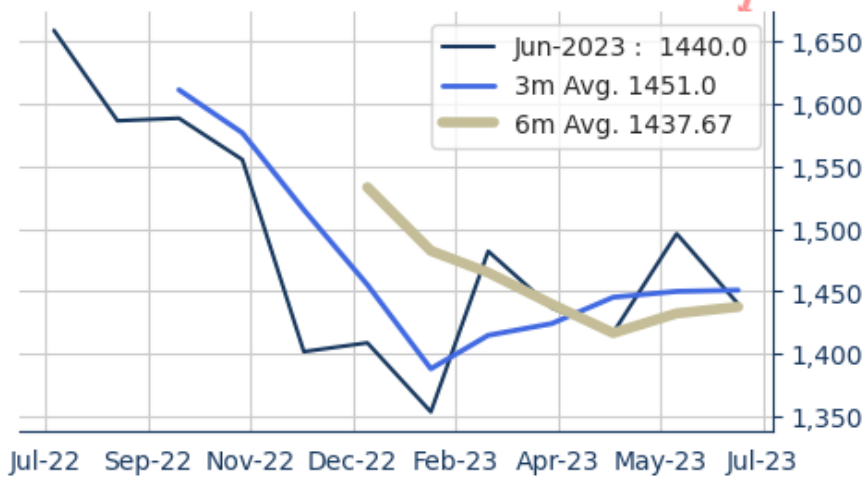


Contingent Macro Advisors 2023 source: US Census Bureau

Total US Building Permits

June: 1.44M -56k

consensus: +1.5M



Contingent Macro Advisors 2023 source: US Census Bureau

US Housing Starts	Jun-23	May-23	Apr-23	Mar-23	3m. avg.	6m. avg.	12m. avg.	2022	2021	5y
Total Housing Starts	1434	1559	1348	1380	1447	1416	1421	1551	1606	1431
Single-Family Housing Starts	935	1005	847	843	929	881	878	1004	1132	978
Multi-Family Housing Starts	482	545	489	515	505	521	528	530	462	440
NE Total Housing Starts	95	97	124	185	105	122	134	143	137	125
NE Single-Family Housing Starts	52	59	58	67	56	61	66	64	68	63

Midwest Total Housing Starts	162	242	175	133	193	171	182	206	218	191
Midwest Single-Family Housing Starts	111	138	92	113	114	106	109	130	150	130
South Total Housing Starts	838	877	745	827	820	811	779	833	849	766
South Single-Family Housing Starts	568	613	502	535	561	544	524	580	645	556
West Total Housing Starts	339	343	304	235	329	312	326	370	401	350
West Single-Family Housing Starts	204	195	195	128	198	170	178	231	268	230

annualized monthly in thousands of units