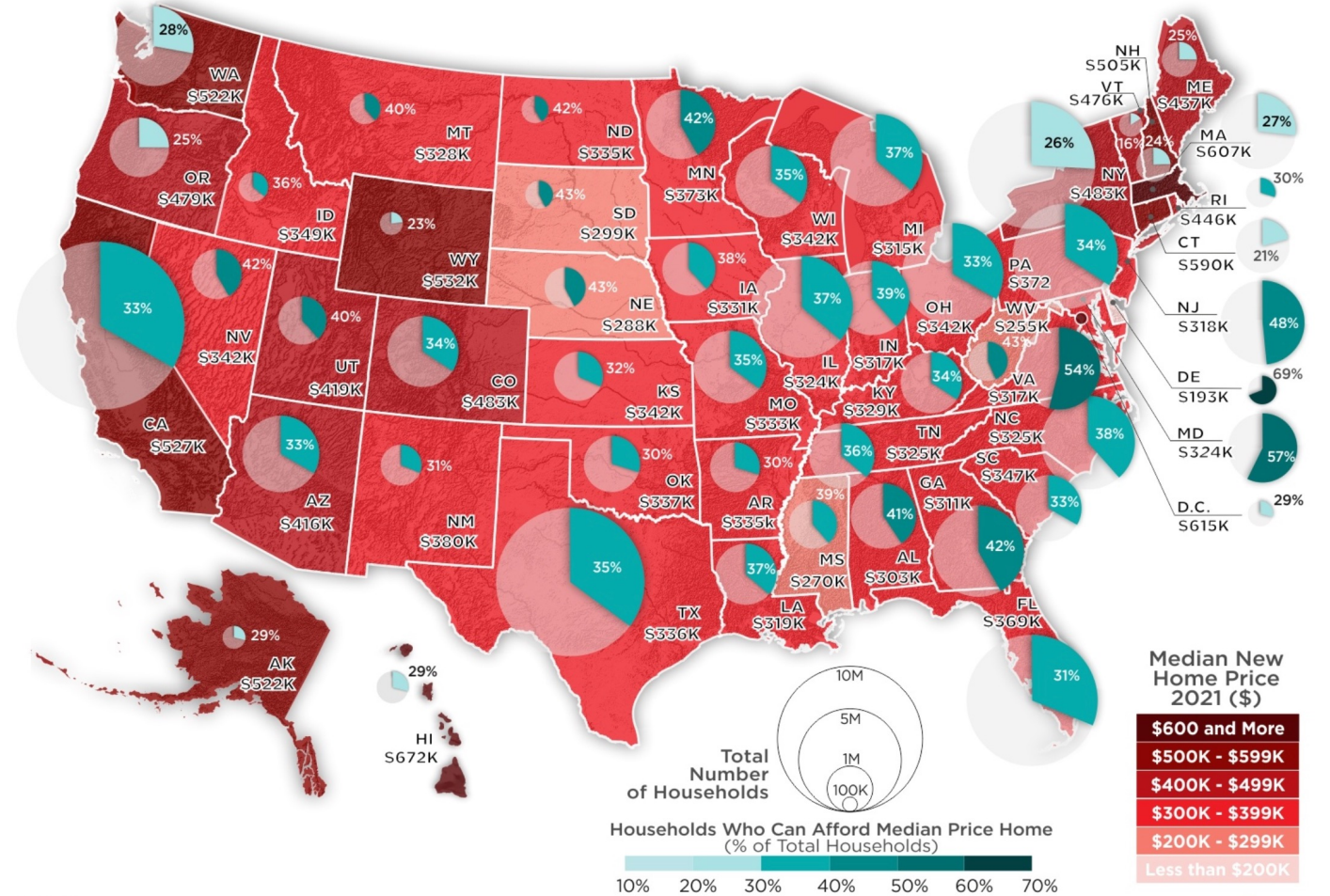


May 2021

Housing starts rose across all regions: the South (9.3 percent to 810 thousand); West (19.8 percent to 411 thousand); Midwest (37.3 percent to 254 thousand); and Northeast (25.5 percent to 133 thousand). Considering 2019 full year, housing starts were up 3.2 percent to an estimated 1.290 million units. - Reuters

The current market doesn't meet the definition of a bubble yet," says RedFin's Marr, "At least not nationally or in most places. According to the [Case-Shiller index](#), home prices grew more than 11% in January from one year earlier, which is definitely more than wages increased, but that's not the whole picture. Mortgage rates fell 88 basis points during this year as well from 3.62% in January 2020 to 2.74% in January 2021 per [Freddie Mac](#). This drop in mortgage rates almost completely offsets the rise in home prices according to a recent analysis by [the Fed](#).

Additionally, most households received stimulus checks and pulled back spending money on things like travel, eating out, and gyms during the pandemic and instead opted to spend more money on housing, which gave a short-term boost to prices as well."



Article & Sources:
<https://howmuch.net/articles/home-affordability-in-the-US>
 National Association of Home Builders - <https://www.nahb.org/>

howmuch.net