

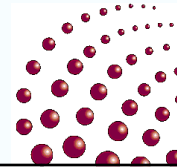


The American Love Affair With Housing

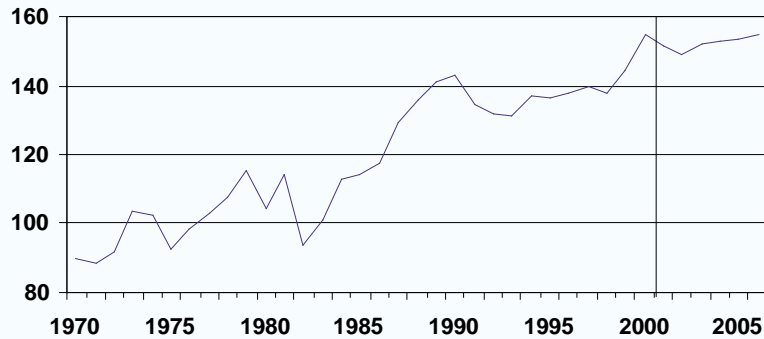
Presented to:
2001 FTA Revenue Estimating and Tax Research
Conference
Minneapolis, Minnesota
September 23-26, 2001

Presented by:
Cynthia M. Latta
Managing Director
U.S. Economic Service
DRI-WEFA

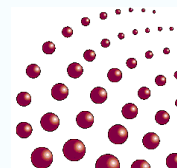
1



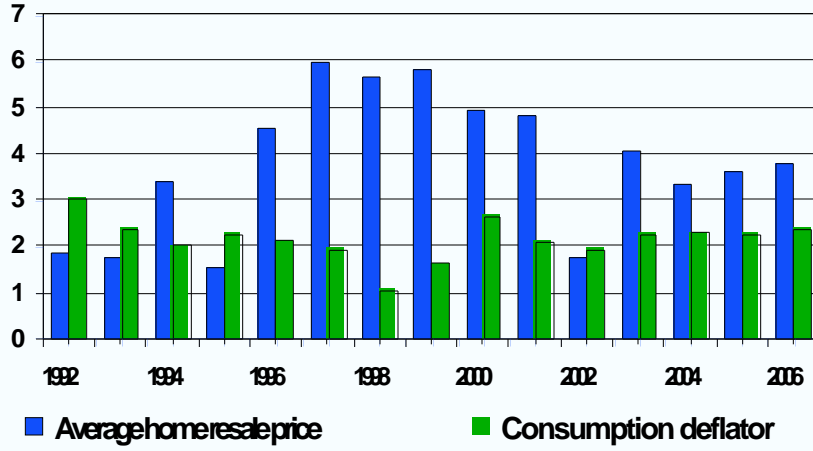
(Ratio of real spending on new single-family construction to starts, \$000)



2

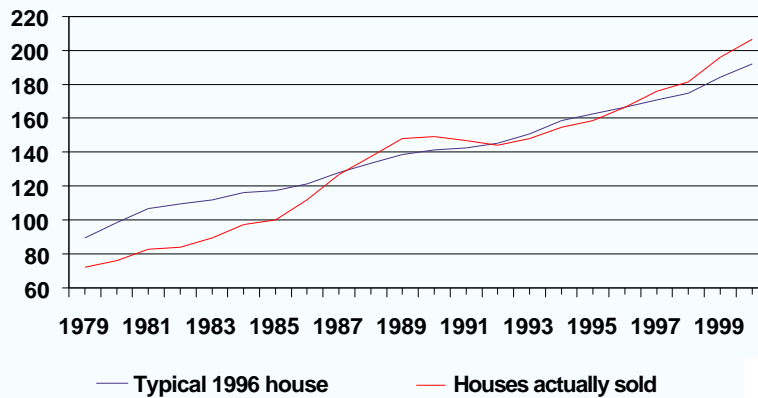


(Percent change)



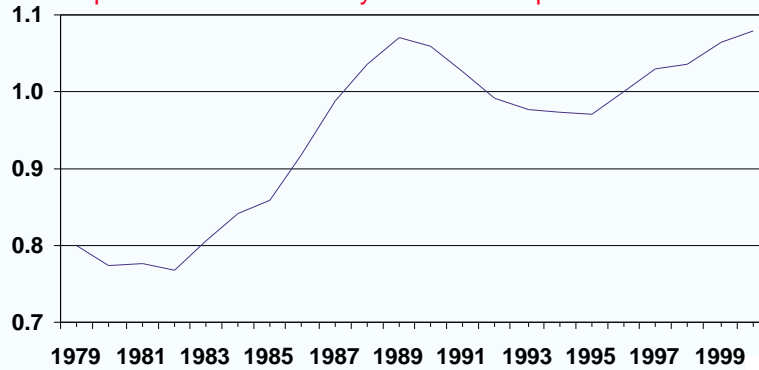
3

(Average Sales Price, \$000)



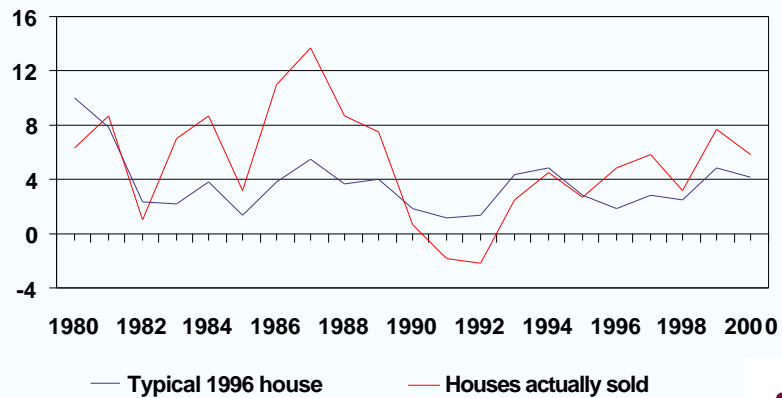
4

(Ratio of price of houses actually sold to sales price of 1996 house)



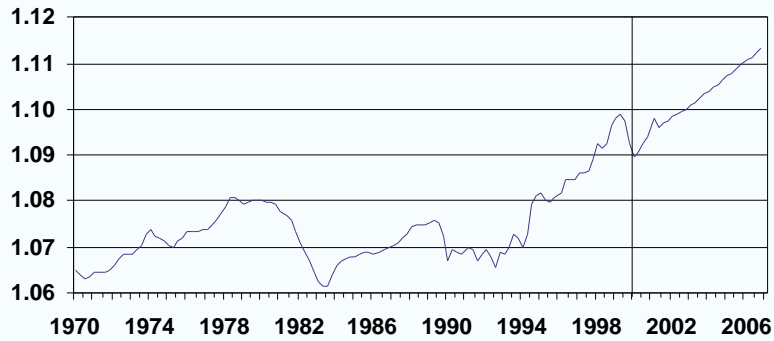
5

(Percent change



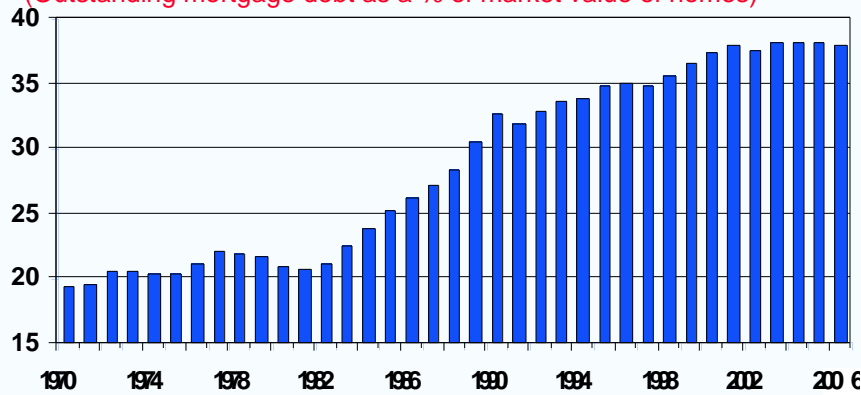
6

(Ratio of single-family and mobile homes to single-family households)



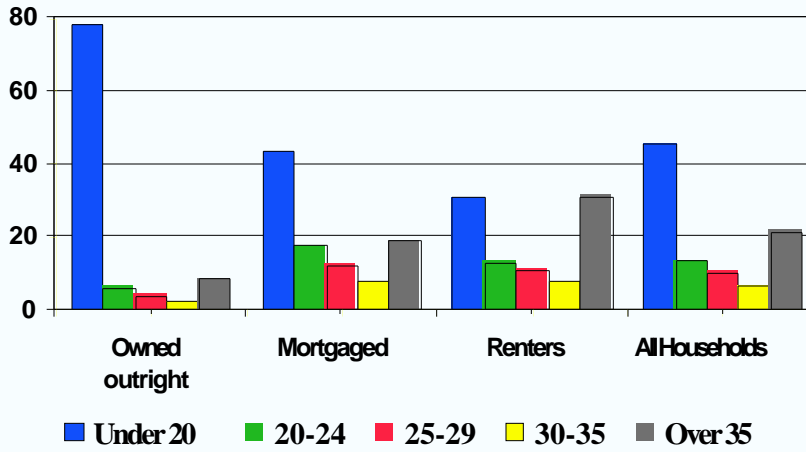
7

(Outstanding mortgage debt as a % of market value of homes)



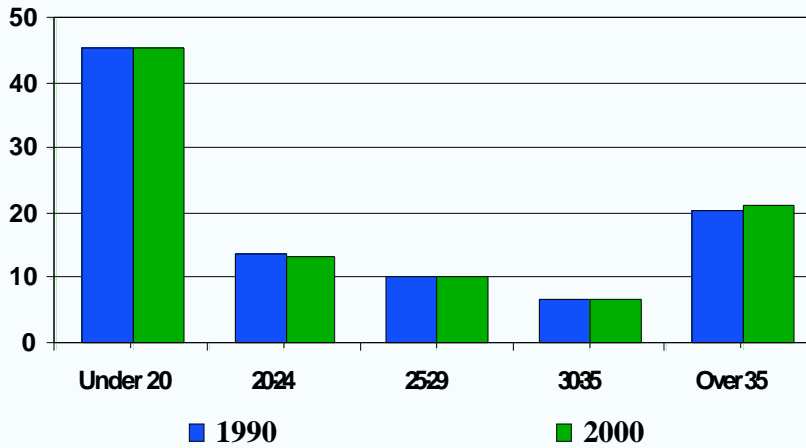
8

(% of households spending the specified % of income on housing, 2000)



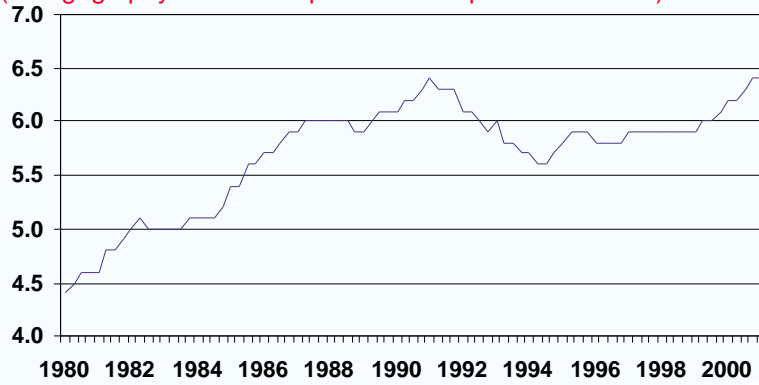
9

(% of households spending the specified % of income on housing)



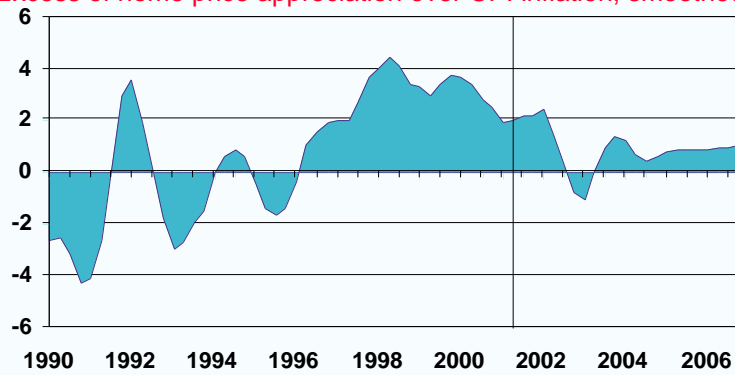
10

(Mortgage payments as a percent of disposable income)



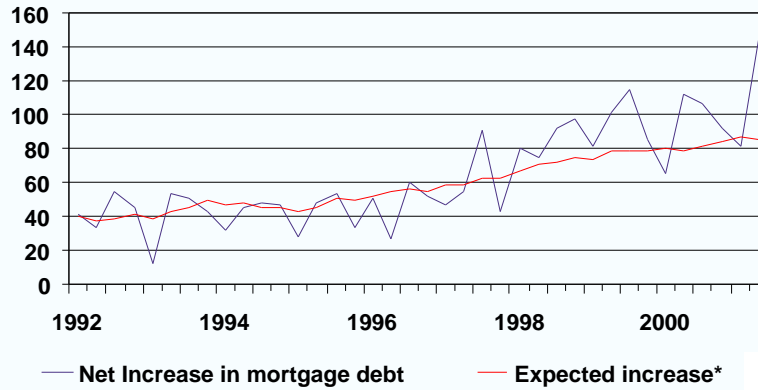
11

(Excess of home price appreciation over CPI inflation, smoothed)



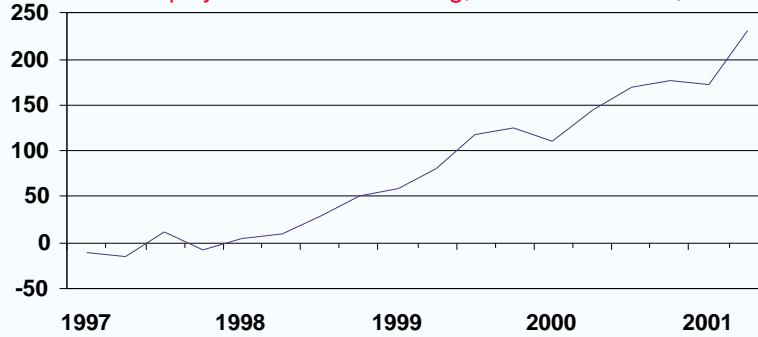
12

(Billions of dollars)



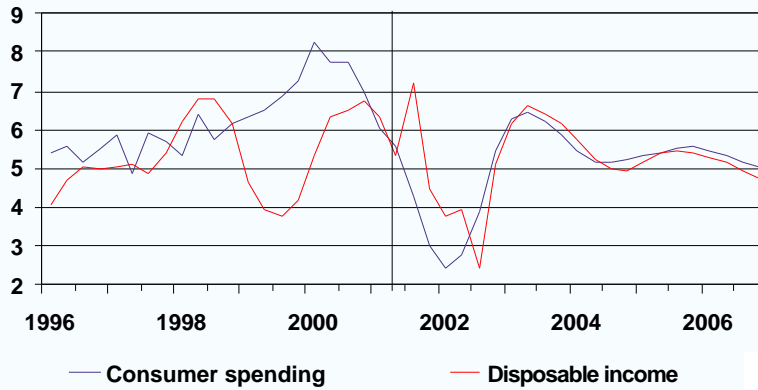
* Educated guess

(Estimate* of equity taken out of housing, billions of dollars, cumulative)

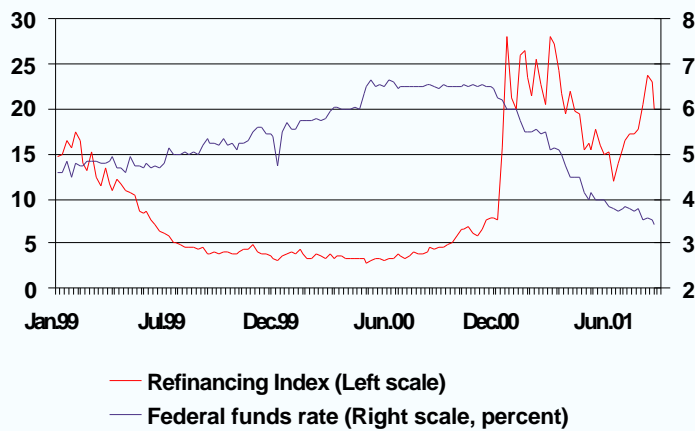


* Educated guess

(Percent change from a year earlier)

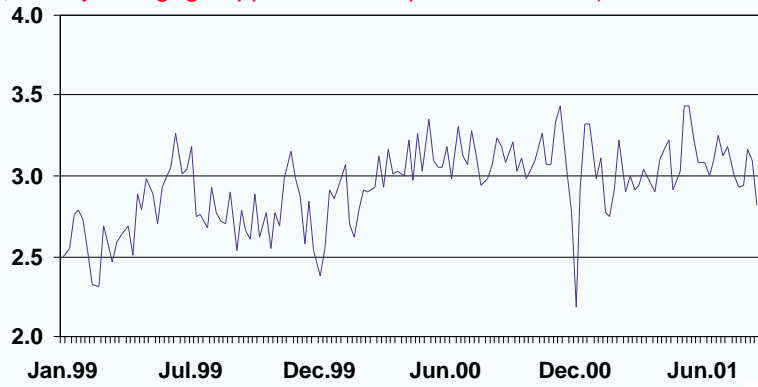


15



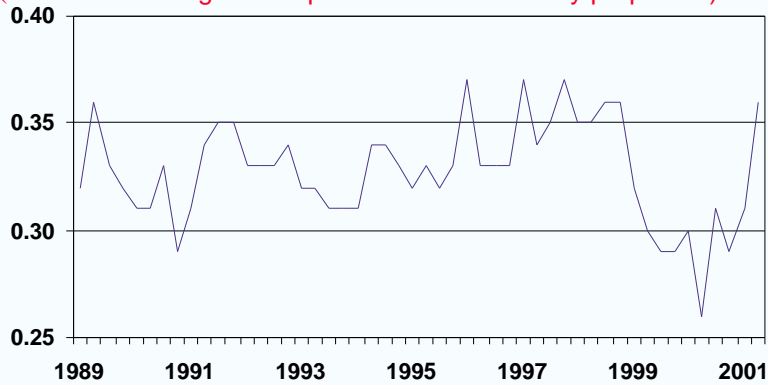
16

(Weekly mortgage applications for purchase, index)



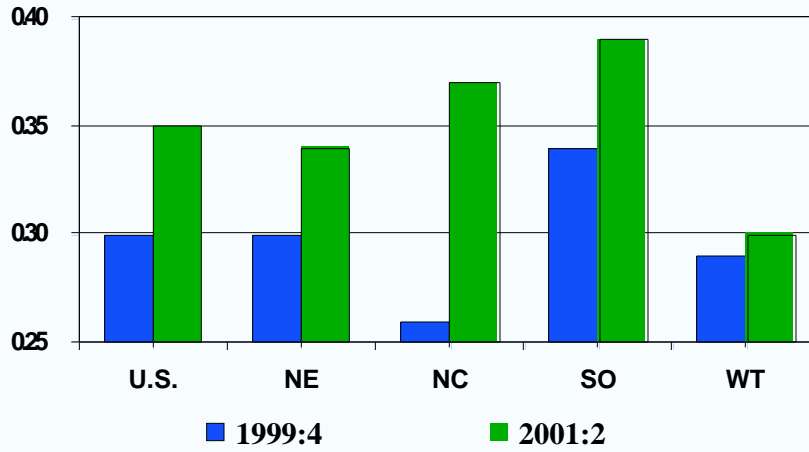
17

(Foreclosures begun as a percent of all 1-4 family properties)



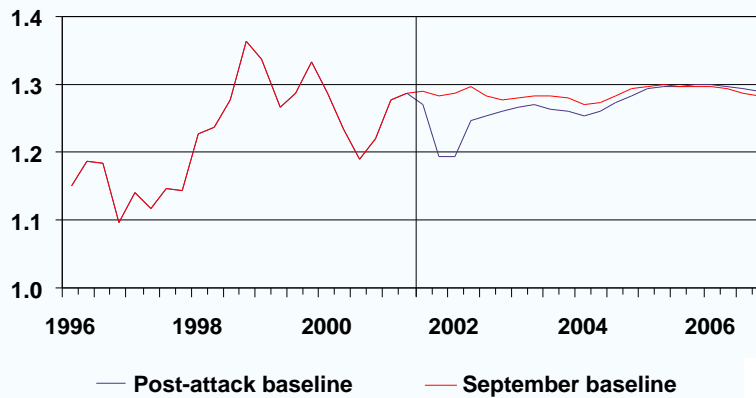
18

(Foreclosures begun as a percent of all 1-4 family properties)



19

(Millions of single-family starts)



20