

Residential Real Estate Indicators December 2017

	2017			2016			%chya
	November	October	September	November	October	September	
S&P CoreLogic Case-Shiller Indices							
U.S. National Index, %ch	-	0.2%	0.3%	0.1%	0.1%	0.2%	6.2%
20-City Composite, %ch	-	0.2%	0.4%	0.2%	0.0%	0.1%	6.4%
10-City Composite, %ch	-	0.2%	0.5%	0.2%	-0.1%	0.0%	6.0%
S&P/Experian Consumer Credit Default Indices							
First Mortgage Default Rate, %	0.66%	0.67%	0.66%	0.70%	0.70%	0.67%	
Second Mortgage Default Rate, %	1.08%	0.79%	0.53%	0.48%	0.58%	0.56%	
Existing Home Sales							
Single Family, 000's, SAAR	-	4,770	4,740	4,920	4,850	4,720	-1.6%
Inventory, 000's	-	1,640	1,650	1,780	1,790	1,780	-8.4%
Months' Supply	-	4.1	4.2	4.3	4.4	4.5	-6.8%
Median Sales Price, US\$	-	249,100	254,800	235,600	236,900	241,900	5.1%
New Home Sales							
Single Family, 000's, SAAR	-	635	559	577	570	567	11.4%
Months' Supply	-	5.3	6.0	5.2	5.1	5.1	3.9%
Median Sales Price, US\$	-	328,500	314,200	302,800	314,800	298,900	4.4%
Housing Affordability Index							
Composite, base = 100	-	159.2	154.2	171.1	169.8	166.9	-6.2%
Housing Starts							
Total, 000's, SAAR	-	1,159	1,172	1,328	1,062	1,164	9.1%
Single Family, 000's, SAAR	-	832	871	871	783	727	6.3%
Mortgage Loan Data							
New Applications, %ch	-	-0.1%	-1.9%	-0.3%	-13.7%	-10.3%	
30-year Fixed Rate, %	-	3.9%	3.9%	4.2%	4.2%	3.8%	
1-year ARM, %	-	0.8%	2.6%	2.4%	2.4%	2.4%	
Consumer Confidence							
Consumer Confidence Index	-	120.6	120.4	100.8	103.5	101.8	
Plans to Buy a Home w/in 6 Months, % yes	-	7.4%	7.3%	5.5%	5.9%	6.9%	
Plans to Buy a Lived-In House w/in 6 months, % yes	-	4.5%	4.6%	3.2%	3.8%	3.4%	
Consumer Credit							
Credit Outstanding, US\$ billions	-	3,782	3,762	3,609	3,588	3,570	5.4%
Credit Outstanding, %ch mom	-	0.5%	0.5%	0.7%	0.6%	0.5%	
			2017			2016	
	Q3	Q2	Q1	Q4	Q3	Q2	%chya
Residential Construction							
Real Residential Construction, billions 2005\$, SAAR	587.01	594.10	605.51	589.77	579.75	586.54	1.3%
Real Residential Construction, billions 2005\$, SAAR, %ch	-1.2%	-1.9%	2.7%	1.7%	-1.2%	-1.2%	
Single Family Residential Construction, billions 2005\$, SAAR	208.29	206.72	205.48	200.39	193.93	201.03	7.4%
Single Family Residential Construction, billions 2005\$, SAAR, %ch	0.8%	0.6%	2.5%	3.3%	-3.5%	-1.5%	
Mortgage Delinquency							
Delinquency Rates, All Loans, %	4.88%	4.24%	4.71%	4.80%	4.52%	4.66%	
Foreclosures Started in Quarter, All Loans, %	0.25%	0.27%	0.30%	0.27%	0.30%	0.34%	
Delinquencies Rates-Prime Loans, %	3.07%	2.62%	2.68%	2.81%	2.83%	2.93%	
Foreclosures Started in Quarter, Prime Loans, %	0.15%	0.15%	0.20%	0.19%	0.24%	0.23%	
Delinquency Rates-Subprime Loans, %	14.72%	14.53%	15.09%	15.44%	15.64%	16.01%	
Foreclosures Started in Quarter, SubPrime Loans, %	1.04%	1.11%	1.30%	1.28%	1.09%	1.14%	

Sources: S&P Dow Jones Indices, CoreLogic®, Experian, Global Insight, National Association of Realtors, Bureau of Economic Analysis, U.S. Census Bureau, Mortgage Bankers Association, US Commerce Department, The Conference Board, Freddie Mac, The Federal Reserve Board