

Housing Market Indicators: 1977-2008

of yrs between Apr. to deprec.

Year	Permits ¹ (Thousands)		Starts ² (Thousands)			Size ³ (Median sq. ft.)		Sales Price of Single-Family Homes (2008 dollars)	
	Single-Family	Multifamily	Single-Family	Multifamily	Manufactured	Single-Family	Multifamily	New ⁴	Existing ⁵
1977	1,126	564	1,451	536	258	1,610	881	223,345	142,061
1978	1,183	618	1,433	587	280	1,655	863	237,573	150,961
1979	982	570	1,194	551	280	1,645	893	243,738	153,460
1980	710	480	852	440	234	1,595	915	236,651	147,170
1981	564	421	705	379	229	1,550	930	231,617	139,202
1982	546	454	663	400	234	1,520	925	223,371	134,689
1983	902	704	1,068	636	278	1,565	893	220,948	134,622
1984	922	759	1,084	665	288	1,605	871	220,489	133,075
1985	957	777	1,072	670	283	1,605	882	215,236	133,969
1986	1,078	692	1,179	626	256	1,660	876	219,541	141,352
1987	1,024	510	1,146	474	239	1,755	920	223,284	146,498
1988	994	462	1,081	407	224	1,810	940	222,464	148,784
1989	932	407	1,003	373	203	1,850	940	220,727	150,197
1990	794	317	895	298	195	1,905	955	213,631	146,635
1991	754	195	840	174	174	1,890	980	207,581	142,752
1992	911	184	1,030	170	212	1,920	985	204,373	141,847
1993	987	213	1,126	162	243	1,945	1,005	206,065	141,292
1994	1,069	303	1,198	259	291	1,940	1,015	212,759	142,791
1995	997	335	1,076	278	319	1,920	1,040	211,501	142,986
1996	1,070	356	1,161	316	338	1,950	1,030	210,866	143,975
1997	1,062	379	1,134	340	336	1,975	1,050	210,821	145,585
1998	1,188	425	1,271	346	374	2,000	1,020	212,816	150,738
1999	1,247	417	1,302	339	338	2,028	1,041	219,049	156,645
2000	1,198	394	1,231	338	281	2,057	1,039	220,077	162,101
2001	1,236	401	1,273	329	196	2,103	1,104	220,498	168,970
2002	1,333	415	1,359	346	174	2,114	1,070	226,819	178,772
2003	1,461	428	1,499	349	140	2,137	1,092	234,297	188,806
2004	1,613	457	1,611	345	124	2,140	1,105	246,264	201,234
2005	1,682	473	1,716	353	123	2,227	1,143	256,675	214,795
2006	1,378	461	1,465	336	112	2,248	1,172	260,589	221,957
2007	980	419	1,046	309	95	2,277	1,197	253,666	219,058
2008	570	323	622	284	78	2,218	1,118	231,900	196,600

Notes: All value series are adjusted to 2008 dollars by the CPI-U for All Items. All links are as of April 2009. na indicates data not available.
 Sources: 1. US Census Bureau, New Privately Owned Housing Units Authorized by Building Permits, www.census.gov/pub/const/bpann.pdf.
 2. US Census Bureau, New Privately Owned Housing Units Started, www.census.gov/const/startsna.pdf; Placements of New Manufactured Homes, www.census.gov/pub/const/mhs/mhstabplcmnt.pdf. Manufactured housing starts are defined as placements of new manufactured homes.
 3. US Census Bureau, Characteristics of New Housing, www.census.gov/const/www/charindex.html.
 4. New home price is the 2008 median price from US Census Bureau, Median and Average Sales Price of New One-Family Houses Sold, www.census.gov/const/uspriceann.pdf, indexed by the US Census Bureau, Price Indexes of New One-Family Houses Sold, www.census.gov/const/price_sold.pdf.
 5. Existing home price is the 2008 median sales price of existing single-family homes determined by the National Association of Realtors®, indexed by annual averages of the quarterly Freddie Mac Purchase-Only Conventional Mortgage Home Price Index.
 6. US Census Bureau, Housing Vacancy Survey, Rates for 1977-9 are annual averages of quarterly rates.
 7. US Census Bureau, Annual Value of Private Construction Put in Place, www.census.gov/const/C30/private.pdf. Single-family and multifamily are new construction. Owner improvements do not include expenditures on rental, seasonal, and vacant properties.
 8. US Census Bureau, Houses Sold by Region, www.census.gov/const/soldann.pdf.
 9. National Association of Realtors®, Existing Single-Family Home Sales.

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