



Tom Payne

Senior Loan Consultant, loanDepot
 NMLS# 1017004 #174457 Licensed in all 50 States
 2835 St. Rose Parkway, Suite 120 Henderson, NV 89052

Office: 702-303-0243
 Mobile: 702-303-0243
tompaynemortgage@gmail.com
[View My Website](#)

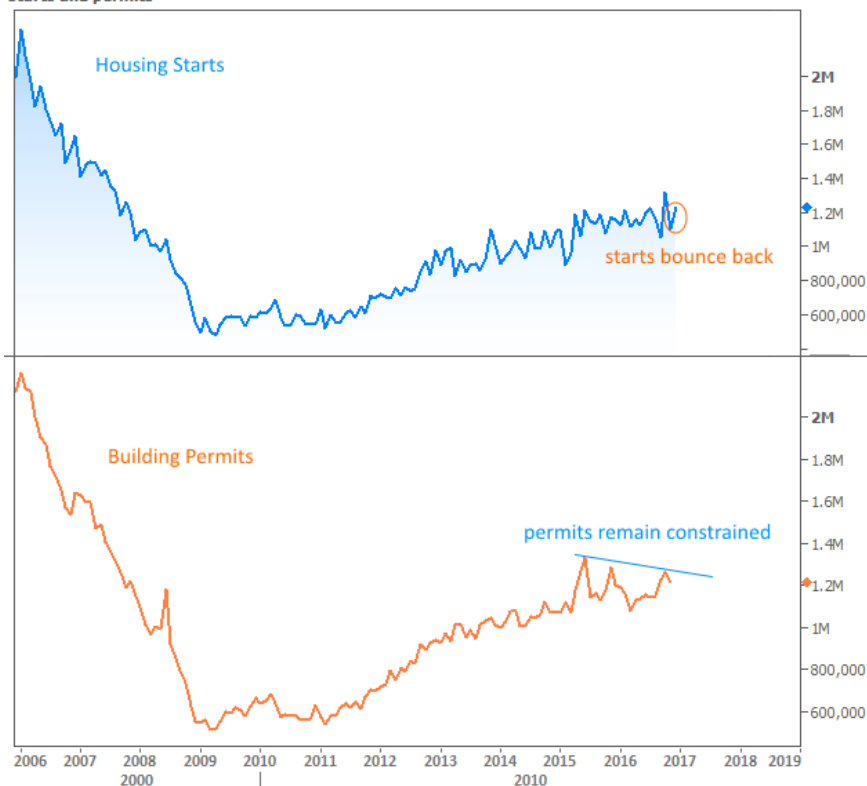
Construction Starts Bounce Back, Permits Remain Constrained

Housing starts continued their **see-saw pattern** in December, rising 11.3 percent from November when they had fallen significantly after a sensational October. The increase this time, however, was due solely to a surge in multi-family construction. Meanwhile, housing permits turned in another lackluster performance.

The U.S. Census Bureau and the Department of Housing and Urban Development reported that residential housing starts were at a seasonally adjusted annual rate of 1,226,000 in December, up from a revised rate of 1,102,000 in November. The November estimate was originally reported at a rate of 1,090,000. The December estimate put housing starts **up 5.7 percent** from the level in December 2015.

Analysts polled by Econoday had expected starts in the range of 1,100,000 to 1,275,000 with a consensus of 1,200,000.

starts and permits



National Average Mortgage Rates



Rate Change Points

Mortgage News Daily

30 Yr. Fixed	6.89%	0.00	0.00
15 Yr. Fixed	6.33%	+0.01	0.00
30 Yr. FHA	6.33%	+0.01	0.00
30 Yr. Jumbo	7.05%	0.00	0.00
5/1 ARM	6.58%	0.00	0.00

Freddie Mac

30 Yr. Fixed	6.77%	-0.09	0.00
15 Yr. Fixed	6.05%	-0.11	0.00

Mortgage Bankers Assoc.

30 Yr. Fixed	7.00%	-0.03	0.60
15 Yr. Fixed	6.63%	+0.07	0.61
30 Yr. FHA	6.87%	-0.03	0.92
30 Yr. Jumbo	7.13%	+0.02	0.38
5/1 ARM	6.22%	-0.16	0.60

Rates as of: 7/22

Recent Housing Data

		Value	Change
Mortgage Apps	Jul 10	206.1	-0.19%
Building Permits	Mar	1.46M	-3.95%
Housing Starts	Mar	1.32M	-13.15%
New Home Sales	Mar	693K	+4.68%
Pending Home Sales	Feb	75.6	+1.75%
Existing Home Sales	Feb	3.97M	-0.75%

Housing News Update

Single-family **housing starts** were at a rate of 795,000, a decline of 4.0 percent from the November figure of 828,000 and 3.9 percent higher than a year earlier. There was an increase of 53.9 percent in unit starts in buildings with five or more units, to an annual rate of 417,000 compared to 271,000 in November. Multi-family starts are running 10.3 percent ahead of the December 2015 level.

	Value	Change
Builder Confidence	Mar 51	+6.25%

On a non-seasonally adjusted basis there were 83,100 residential units for which construction was started in December, compared to 83,800 in November. Single-family units accounted for 52,100 of that total.

Permits for residential construction were issued at a **seasonally adjusted** annual rate of 1,210,000, a **0.2 percent dip** from the November rate of 1,212,000 (revised from 1,201,000) and a 0.7 percent improvement from the previous December.

The number was within the range analysts had expected, 1,205,000 to 1,255,000. The consensus was 1,230,000.

Permits for single-family construction were issued at a rate of 817,000, up 4.7 percent from November's 780,000 rate, a revision from 778,000, and 10.7 percent higher than the permitting rate a year earlier. Permits for multi-family construction fell 10.1 percent from November to a rate of 355,000 and were 17.1 percent lower than in December 2015.

On a **non-seasonally adjusted** basis there were 90,000 permits issued, compared to 91,300 in November. Single-family permits totaled 54,600.

Housing units were completed at an annual rate of 1,123,000, a 7.9 percent drop from November when completions were estimated at a rate of 1,219,000, revised from 1,216,000. Completions are now running 8.7 percent higher on an annual basis.

Single family **completions** in December were at a rate of 761,000, down 0.9 percent for the month but 7.5 percent higher than the previous December. Multiple family units were completed at a rate of 355,000, down 19.3 percent from November but representing an annual increase of 12.3 percent.

On a non-seasonally adjusted basis there were 105,500 units completed during the month compared to 100,700 in November. Single-family units accounted for 74,500 of that number.

At the end of the reporting period there were 135,900 permits (unadjusted) that had been issued but for which construction had not yet started; 66,400 were for single family units. Construction was underway on 1,027,800 units, including 427,400 single family houses.

In the **Northeast**, housing starts were up 18.5 percent from November but were 38.5 percent below the level in December 2015. Permits rose 2.7 percent for the month but were off by 37.2 percent on an annual basis. Completions rose 0.9 percent from November and were up 26.7 percent year-over-year

Housing starts were up by 31.2 percent in the **Midwest** on a month-over-month basis and 38.4 percent year-over-year. Permits rose a scant 0.5 percent from November but were 13.2 percent higher than the December 2015 rate. Units were completed at a rate 1.6 percent below a month earlier but up 20.3 percent on an annual basis.

In the **South** starts dipped 1.4 percent compared to November and were 3.2 percent lower than a year earlier. Permitting was also down, by 2.9 percent month-over-month and 2.4 percent for the year. Completions fell by 13.5 percent but remained 19.8 percent higher than a year earlier.

The **West**, saw housing starts rise 23.5 percent for the month and 32.9 percent year-over-year. Permitting rose 3.3 percent and 25.0 percent respectively for the two earlier periods. The rate of completions was unchanged from November, but down 22.7 percent year-over-year.

Update: Buyer Broker Agreement

After requests from real estate companies, a nonprofit consumer watchdog group the Consumer Federation of America has developed a list of factors to consider when creating a buyer contract in preparation for upcoming practice changes in the industry.

CFA released its "Proposed Criteria for Evaluating Home Buyer Contract Forms" on Tuesday. The 15 criteria focus on the contracts' form – whether the documents are readable and understandable – and content – whether they are fair to homebuyers.

- the document's expiration date (CFA recommends buyers asks for a three-month contract and never sign one longer than six months)
- the right to terminate the contract
- the disclosure that compensation is negotiable
- the broker's compensation clearly stated and that the buyer broker can't receive additional compensation for facilitating a sale
- that any additional fees, such as for showing a home, will be deducted from the broker's commission if there is a successful sale
- that the commission is due only if there is a successful closing
- that buyers have an obligation – for no longer than 60 days, CFA recommends – to pay a broker who earlier showed them a home they purchased after the contract ended
- seller concessions paid directly to buyers
- dual agency not pre-approved by the contract
- an explanation of how a broker treats different buyer clients interested in the same property
- that buyers should not be required to first go through mediation or arbitration if they have a complaint

Contact me for more information. 702-303-0243 or TPayne@loandepot.com

We are a direct nationwide lender.
EQUAL HOUSING LENDER

Tom Payne

