

National Association of Home Builders

National Economic and Housing Outlook

presented at

2012 Annual Housing Forecast Breakfast HBA of Metropolitan Portland

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December 7, 2011



Progress of Recovery

A. Economic Environment

The Great Recession is Over, But ...

B. Housing Market Conditions

Production

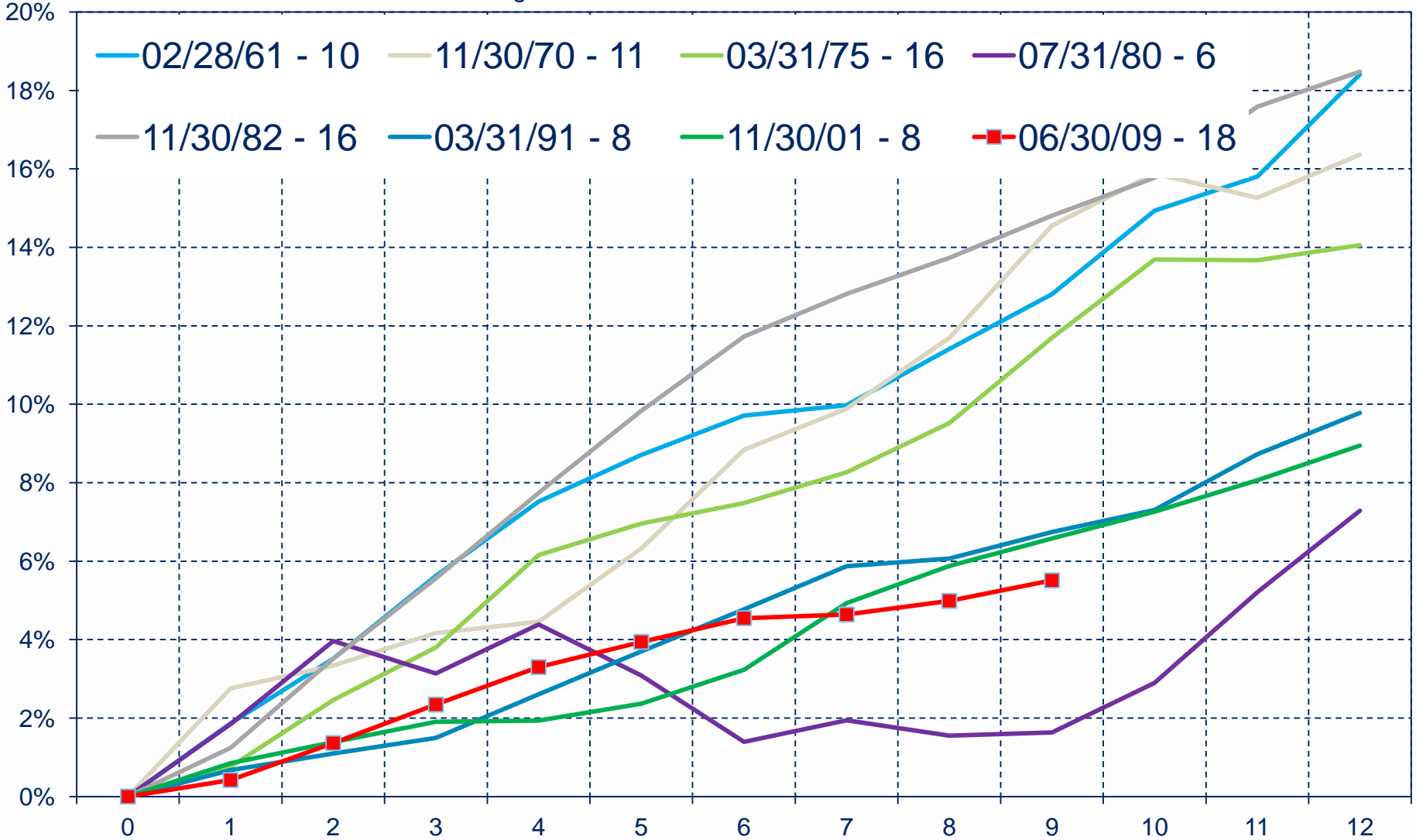
Prices

Foreclosures

C. The Forecast

GDP Growth After Recessions

Cumulative Percent Growth From Trough



Source: Bureau of Economic Analysis

Progress of Recovery

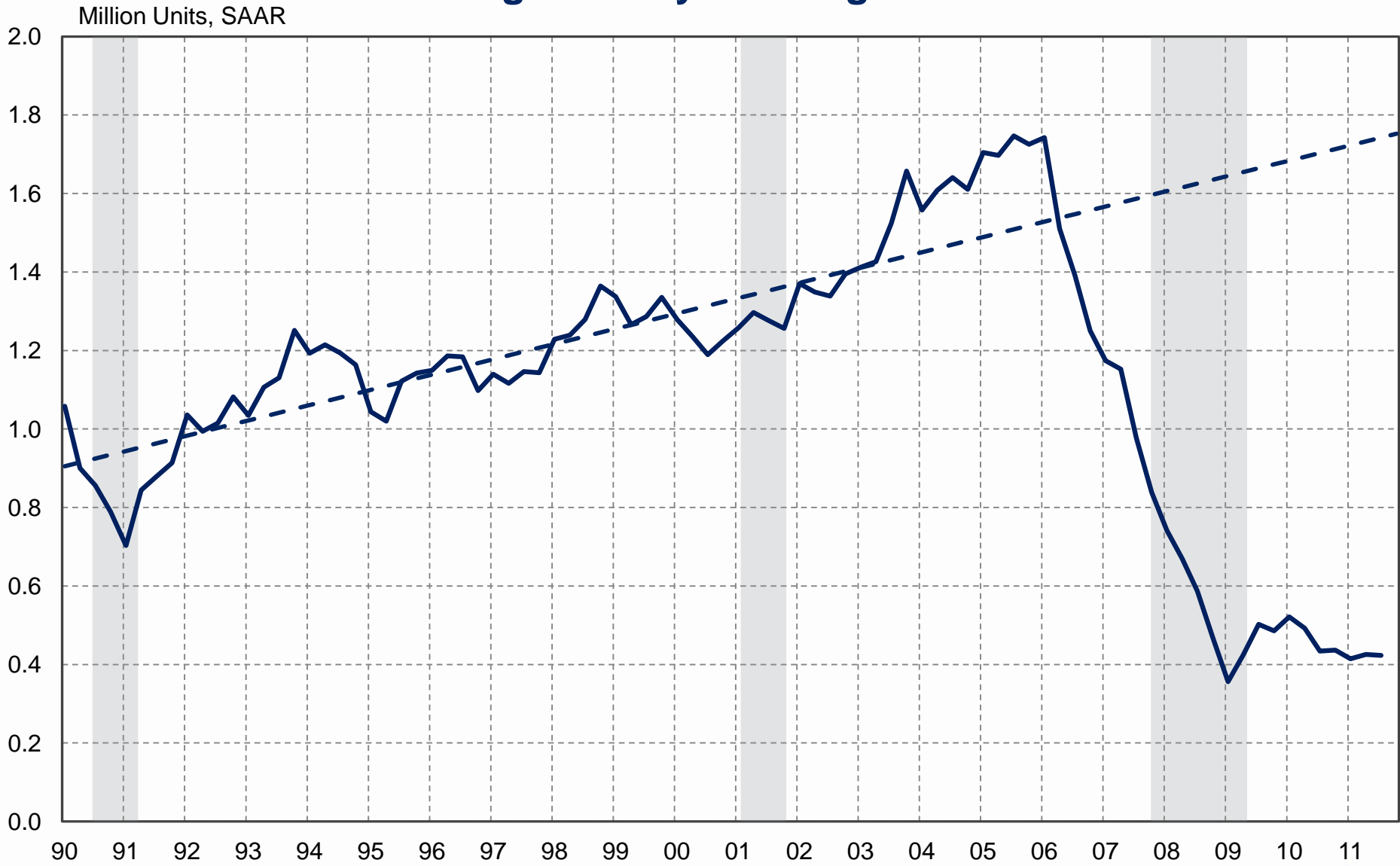
B. Housing Market Conditions

Production

Prices

Foreclosures

Single Family Housing Starts



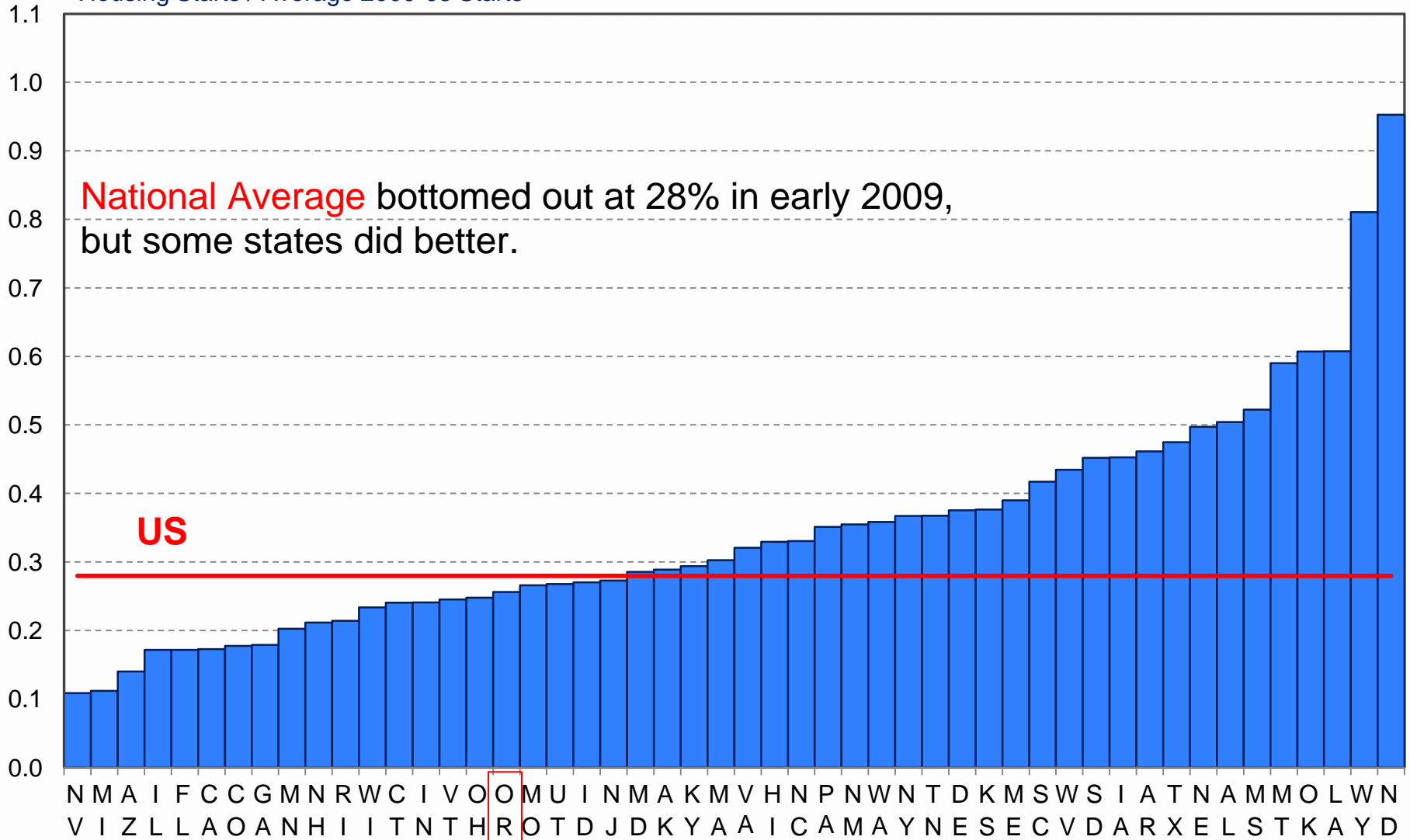
Source: US Census Bureau

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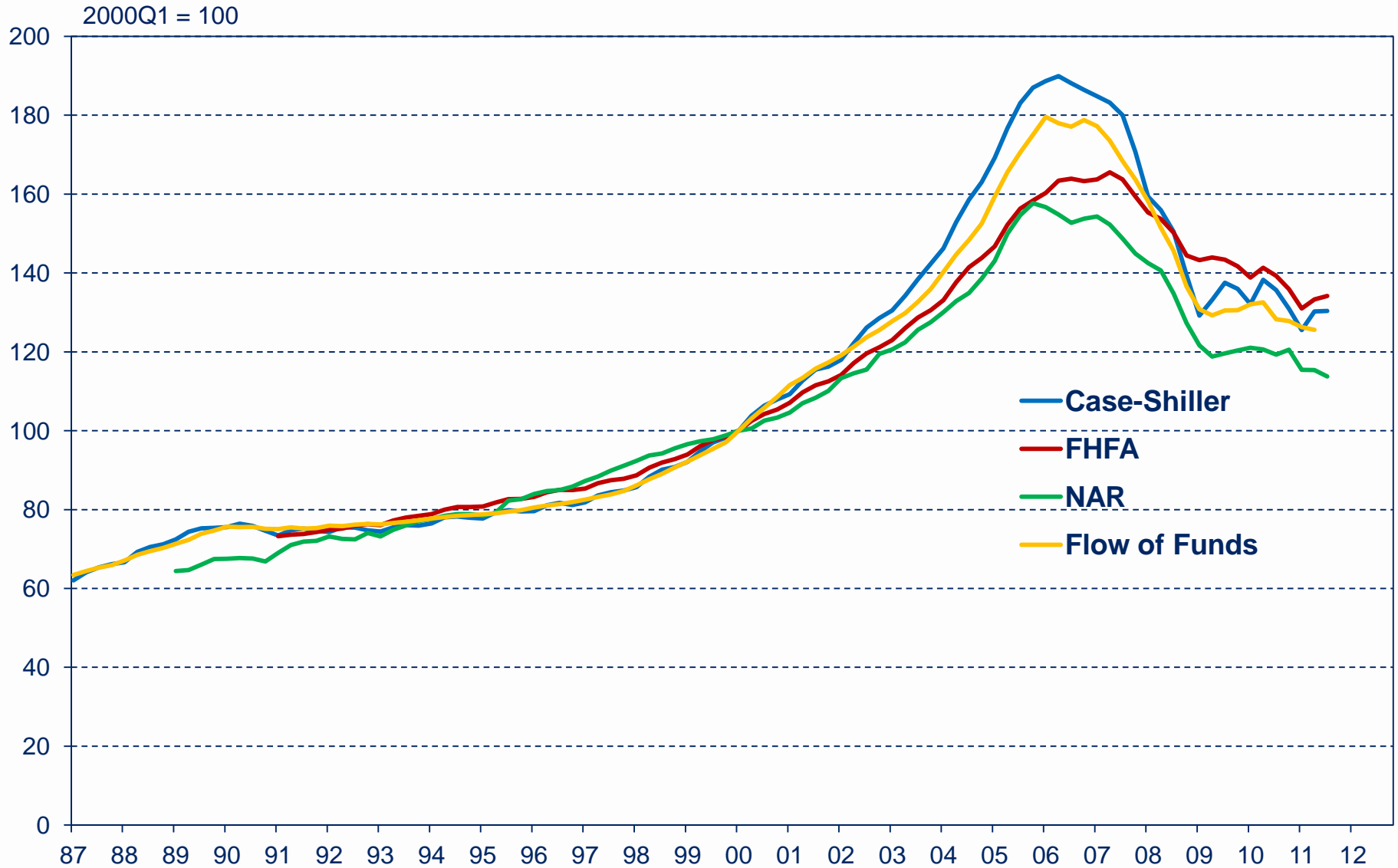
Trough and Current Level of Production Relative To "Normal"

Housing Starts / Average 2000-03 Starts



Source: US Census Bureau

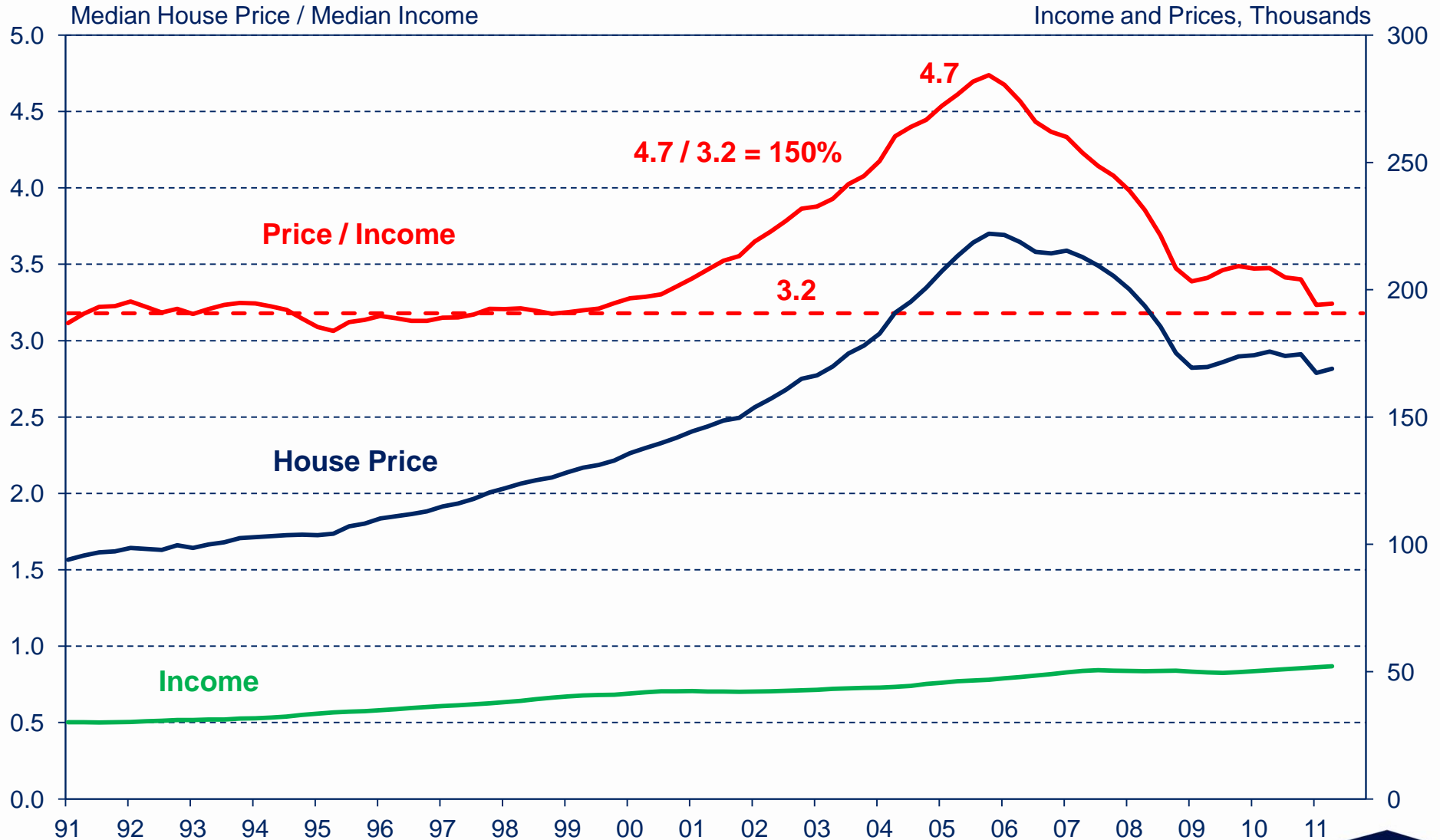
Measures of House Prices for US



Sources: National Association of Realtors, Federal Reserve Board, S&P Case-Shiller, FHFA, NAHB

US Housing Market Conditions

Prices and Income – Current and Trend



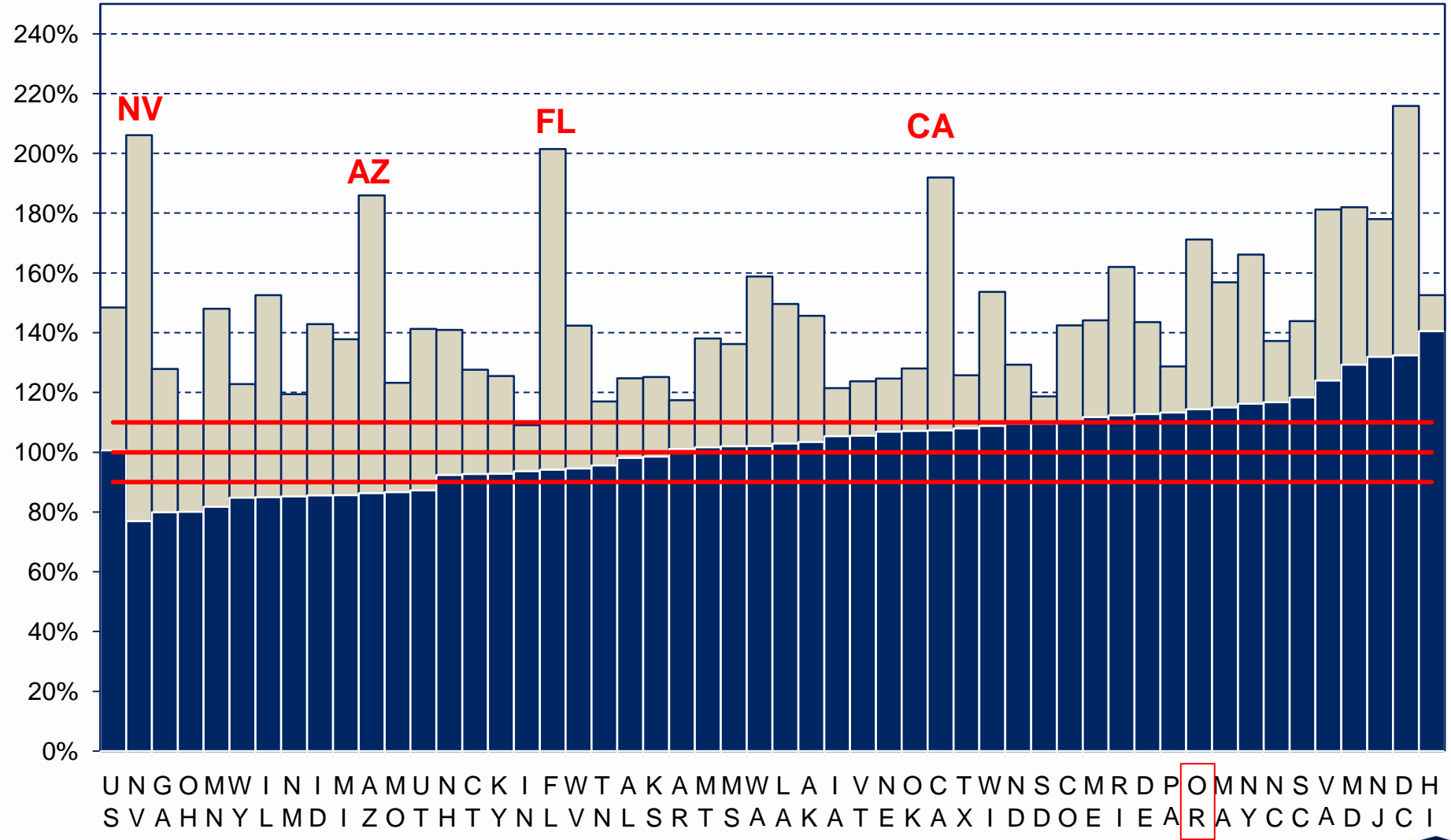
Source: US Census Bureau, National Association of Realtors

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House Prices and Income – Trend, Peak and Current

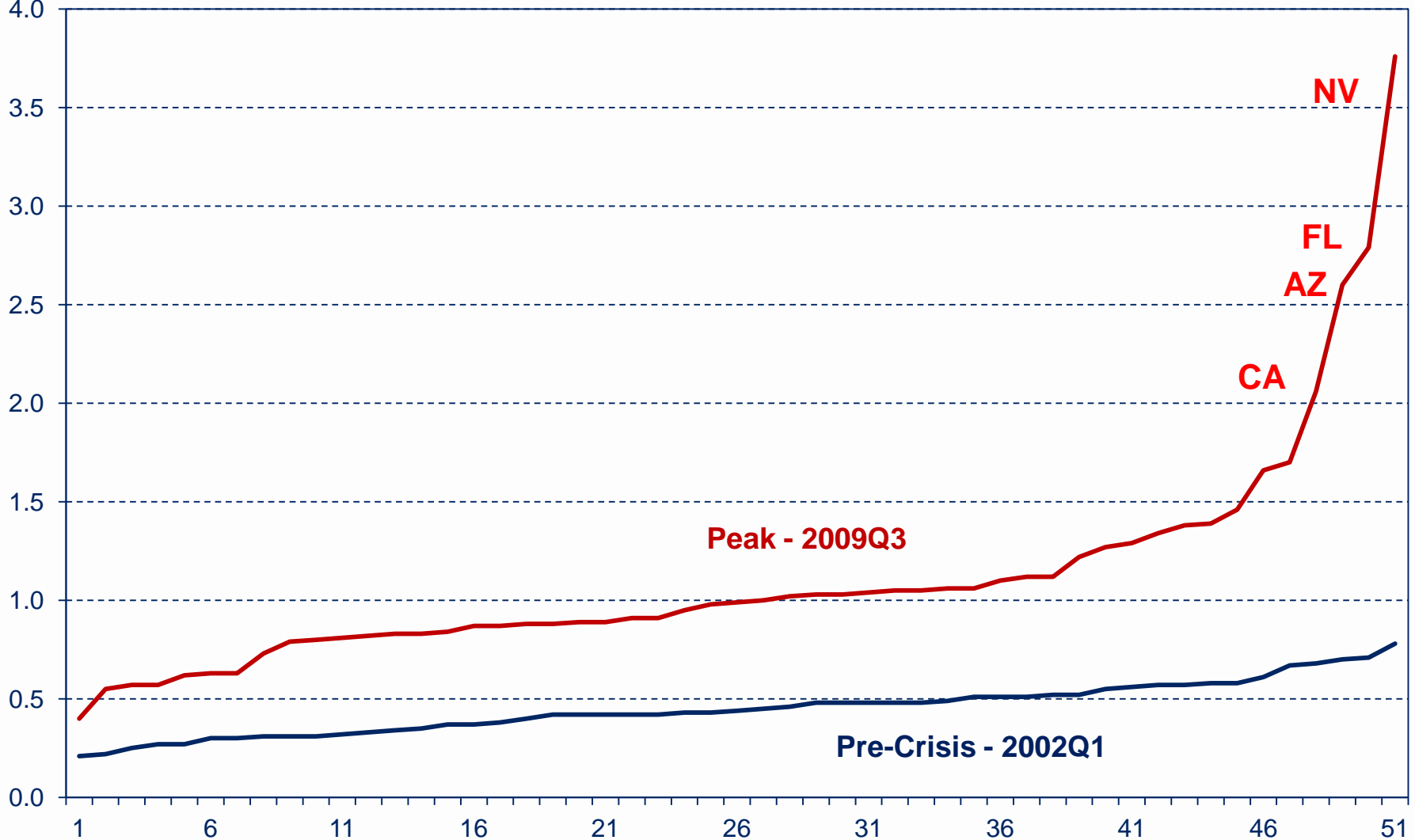
Percentage of Historical Trend



Source: US Census Bureau, National Association of Realtors

Foreclosure Rates - The Good, the Bad and the Ugly

All Loans, Foreclosure Started Rate - Percent

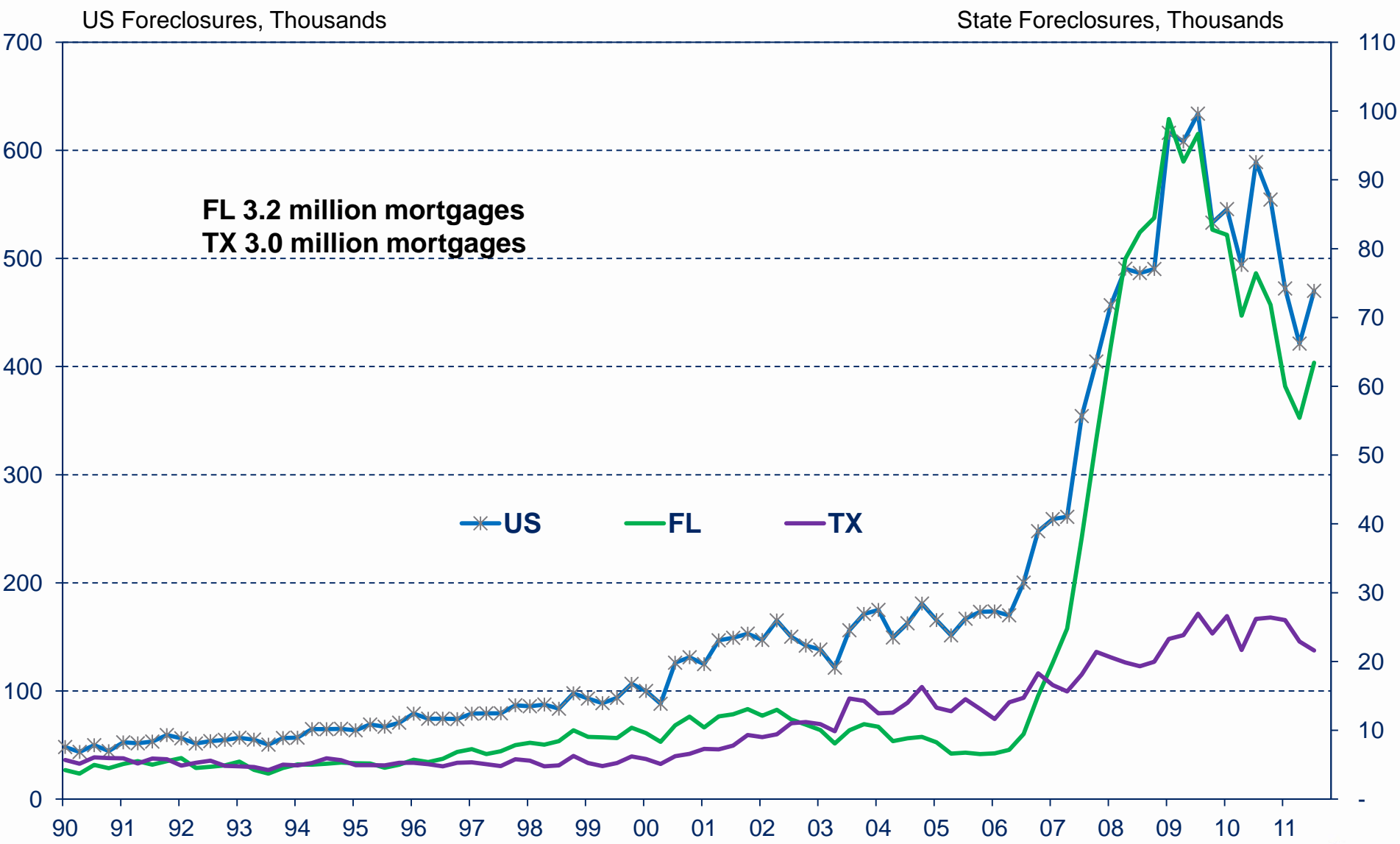


Source: Mortgage Bankers Association, National Delinquency Survey

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Foreclosures Started - US and Selected States

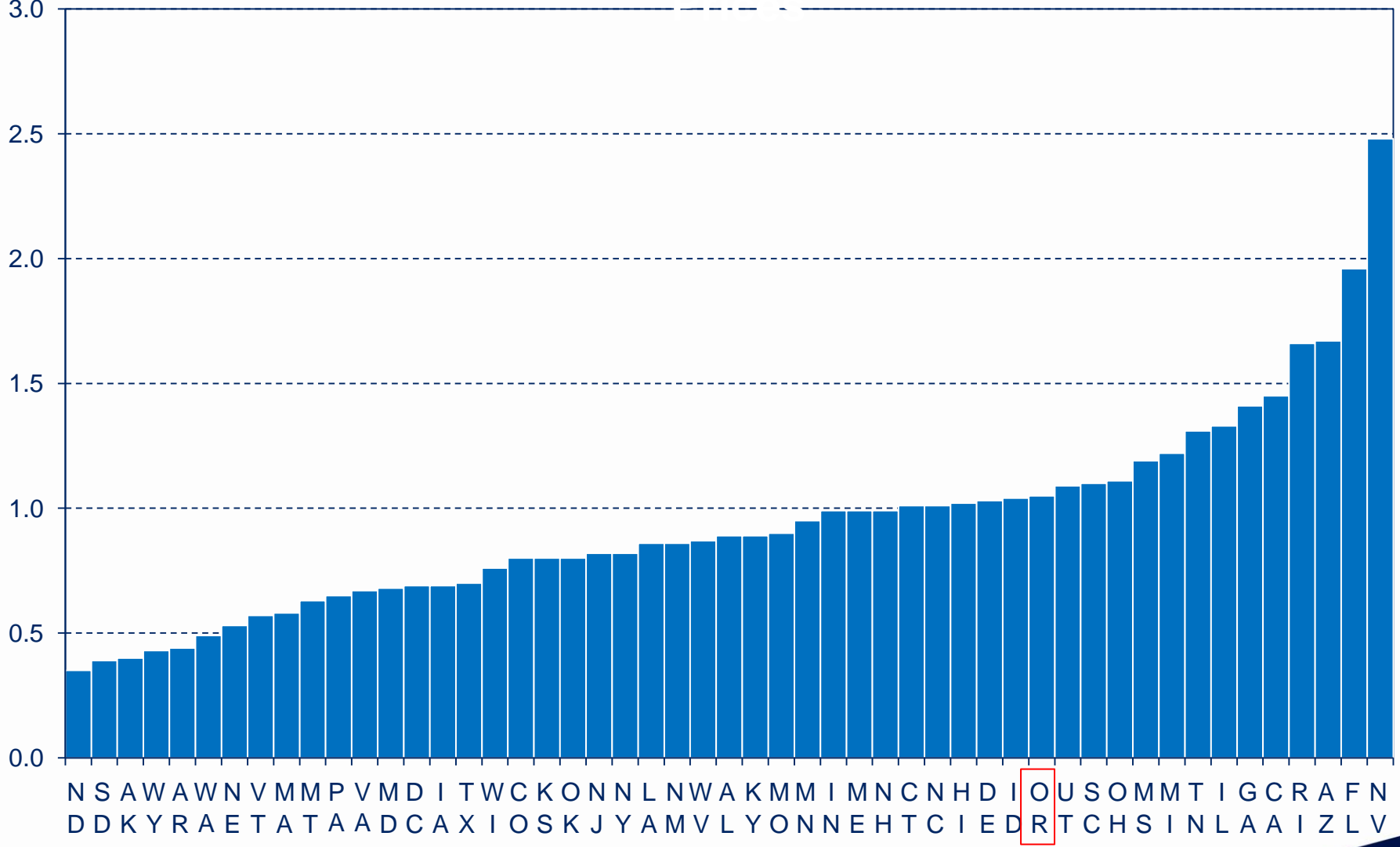


Sources: Mortgage Bankers Association, National Delinquency Survey



Foreclosure Rates - Current

All Loans, Foreclosure Started Rate - Percent



Source: Mortgage Bankers Association, National Delinquency Survey

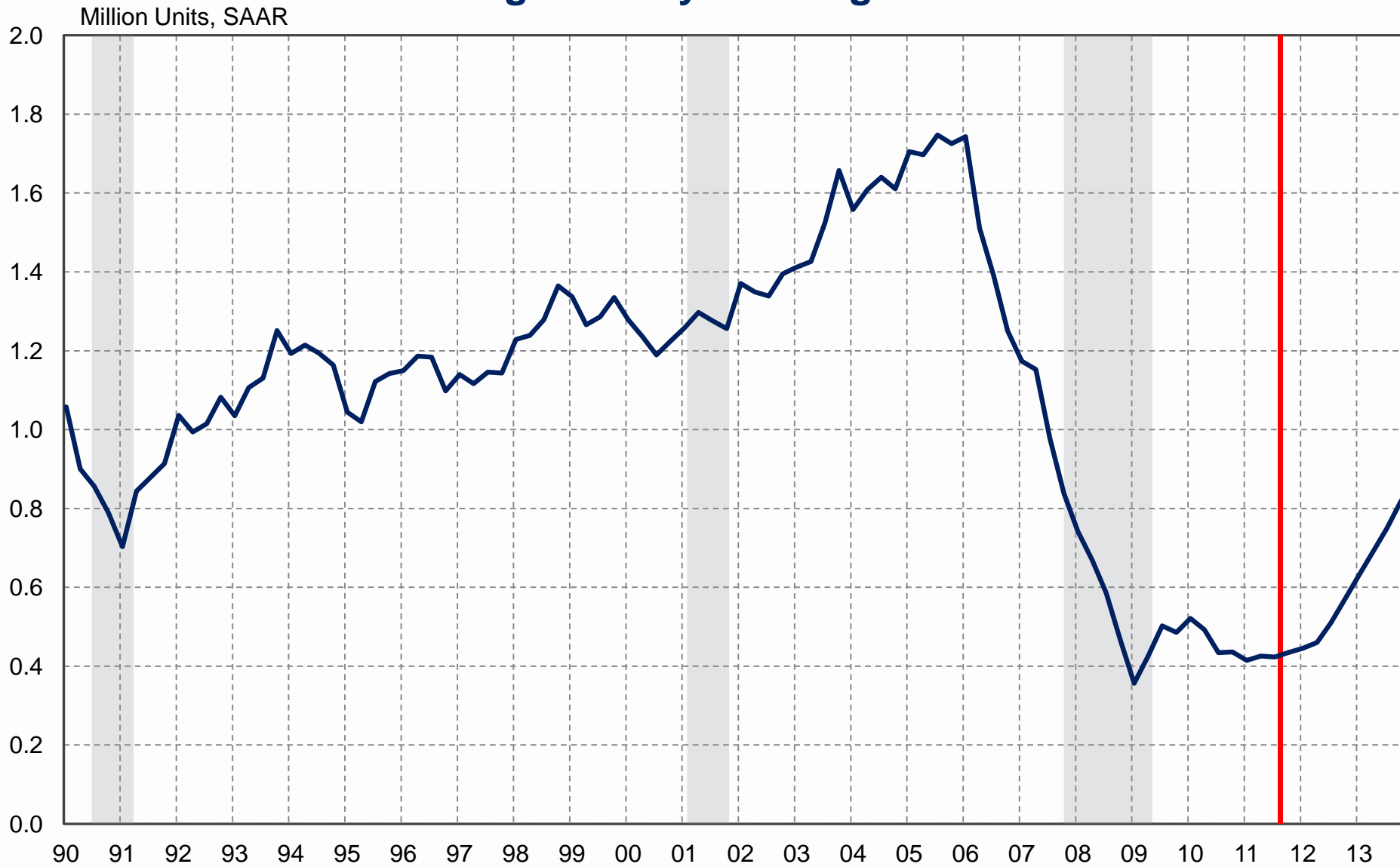
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Progress of Recovery

C. The Forecast

Single Family Housing Starts



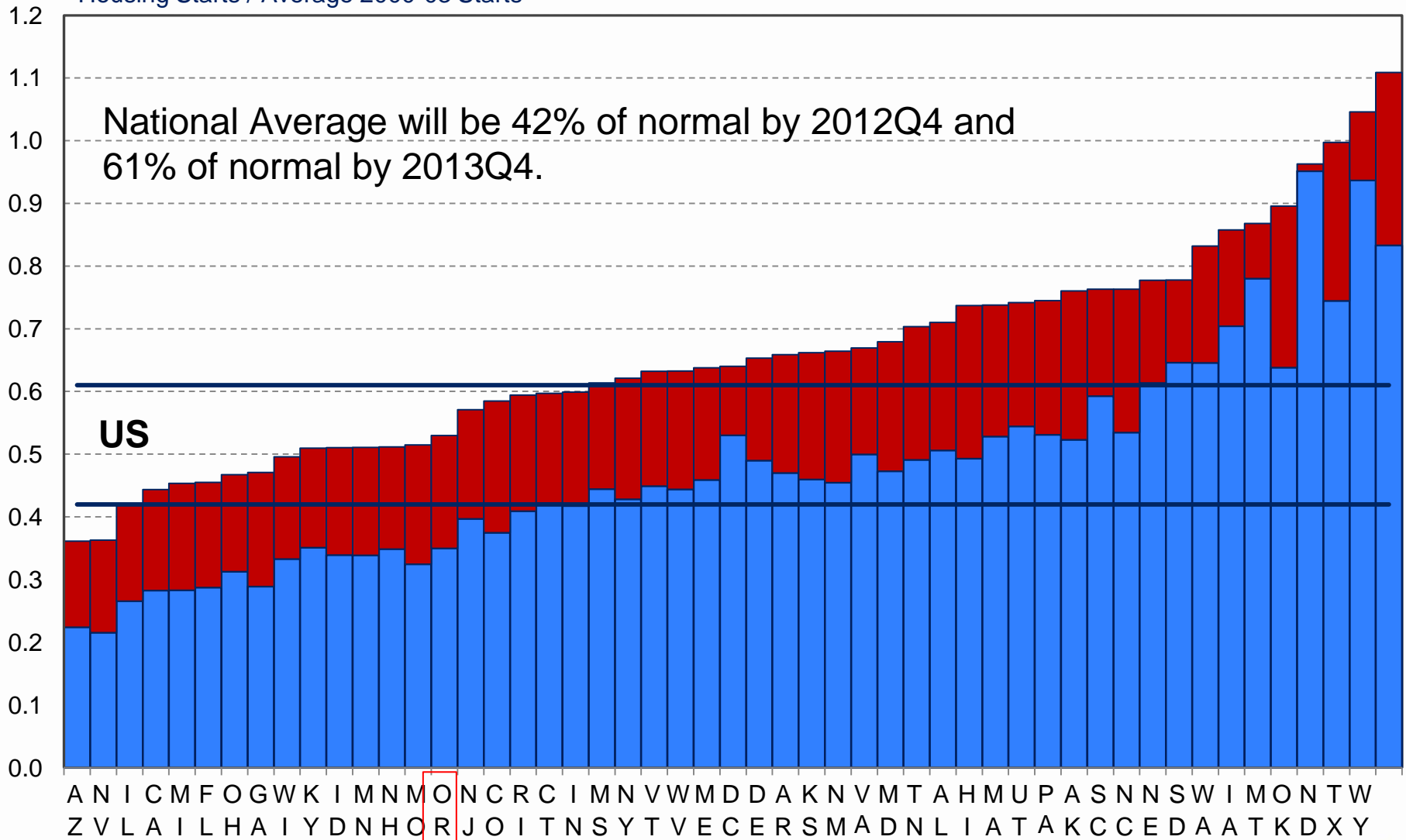
Sources: US Census Bureau, NAHB

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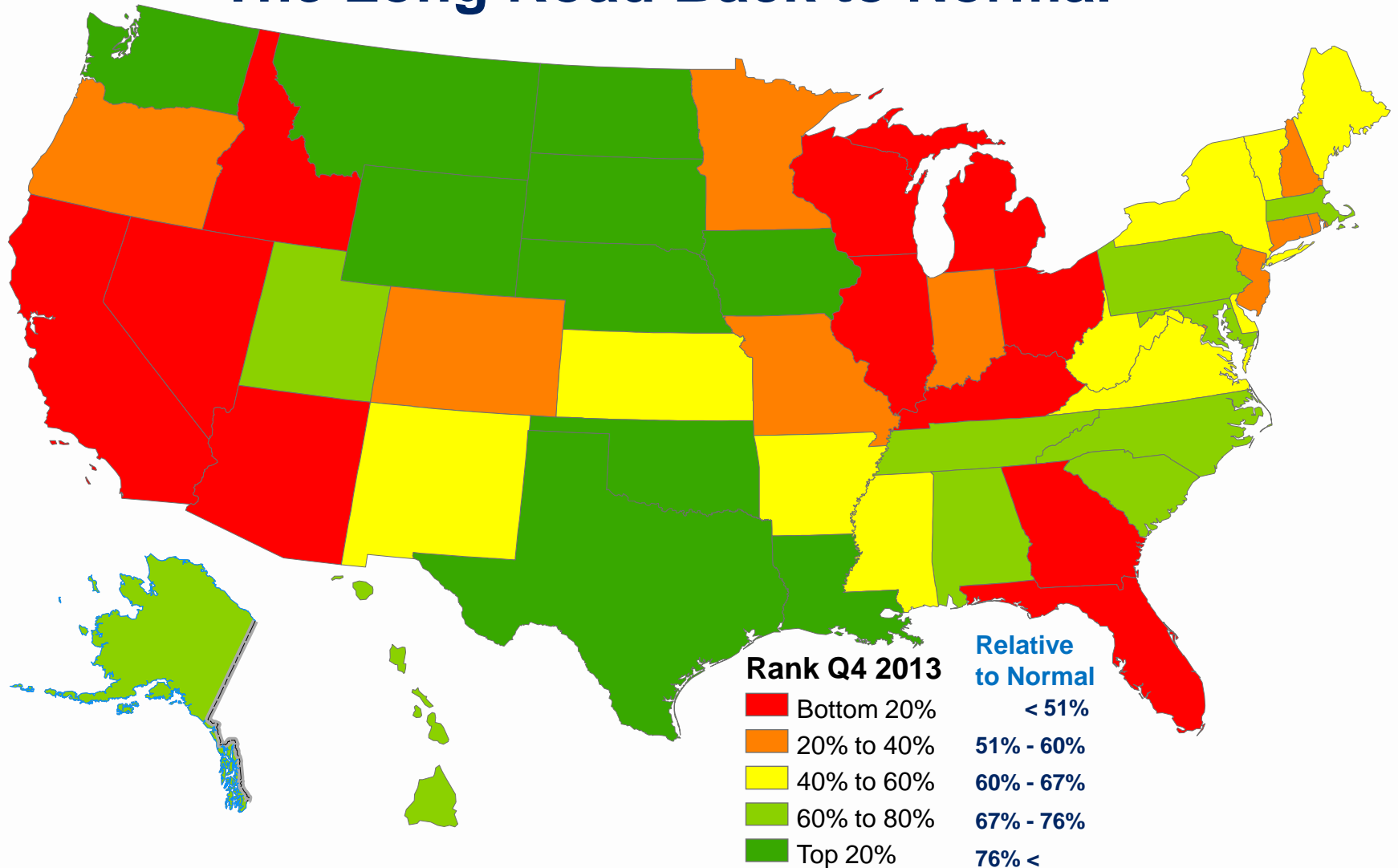
Recovery Will Vary By State

Housing Starts / Average 2000-03 Starts



Source: US Census Bureau

The Long Road Back to Normal



This map shows how the states rank in the return to more normal levels of housing production. By the end of 2013, the top 20% will be above 76% of normal production. The bottom 20% will still be below 51% of normal production.



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