



Housing Market Statistics

Table of Contents		Page
Table 1	Housing Starts, U.S. and Regions	2
Table 2	Housing Starts by Structure Type	3
Table 3	Single-Family Starts by Intended Use and Design	4
Table 4	Multifamily Starts by Intended Use and Design	5
Table 5	Housing Starts by Intended Use, Northeast and Midwest	6
Table 6	Housing Starts by Intended Use, South and West	7
Table 7	Building Permits, U.S. and Regions	8
Table 8	Building Permits by Region and Type	9
Table 9	Housing Starts and Building Permits, Not Seasonally Adjusted	10
Table 10	Units under Construction and Completed	11
Table 11	Manufactured Homes	12
Table 12	Residential Remodeling	13
Table 13	Home Sales, U.S., New and Existing	14
Table 14	Homes Sold by Region, New and Existing	15
Table 15	Home Prices, U.S., New and Existing Single Family	16
Table 16	Home Prices by Region, New and Existing Single Family	17
Table 17	New Homes Sold and For Sale by Stage of Construction	18
Table 18	New Home Characteristics, Single and Multifamily	19
Table 19	Residential Rental Vacancy and Absorption Rates	20
Table 20	Value of New Construction	21
Table 21	Value of Selected New Nonresidential Construction & Vacancy Rates	22
Table 22	Producer Price Index for Selected Building Materials	23
Table 23	Inflation Indicators	24
Table 24	Mortgage Rates and ARM Share	25
Table 25	Weekly Mortgage Rates	26
Table 26	Demographics, Personal Income, and Consumer Confidence	27
Table 27	Gross Domestic Product	28
Table 28	Employment Indicators and Industrial Production	29
Table 29	Interest Rates & New Home Financing	30
Table 30	Treasury Bills and Constant Maturities	31
Table 31	Schedule of Release Dates for Economics Indicators (monthly)	32

HMS tables updated March 1/06

For more information about Housing Market Statistics, please contact Dean Crist at (800) 368-5242 x 8478 or via e-mail at dcrist@nahb.com.

Table 1 Housing Starts, U.S. and Regions

	U.S. TOTAL (1)	ONE UNIT (2)	2-4 UNITS (3)	5+ UNITS (4)	MULTI- FAMILY (5)	NORTH- EAST (6)	MID- WEST (7)	SOUTH (8)	WEST (9)
1988	1,488	1,081	59	348	407	235	274	575	404
1989	1,376	1,003	55	318	373	179	266	536	396
1990	1,193	895	38	260	298	131	253	479	329
1991	1,014	840	36	138	174	113	233	414	254
1992	1,200	1,030	31	139	169	127	288	497	288
1993	1,288	1,126	29	133	162	126	298	562	302
1994	1,457	1,198	35	224	259	138	329	639	351
1995	1,354	1,076	34	244	278	118	290	615	331
1996	1,477	1,161	45	271	316	132	321	662	361
1997	1,474	1,134	44	296	340	137	304	670	363
1998	1,617	1,271	43	303	346	148	330	743	395
1999	1,641	1,303	32	307	339	156	347	746	392
2000	1,569	1,231	39	299	338	154	318	714	383
2001	1,603	1,273	37	293	330	149	330	732	391
2002	1,607	1,359	39	308	347	158	350	782	416
2003	1,848	1,499	34	315	349	163	374	839	472
2004	1,956	1,611	42	303	345	175	356	909	516
2005	2,068	1,716	41	311	352	190	358	995	525
Seasonally Adjusted Annual Rates									
JAN 04	1,927	1,562	30	335	365	149	335	931	512
FEB	1,852	1,485	29	338	367	175	334	875	468
MAR	2,007	1,638	32	337	369	170	375	932	530
APR	1,968	1,624	36	308	344	178	387	952	451
MAY	1,974	1,649	56	269	325	180	359	862	573
JUNE	1,827	1,526	26	275	301	165	314	874	474
JULY	1,986	1,661	64	261	325	182	349	894	561
AUG	2,025	1,689	68	268	336	202	369	912	542
SEP	1,912	1,555	31	326	357	158	348	908	498
OCT	2,062	1,666	41	355	396	175	389	947	551
NOV	1,807	1,484	39	284	323	161	318	851	477
DEC	2,050	1,713	48	289	337	195	379	955	521
JAN 05	2,188	1,769	48	371	419	164	332	1,138	554
FEB	2,228	1,808	52	368	420	207	433	1,018	570
MAR	1,833	1,550	21	262	283	210	311	830	482
APR	2,027	1,640	47	340	387	189	326	1,021	491
MAY	2,041	1,724	37	280	317	185	387	926	543
JUNE	2,065	1,716	37	312	349	194	341	1,033	497
JULY	2,062	1,732	36	294	330	196	369	986	511
AUG	2,081	1,719	43	319	362	203	376	935	567
SEP	2,160	1,791	59	310	369	195	378	1,014	573
OCT	2,051	1,732	33	286	319	170	334	1,027	520
NOV	2,136	1,803	38	295	333	196	395	991	554
DEC	1,988	1,613	32	343	375	168	300	1,083	437
JAN 06	2,276	1,819	30	427	457	217	371	1,177	511
FEB									
MAR									
APR									
MAY									
JUNE									
JULY									
AUG									
SEP									
OCT									
NOV									
DEC									

All data are in thousands of units.

Housing start = The start of construction of a privately-owned housing unit is when excavation begins for the footings or foundation of a building intended primarily as a housekeeping residential structure and designed for nontransient occupancy. All housing in a multifamily building is defined as being started when excavation for the building has begun

(6) Northeast includes: Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut, New York, New Jersey & Pennsylvania

(7) Midwest includes: Ohio, Indiana, Illinois, Michigan, Wisconsin, Iowa, Minnesota, Missouri, North & South Dakota, Nebraska, & Kansas

(8) South includes: Delaware, Maryland, District of Columbia, Virginia, West Virginia, North & South Carolina, Georgia, Florida, Kentucky Tennessee, Alabama, Mississippi, Arkansas, Louisiana, Oklahoma, and Texas

(9) West includes: Montana, Idaho, Wyoming, Colorado, New Mexico, Arizona, Utah, Nevada, Washington, Oregon, California, Alaska, & Hawaii

Source: U.S. Bureau of the Census, Construction Reports, Series C-20, Housing Starts.

Prepared by Economics Department, NAHB. Available at www.HousingEconomics.com

Table 7 Building Permits, U.S. and Regions

	U.S. TOTAL	ONE UNIT	2-4 UNITS	5+ UNITS	MULTI- FAMILY	NORTH- EAST	MID- WEST	SOUTH	WEST
1989	1,338	932	67	340	407	179	252	505	402
1990	1,111	794	54	263	317	126	234	426	325
1991	949	754	43	152	195	110	215	376	248
1992	1,095	911	46	138	184	125	259	443	269
1993	1,199	987	52	160	213	134	277	501	288
1994	1,372	1,069	62	241	303	139	305	586	342
1995	1,333	997	64	272	335	124	297	583	329
1996	1,426	1,070	66	290	356	137	318	623	347
1997	1,441	1,062	69	310	379	142	300	636	364
1998	1,612	1,188	69	356	425	159	327	725	401
1999	1,664	1,247	66	351	417	165	345	749	404
2000	1,592	1,198	65	329	394	165	324	702	402
2001	1,637	1,236	66	335	401	160	334	730	413
2002	1,748	1,333	74	341	415	174	352	791	431
19,000 PLACE SERIES									
2003	1,889		83	346	428	182	371	849	487
2004	2,024	1,573	93	346	439	194	358	937	537
20,000 PLACE SERIES									
2004	2,070		90	366	457	197	371	961	542
2005	2,148	1,681	84	383	467	200	363	1,028	557
Seasonally Adjusted Annual Rates									
19,000 PLACE SERIES									
JAN 03	1,816	1,421	88	307	395	174	362	802	478
FEB	1,866	1,369	79	418	497	176	335	807	548
MAR	1,754	1,361	73	320	393	162	337	805	450
APR	1,798	1,387	85	326	411	167	353	819	459
MAY	1,846	1,394	85	367	452	178	359	827	482
JUN	1,871	1,465	76	330	406	173	387	859	452
JUL	1,892	1,483	80	329	409	183	376	850	483
AUG	1,964	1,518	83	363	446	201	391	884	488
SEP	1,943	1,526	90	327	417	180	394	874	495
OCT	2,015	1,558	82	375	457	199	383	908	525
NOV	1,920	1,504	94	322	416	192	387	849	492
DEC	1,979	1,546	77	356	433	204	369	914	492
20,000 PLACE SERIES									
JAN 04	1,963	1,546	94	323	417	191	368	899	505
FEB	1,984	1,574	90	320	410	184	366	912	522
MAR	2,064	1,633	101	330	431	207	377	950	530
APR	2,069	1,610	92	367	459	200	381	949	539
MAY	2,129	1,660	88	381	469	203	360	1,012	554
JUN	2,014	1,606	83	325	408	208	342	940	524
JUL	2,114	1,625	105	384	489	198	363	984	569
AUG	2,058	1,606	85	367	452	179	381	964	534
SEP	2,039	1,593	78	368	446	200	378	935	526
OCT	2,093	1,603	87	403	490	182	370	1,011	530
NOV	2,093	1,588	90	415	505	203	353	947	590
DEC	2,081		90	371	461	191	392	948	550
JAN 05	2,136	1,635	84	417	501	195	356	1,040	545
FEB	2,093	1,624	83	386	469	189	381	974	549
MAR	2,021	1,552	85	384	469	184	349	961	527
APR	2,148	1,640	78	430	508	200	379	1,011	558
MAY	2,062	1,628	85	349	434	191	354	968	549
JUN	2,132	1,653	87	392	479	213	361	1,032	526
JUL	2,171	1,690	99	382	481	200	379	1,010	582
AUG	2,138	1,676	86	376	462	186	353	1,064	535
SEP	2,219	1,767	88	364	452	208	362	1,036	613
OCT	2,103	1,707	82	314	396	189	369	1,009	536
NOV	2,163	1,724	81	358	439	205	380	1,022	556
DEC	2,075	1,645	81	349	430	207	339	1,019	510
JAN 06	2,217	1,685	104	428	532	212	391	1,080	534
FEB									
MAR									
APR									
MAY									
JUN									
JUL									
AUG									
SEP									
OCT									
NOV									
DEC									

Source: U.S. Bureau of the Census, Construction Reports, Series C-20, Housing Starts.
Prepared by Economics Department, NAHB. Available at www.HousingEconomics.com

Table 13 New and Existing Home Sales, U.S.

	NEW HOMES			EXISTING HOMES									
	SOLD (1)	FOR SALE (2)	MONTHS' SUPPLY (3)	SALES			INVENTORY			MONTHS' SUPPLY			
				TOTAL (4)	SINGLE-FAMILY (5)	CONDO-MINIUMS (6)	TOTAL (7)	SINGLE-FAMILY (8)	CONDO-MINIUMS (9)	TOTAL (10)	SINGLE-FAMILY (11)	CONDO-MINIUMS (12)	
1987	672	370	10.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1988	675	371	8.8	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1989	650	366	9.2	3,290	3,010	280	NA	1,870	NA	NA	NA	8.4	NA
1990	535	321	10.9	3,186	2,914	272	NA	1,920	NA	NA	NA	8.9	NA
1991	507	284	7.9	3,145	2,885	260	NA	1,990	NA	NA	NA	9.0	NA
1992	608	267	6.4	3,432	3,150	282	NA	1,760	NA	NA	NA	8.2	NA
1993	666	295	5.8	3,739	3,427	312	NA	1,520	NA	NA	NA	6.5	NA
1994	670	340	8.5	3,886	3,544	342	NA	1,380	NA	NA	NA	5.4	NA
1995	665	374	8.4	3,852	3,519	333	NA	1,580	NA	NA	NA	5.7	NA
1996	758	326	6.4	4,167	3,797	370	NA	1,730	NA	NA	NA	6.1	NA
1997	805	287	5.7	4,371	3,964	407	NA	1,690	NA	NA	NA	6.1	NA
1998	885	300	4.9	4,966	4,495	471	NA	1,910	NA	NA	NA	5.5	NA
1999	881	315	5.5	5,190	4,651	539	1,894	1,730	164	4.8	4.8	4.8	NA
2000	877	301	4.6	5,171	4,604	567	2,048	1,840	208	4.5	4.5	4.5	NA
2001	909	310	4.7	5,332	4,733	599	2,068	1,840	228	4.6	4.6	4.6	NA
2002	972	344	4.9	5,631	4,974	657	2,108	1,880	228	4.7	4.7	4.7	4.5
2003	1,088	345	5.0	6,175	5,443	732	2,270	2,040	230	4.6	4.7	4.7	4.4
2004	1,203	431	5.2	6,779	5,959	820	2,224	1,950	274	4.3	4.3	4.3	4.1
2005	1,282	525	6.1	7,075	6,179	896	2,846	2,390	456	4.5	4.4	4.4	4.8
JAN 03	999	341	4.0	5,920	5,330	702	2,465	2,160	304	4.6	4.6	4.6	NA
FEB	936	341	4.5	5,930	5,290	726	2,341	2,045	296	4.7	4.5	4.5	NA
MAR	999	338	4.1	5,820	5,170	692	2,322	2,064	258	4.7	4.7	4.7	NA
APR	1,012	340	4.1	5,860	5,150	694	2,378	2,103	274	5.1	5.2	5.2	NA
MAY	1,078	343	3.9	5,950	5,240	698	2,362	2,089	274	4.8	4.8	4.8	NA
JUN	1,193	343	3.5	6,000	5,240	704	2,413	2,142	271	5.0	5.1	5.1	NA
JUN	1,193	343	3.5	6,000	5,240	704	2,413	2,142	271	5.0	5.1	5.1	NA
JUL	1,168	342	3.6	6,270	5,530	743	2,403	2,118	284	4.5	4.6	4.6	NA
AUG	1,206	346	3.5	6,580	5,760	759	2,371	2,108	263	4.6	4.6	4.6	NA
SEP	1,131	350	3.8	6,630	5,800	775	2,337	2,084	254	4.3	4.3	4.3	NA
OCT	1,144	361	3.8	6,430	5,630	762	2,369	2,119	250	4.5	4.6	4.6	NA
NOV	1,093	366	4.1	6,250	5,480	745	2,417	2,184	233	4.8	4.9	4.9	NA
DEC	1,129	370	4.0	6,410	5,700	785	2,462	2,219	243	4.2	4.3	4.3	NA
JAN 04	1,155	372	3.8	5,980	5,380	703	2,370	2,093	277	4.3	4.4	4.4	NA
FEB	1,158	372	3.8	6,400	5,660	783	2,372	2,193	180	4.5	4.5	4.5	NA
MAR	1,253	381	3.7	6,570	5,870	804	2,472	2,201	271	4.4	4.4	4.4	NA
APR	1,162	382	4.0	6,790	5,950	808	2,295	2,014	281	4.3	4.3	4.3	NA
MAY	1,243	383	3.8	6,890	6,020	821	2,413	2,147	266	4.2	4.3	4.3	NA
JUN	1,205	383	3.9	7,020	6,160	835	2,342	2,083	259	4.1	4.2	4.2	3.1
JUL	1,104	400	4.4	6,840	5,990	842	2,469	2,195	274	4.3	4.4	4.4	3.5
AUG	1,165	406	4.3	6,760	5,890	821	2,409	2,113	295	4.5	4.5	4.5	4.4
SEP	1,223	411	4.1	6,790	5,880	803	2,355	2,067	288	4.2	4.2	4.2	4.3
OCT	1,306	412	3.8	6,840	6,000	824	2,408	2,108	300	4.3	4.3	4.3	4.5
NOV	1,175	419	4.3	6,980	6,130	847	2,427	2,130	297	4.4	4.3	4.3	4.8
DEC	1,247	422	4.1	6,810	6,010	844	2,397	2,108	290	3.9	3.9	3.9	3.9
JAN 05	1,194	437	4.4	6,920	6,060	858	2,343	1,994	349	3.7	3.7	3.7	3.9
FEB	1,247	446	4.4	6,930	6,070	863	2,312	2,102	210	4.0	4.0	4.0	4.2
MAR	1,307	446	4.2	6,970	6,100	871	2,323	2,082	241	4.0	4.0	4.0	3.7
APR	1,269	446	4.3	7,170	6,270	895	2,371	2,055	315	4.1	4.2	4.2	4.1
MAY	1,293	452	4.3	7,140	6,230	912	2,551	2,216	335	4.3	4.3	4.3	4.3
JUN	1,298	456	4.3	7,270	6,330	943	2,639	2,271	368	4.4	4.5	4.5	4.2
JUL	1,371	466	4.1	7,130	6,220	914	2,776	2,339	437	4.6	4.5	4.5	5.3
AUG	1,274	478	4.5	7,210	6,280	928	2,726	2,356	369	4.7	4.7	4.7	4.9
SEP	1,249	489	4.8	7,200	6,290	908	2,786	2,402	384	4.6	4.6	4.6	5.0
OCT	1,345	491	4.5	7,050	6,180	867	2,813	2,433	380	4.9	4.8	4.8	5.4
NOV	1,251	504	4.9	7,030	6,150	876	2,786	2,413	373	5.0	4.9	4.9	5.8
DEC	1,298	515	4.8	6,750	5,860	885	3,056	2,573	483	5.1	4.9	4.9	6.2
JAN 06	1,233	528	5.2	6,560	5,770	791	3,193	2,677	517	5.3	5.2	5.2	6.3
FEB													
MAR													
APR													
MAY													
JUN													
JUL													
AUG													
SEP													
OCT													
NOV													
DEC													

(1),(2),(4),(5),(6),(7),(8) Data are in thousands of units. (3),(9) Number of months.

(1) thru (9) Monthly data are seasonally adjusted at annual rates.

NA = Not available.

Sources: (1),(2),(3) U.S. Bureau of the Census; 4 through 9 National Association of Realtors. Prepared by Economics Department, NAHB. Available at www.HousingEconomics.com

Table 23 Inflation Indicators

	CONSUMER PRICE INDEX				PRODUCER PRICE INDEX					COMPOSITE PRICES	
	TOTAL (1)	LESS FOOD & ENERGY (2)	SHELTER (3)	RENT OF PRIM RES (4)	FINISHED GOODS (5)	LESS FOOD & ENERGY (6)	CEMENT (7)	GYP SUM PRODUCTS (8)	WOOD PRODUCTS (9)	FRAMING LUMBER (10)	STRUCTURAL PANEL (11)
1987	109.6	113.5	115.8	118.3	103.2	110.6	104.2	137.0	107.3	\$218	\$227
1988	118.3	123.4	127.1	127.8	108.0	117.0	102.2	112.9	118.9	\$236	\$215
1989	124.0	129.0	132.8	132.8	113.6	122.1	102.1	110.0	126.7	\$241	\$256
1990	130.7	135.5	140.0	138.4	119.2	126.6	103.7	105.2	129.7	\$230	\$231
1991	136.2	142.1	146.3	143.3	121.7	131.0	106.7	99.3	132.1	\$236	\$241
1992	140.3	147.3	151.2	146.9	123.2	134.2	106.4	99.9	146.6	\$287	\$308
1993	144.5	152.2	155.7	150.3	124.7	135.8	111.7	108.3	174.0	\$394	\$349
1994	148.2	156.5	160.5	154.0	125.5	137.1	119.5	136.0	180.0	\$410	\$370
1995	152.4	161.2	165.7	157.8	127.9	139.9	128.1	154.5	178.1	\$337	\$370
1996	156.9	165.6	171.0	161.9	131.3	142.0	134.0	154.0	176.1	\$399	\$323
1997	160.5	169.5	176.3	166.7	131.8	142.4	139.4	170.8	183.8	\$417	\$320
1998	163.0	173.4	182.1	172.1	130.7	143.7	145.7	177.6	179.1	\$349	\$316
1999	166.6	177.0	187.3	177.5	133.0	146.1	150.6	208.0	183.6	\$402	\$349
2000	172.2	181.3	193.4	183.9	138.0	148.0	150.1	201.4	178.2	\$323	\$282
2001	177.1	186.1	200.6	192.1	140.7	150.0	150.2	156.4	174.4	\$313	\$254
2002	179.9	190.5	208.1	199.7	138.9	150.2	152.6	168.9	173.3	\$298	\$247
2003	184.0	193.2	213.1	205.5	143.3	150.5	152.6	171.5	177.4	\$310	\$367
2004	188.9	196.6	218.8	211.0	148.5	152.7	152.6	198.9	195.6	\$402	\$462
2005	195.3	200.9	224.4	217.3	155.7	156.4	176.2	229.5	196.5	\$387	\$408
JAN 03	182.3	192.3	211.5	203.1	141.2	150.0	153.1	168.6	171.7	\$278	\$245
FEB	183.3	192.5	211.5	203.5	142.6	149.9	153.5	170.8	173.2	\$295	\$263
MAR	184.1	192.5	211.6	204.0	144.3	150.8	153.7	165.6	172.6	\$277	\$253
APR	183.5	192.5	211.7	204.5	142.2	150.0	151.7	173.8	172.9	\$283	\$259
MAY	183.3	192.9	212.6	204.9	141.7	150.1	152.3	171.3	173.1	\$279	\$267
JUN	183.4	193.0	212.7	205.3	142.6	150.1	152.4	164.2	173.8	\$303	\$319
JUL	183.8	193.4	213.3	205.8	142.8	150.4	152.0	170.9	176.9	\$302	\$376
AUG	184.4	193.6	213.7	206.2	143.6	150.6	151.4	169.3	177.8	\$336	\$440
SEP	185.0	193.7	213.9	206.7	144.1	150.6	151.1	176.7	184.0	\$375	\$537
OCT	184.8	194.0	214.7	207.0	144.8	151.1	150.6	175.3	184.1	\$325	\$555
NOV	184.6	194.0	215.0	207.4	144.6	151.1	151.0	175.3	184.4	\$338	\$528
DEC	185.0	194.2	215.4	207.7	145.3	151.0	151.3	176.7	183.9	\$327	\$356
JAN 04	185.9	194.6	215.9	208.1	145.7	151.4	151.5	177.0	183.3	\$341	\$427
FEB	186.5	194.9	215.9	208.6	145.6	151.3	152.1	182.2	189.0	\$376	\$554
MAR	187.3	195.5	217.1	209.1	146.4	151.7	153.0	183.7	194.1	\$382	\$573
APR	187.7	195.9	217.9	209.7	147.4	152.1	153.5	188.0	197.7	\$431	\$598
MAY	188.8	196.2	218.4	210.2	148.3	152.3	154.6	190.9	201.6	\$456	\$533
JUN	189.3	196.6	218.9	210.9	148.2	152.7	154.8	199.4	198.4	\$423	\$455
JUL	189.2	196.8	219.4	211.4	148.3	152.5	155.3	205.1	196.5	\$426	\$397
AUG	189.3	196.9	219.5	212.0	148.5	152.9	158.4	210.8	202.1	\$473	\$485
SEP	189.6	197.5	220.3	212.5	148.9	153.3	161.0	213.4	202.5	\$432	\$465
OCT	190.7	197.9	220.7	212.9	151.1	153.7	161.2	211.9	196.7	\$358	\$343
NOV	191.2	198.2	220.8	213.1	152.1	154.1	162.5	211.5	191.9	\$355	\$329
DEC	191.2	198.5	221.3	213.7	151.7	154.4	163.2	212.1	193.0	\$376	\$387
JAN 05	199.0	199.0	221.8	214.4	151.7	155.4	168.3	214.9	194.6	\$382	\$396
FEB	199.4	199.4	222.5	214.8	152.4	155.5	170.8	215.7	198.2	\$420	\$449
MAR	200.0	200.0	223.5	215.4	153.6	155.7	170.7	217.4	198.6	\$422	\$447
APR	200.2	200.2	223.6	216.0	154.4	156.1	172.5	217.1	198.3	\$404	\$396
MAY	200.5	200.5	223.7	216.5	154.1	156.4	172.9	220.6	195.2	\$386	\$382
JUN	200.6	200.6	224.1	217.0	154.2	156.3	173.4	224.7	197.6	\$401	\$391
JUL	201.0	201.0	224.7	217.6	155.4	156.8	179.7	227.8	196.0	\$380	\$366
AUG	201.2	201.2	224.9	218.1	156.2	156.8	179.6	237.3	194.1	\$360	\$353
SEP	201.5	201.5	224.7	218.6	158.4	157.1	181.2	240.5	197.4	\$396	\$488
OCT	202.0	202.0	225.8	219.4	159.6	156.7	182.1	243.3	198.0	\$366	\$484
NOV	202.5	202.5	226.5	219.9	159.0	156.9	181.7	244.4	194.1	\$359	\$368
DEC	202.8	202.8	227.2	220.4	160.0	157.1	182.6	250.6	195.3	\$365	\$381
JAN 06	203.2	203.2	227.4	220.7	160.4	157.7	188.9	256.9	197.3	\$379	\$372
FEB											
MAR											
APR											
MAY											
JUN											
JUL											
AUG											
SEP											
OCT											
NOV											
DEC											

(8),(9),(10),(11) Monthly data are not seasonally adjusted; all other data are seasonally adjusted. NA = Not available.

(1),(2),(3),(4) CPI for all urban workers.

(3) Shelter consists of: rent of primary residence, lodging away from home, owners' equivalent rent of primary residence, and tenants' and house insurance.

(4) Rent of primary residence includes fuel and utility costs when included in the lease contract.

(10) Price per 1,000 board feet; composite consists of 15 softwood framing lumber indices that are weighted by production levels. Weekly data for this series appears on page iv.

(11) Includes several plywood products and oriented strand board, which competes with plywood for roof and wall sheathing and underlayment; price per 1,000 square feet.

Sources: (1 through 9) U.S. Department of Labor, Bureau of Labor Statistics. (10),(11) Random Lengths, Eugene, Oregon.
Prepared by Economics Department, NAHB. Available at www.HousingEconomics.com

Table 25 Weekly Mortgage Rates
Freddie Mac: PRIMARY MORTGAGE MARKET SURVEY

DATE		FIXED-RATE (30 year)			FIXED-RATE (15 year)			5/1-YR ARM			ADJ RATE MORTGAGES			SPREAD/FIXED-ARM	
		COMM. RATE	POINTS	EFF RATE*	COMM. RATE	POINTS	EFF RATE*	COMM. RATE	POINTS	EFF RATE*	COMM. RATE	POINTS	EFF RATE*	COMM. RATE	EFF RATE
Jul-04	2	6.21	0.60	6.30	5.62	0.60	5.72				4.19	0.70	4.28	2.02	2.01
	9	6.01	0.60	6.10	5.42	0.60	5.52				4.05	0.60	4.13	1.96	1.97
	16	6.00	0.60	6.09	5.40	0.60	5.50				4.02	0.60	4.10	1.98	1.99
	23	5.98	0.60	6.07	5.39	0.60	5.49				4.12	0.60	4.20	1.86	1.86
	30	6.08	0.60	6.17	5.49	0.60	5.59				4.17	0.60	4.25	1.91	1.92
Aug-04	6	5.99	0.70	6.09	5.40	0.60	5.50				4.08	0.60	4.16	1.91	1.93
	13	5.85	0.60	5.94	5.24	0.60	5.34				4.08	0.60	4.16	1.77	1.77
	20	5.81	0.70	5.91	5.19	0.60	5.29				4.01	0.60	4.09	1.80	1.82
	27	5.82	0.70	5.92	5.21	0.60	5.31				4.05	0.60	4.13	1.77	1.79
Sep-04	3	5.77	0.80	5.88	5.15	0.70	5.27				3.97	0.80	4.08	1.80	1.81
	10	5.83	0.80	5.94	5.22	0.80	5.36				4.00	0.70	4.09	1.83	1.85
	17	5.75	0.80	5.86	5.13	0.80	5.27				4.03	0.70	4.12	1.72	1.74
	24	5.70	0.70	5.80	5.10	0.70	5.22				4.00	0.70	4.09	1.70	1.71
Oct-04	1	5.72	0.60	5.81	5.12	0.60	5.22				3.97	0.60	4.05	1.75	1.75
	8	5.82	0.60	5.91	5.24	0.60	5.34				4.08	0.60	4.16	1.74	1.74
	15	5.74	0.60	5.83	5.14	0.60	5.24				4.01	0.60	4.09	1.73	1.73
	22	5.69	0.70	5.79	5.07	0.60	5.17				4.02	0.70	4.11	1.67	1.68
	29	5.64	0.70	5.74	5.01	0.70	5.13				3.98	0.80	4.09	1.66	1.65
Nov-04	5	5.70	0.60	5.78	5.08	0.70	5.20				4.00	0.60	4.08	1.70	1.70
	12	5.76	0.70	5.86	5.16	0.70	5.28				4.16	0.60	4.24	1.60	1.62
	19	5.74	0.60	5.83	5.15	0.60	5.25				4.17	0.70	4.26	1.57	1.56
	26	5.72	0.60	5.81	5.15	0.60	5.25				4.27	0.70	4.36	1.45	1.44
Dec-04	3	5.81	0.60	5.90	5.23	0.60	5.33				4.19	0.70	4.28	1.62	1.61
	10	5.71	0.70	5.81	5.14	0.60	5.24				4.15	0.70	4.24	1.56	1.56
	17	5.68	0.60	5.76	5.11	0.60	5.21				4.18	0.70	4.27	1.50	1.49
	24	5.75	0.60	5.84	5.18	0.60	5.28				4.17	0.60	4.25	1.58	1.58
	31	5.81	0.60	5.90	5.23	0.60	5.33				4.19	0.60	4.27	1.62	1.62
Jan-05	7	5.77	0.70	5.87	5.21	0.60	5.33	5.03	0.50	5.10	4.10	0.70	4.19	1.67	1.68
	14	5.74	0.60	5.83	5.19	0.60	5.31	5.05	0.50	5.12	4.10	0.60	4.18	1.64	1.64
	21	5.67	0.70	5.77	5.15	0.70	5.27	5.05	0.50	5.12	4.11	0.80	4.19	1.56	1.58
	28	5.66	0.60	5.74	5.14	0.60	5.24	5.02	0.60	5.10	4.18	0.60	4.26	1.48	1.48
Feb-05	4	5.63	0.70	5.73	5.14	0.70	5.26	5.00	0.60	5.08	4.23	0.70	4.32	1.40	1.40
	11	5.57	0.80	5.68	5.10	0.70	5.22	4.99	0.70	5.09	4.11	0.80	4.22	1.46	1.47
	18	5.62	0.70	5.72	5.14	0.70	5.26	5.05	0.70	5.15	4.15	0.80	4.26	1.47	1.46
	25	5.69	0.70	5.79	5.22	0.70	5.34	5.05	0.80	5.16	4.16	0.80	4.27	1.53	1.52
Mar-05	4	5.79	0.70	5.89	5.33	0.60	5.43	5.17	0.70	5.27	4.14	0.80	4.25	1.65	1.64
	11	5.85	0.60	5.94	5.38	0.60	5.48	5.22	0.60	5.30	4.24	0.70	4.33	1.61	1.60
	18	5.95	0.70	6.05	5.47	0.70	5.59	5.31	0.70	5.41	4.20	0.80	4.31	1.75	1.74
	25	6.01	0.70	6.11	5.56	0.70	5.68	5.35	0.70	5.45	4.24	0.80	4.35	1.77	1.76
Apr-05	1	6.04	0.70	6.14	5.58	0.70	5.70	5.43	0.70	5.53	4.24	0.80	4.35	1.80	1.79
	8	5.93	0.70	6.03	5.38	0.70	5.50	5.33	0.70	5.43	4.23	0.70	4.32	1.70	1.71
	15	5.91	0.70	6.01	5.46	0.70	5.58	5.31	0.70	5.41	4.30	0.60	4.38	1.61	1.63
	22	5.80	0.50	5.87	5.36	0.50	5.44	5.22	0.60	5.30	4.26	0.60	4.34	1.54	1.53
	29	5.78	0.60	5.87	5.33	0.60	5.43	5.20	0.50	5.27	4.21	0.60	4.29	1.57	1.57
May-05	6	5.75	0.60	5.84	5.31	0.60	5.41	5.16	0.60	5.24	4.22	0.70	4.31	1.53	1.52
	13	5.73	0.50	5.84	5.33	0.60	5.43	5.21	0.60	5.29	4.23	0.60	4.31	1.54	1.53
	20	5.71	0.70	5.81	5.27	0.70	5.39	5.07	0.70	5.17	4.26	0.70	4.35	1.45	1.45
	27	5.65	0.60	5.73	5.21	0.60	5.31	5.07	0.70	5.17	4.21	0.70	4.30	1.44	1.43
Jun-05	3	5.62	0.60	5.70	5.20	0.60	5.30	5.10	0.50	5.17	4.26	0.60	4.34	1.36	1.36
	10	5.56	0.60	5.64	5.14	0.50	5.22	5.01	0.50	5.08	4.21	0.60	4.29	1.35	1.35
	17	5.63	0.50	5.70	5.22	0.50	5.30	5.10	0.50	5.17	4.25	0.60	4.33	1.38	1.37
	24	5.57	0.60	5.65	5.16	0.60	5.26	5.05	0.60	5.13	4.23	0.70	4.32	1.34	1.33
Jul-05	1	5.53	0.60	5.61	5.12	0.60	5.22	5.06	0.60	5.14	4.24	0.70	4.33	1.29	1.28
	8	5.62	0.60	5.70	5.20	0.70	5.32	5.19	0.70	5.29	4.33	0.70	4.42	1.29	1.28
	15	5.66	0.60	5.74	5.25	0.60	5.35	5.15	0.70	5.25	4.39	0.70	4.49	1.27	1.27
	22	5.73	0.40	5.79	5.32	0.40	5.39	5.26	0.50	5.33	4.42	0.60	4.50	1.31	1.29
	29	5.77	0.50	5.84	5.34	0.50	5.42	5.27	0.60	5.35	4.46	0.70	4.56	1.31	1.29
Aug-05	5	5.82	0.60	5.91	5.38	0.60	5.48	5.30	0.70	5.40	4.47	0.70	4.57	1.35	1.34
	12	5.89	0.50	5.96	5.47	0.60	5.57	5.40	0.60	5.48	4.67	0.70	4.67	1.32	1.30
	19	5.80	0.50	5.87	5.40	0.50	5.48	5.34	0.60	5.42	4.58	0.70	4.68	1.22	1.20
	26	5.77	0.50	5.84	5.35	0.60	5.45	5.30	0.60	5.38	4.56	0.70	4.66	1.21	1.19
Sep-05	2	5.71	0.60	5.79	5.32	0.50	5.40	5.30	0.60	5.38	4.48	0.70	4.58	1.23	1.22
	9	5.71	0.60	5.79	5.30	0.60	5.40	5.24	0.60	5.32	4.45	0.70	4.55	1.26	1.25
	16	5.74	0.60	5.83	5.32	0.60	5.42	5.26	0.60	5.34	4.46	0.60	4.54	1.28	1.28
	23	5.80	0.60	5.89	5.37	0.70	5.49	5.31	0.80	5.42	4.48	0.70	4.58	1.32	1.31
	30	5.91	0.50	5.98	5.48	0.50	5.57	5.44	0.50	5.51	4.68	0.60	4.76	1.23	1.22
Oct-05	7	5.98	0.50	6.05	5.54	0.50	5.63	5.48	0.60	5.56	4.77	0.60	4.85	1.21	1.20
	14	6.03	0.60	6.12	5.62	0.60	5.72	5.57	0.70	5.67	4.85	0.60	4.93	1.18	1.19
	21	6.10	0.50	6.17	5.65	0.60	5.75	5.59	0.70	5.69	4.89	0.70	4.99	1.21	1.18
	28	6.15	0.50	6.22	5.69	0.50	5.78	5.63	0.60	5.71	4.91	0.70	5.01	1.24	1.21
Nov-05	4	6.31	0.50	6.38	5.85	0.50	5.94	5.76	0.50	5.83	5.09	0.50	5.16	1.22	1.22
	11	6.36	0.50	6.43	5.89	0.60	5.99	5.81	0.60	5.90	5.12	0.60	5.20	1.24	1.23
	18	6.37	0.60	6.46	5.90	0.60	6.00	5.86	0.60	5.95	5.20	0.60	5.28	1.17	1.18
	25	6.28	0.60	6.37	5.81	0.60	5.91	5.75	0.80	5.86	5.14	0.70	5.24	1.14	1.13
Dec-05	2	6.26	0.50	6.33	5.81	0.50	5.90	5.76	0.60	5.85	5.16	0.80	5.27	1.10	1.06
	9	6.32	0.60	6.41	5.87	0.60	5.97	5.78	0.70	5.88	5.16	0.80	5.27	1.16	1.14
	16	6.30	0.50	6.37	5.85	0.50	5.94	5.77	0.50	5.84	5.15	0.60	5.23	1.15	1.14
	23	6.26	0.60	6.35	5.79	0.60	5.89	5.82	0.70	5.92	5.22	0.70	5.32	1.04	1.03
	30	6.22	0.50	6.29	5.76	0.60	5.86	5.79	0.60	5.88	5.15	0.70	5.25	1.07	1.04
Jan-06	6	6.21	0.50	6.28	5.76	0.50	5.85	5.78	0.70	5.88	5.16	0.70	5.26	1.05	1.02
	13	6.15	0.60	6.24	5.71	0.60	5.81	5.76	0.50	5.83	5.15	0.60	5.23	1.00	1.01
	20	6.10	0.50	6.17	5.67	0.50	5.74	5.75	0.60	5.76	5.18	0.60	5.26	0.92	0.91
	27	6.12	0.50	6.19	5.70	0.50	5.79	5.75	0.60	5.76	5.20	0.60	5.28	0.92	0.91
Feb-06	3	6.23	0.50	6.30	5.81	0.50	5.90	5.87	0.50	5.94	5.33	0.70	5.43	0.90	0.87
	10	6.24	0.60	6.33	5.83	0.60	5.93	5.89	0.70	5.99	5.34	0.50	5.41	0.90	0.92
	17	6.28	0.50	6.35	5.91	0.50	6.00	5.95	0.50	6.02	5.36	0.70	5.46	0.92	0.89
	24	6.26	0.60	6.35	5.89	0.60	5.99	5.96	0.60	6.05	5.32	0.70	5.42	0.94	0.93

Table 31 - SCHEDULE OF RELEASE DATES FOR ECONOMIC INDICATORS

**Schedule of Release Dates
For March 2005 Principal
Economic Indicators**

Item	Source	Release Dates	Data for:
New construction outlays	Census	March 1, 2006	January 1, 2006
Employment situation	BLS	March 10, 2006	February 1, 2006
Consumer prices	BLS	March 16, 2006	February 1, 2006
Industrial production	FRB	March 17, 2006	February 1, 2006
Capacity utilization	FRB	March 17, 2006	February 1, 2006
NAHB builder survey	NAHB	March 15, 2006	March 1, 2006
Housing starts	Census	March 16, 2006	February 1, 2006
Starts by Unit Type	Census	March 16, 2006	February 1, 2006
Starts by unit type, by region	Census	March 16, 2006	February 1, 2006
Building permits	Census	March 16, 2006	February 1, 2006
Permits by structure type	Census	March 16, 2006	February 1, 2006
Units under construction	Census	March 16, 2006	February 1, 2006
Units completed	Census	March 16, 2006	February 1, 2006
Producer prices	BLS	March 21, 2006	February 1, 2006
GDP	BEA	March 30, 2006	Q4/2005f
Personal Income	BEA	March 31, 2006	February 1, 2006
New home sales/prices	Census	March 24, 2006	February 1, 2006
Existing home sales/prices	NAR	March 23, 2006	February 1, 2006
Mortgage interest rates	FHLMC, FNMA,	early month	February 1, 2006
Money market rates	FRB	early month	February 1, 2006
Treasury rates/bonds	FRB	early month	February 1, 2006
ARM share	FHFB	late month	January 1, 2006
Households	Census GNMA,OTS,FHFB	mid-month	no date

a = advance; p = preliminary; r = revised; f = final
 BEA = Bureau of Economic Analysis
 BLS = Bureau of Labor Statistics
 FHFB = Federal Housing Finance Board
 FHLMC = Federal Home Loan Mortgage Corporation
 FNMA = Federal National Mortgage Association
 FRB = Federal Reserve Board
 FNMA = Government National Mortgage Association
 MBA = Mortgage Bankers Association
 NAHB = National Association of Home Builders