

## 11. Construction and Housing

<b>Contract Value Indices (base = 1980)</b>					
<b>December (not seasonally adjusted)</b>					
	2016	2017	2018	2019	2020
<b>Total construction</b>					
New Hampshire	253.0	350.0	317.0	282.5	362.5
New England	427.5	423.3	447.6	492.5	477.5
United States	387.8	444.4	414.4	497.5	527.1
<b>Nonbuilding construction</b>					
New Hampshire	74.1	450.1	207.3	290.2	501.3
New England	362.9	533.0	426.2	306.7	219.9
United States	239.9	555.4	434.4	479.2	526.9
<b>Nonresidential construction</b>					
New Hampshire	319.7	536.1	680.2	359.1	214.8
New England	390.1	454.2	588.2	671.5	740.5
United States	431.5	413.0	429.0	522.5	444.3
<b>Residential construction</b>					
New Hampshire	292.9	201.3	159.2	235.8	385.8
New England	493.2	339.2	340.2	439.7	391.5
United States	426.3	414.3	392.2	485.9	595.7
<b>Residential construction (seasonally adjusted)</b>					
New Hampshire	385.7	287.7	241.6	366.3	604.1
New England	545.4	369.2	356.6	476.1	424.7
United States	483.6	475.3	453.5	564.4	693.8

Source: Federal Reserve Bank of Boston, ELMI Analysis. Last Update 9/28/2021

<b>Housing Permits Authorized</b>					
<b>(not seasonally adjusted)</b>					
	2016	2017	2018	2019	2020
<b>Total New Hampshire</b>					
Total New Hampshire	3,796	3,625	4,445	4,743	4,320
Annual percent change	0.9%	-4.5%	22.6%	6.7%	-8.9%
<b>Total New England</b>					
Total New England	32,595	33,160	34,375	35,923	35,571
Annual percent change	-1.6%	1.7%	3.7%	4.5%	-1.0%
<b>Total United States</b>					
Total United States	1,206,642	1,281,977	1,328,827	1,386,048	1,471,141
Annual percent change	2.4%	6.2%	3.7%	4.3%	6.1%
<b>Single Family Units, New Hampshire</b>					
Single Family Units, New Hampshire	2,680	2,711	2,710	2,746	3,033
Annual percent change	21.8%	1.2%	0.0%	1.3%	10.5%
<b>Single Family Units, New England</b>					
Single Family Units, New England	17,935	18,016	18,159	16,883	18,609
Annual percent change	9.9%	0.5%	0.8%	-7.0%	10.2%
<b>Single Family Units, United States</b>					
Single Family Units, United States	750,796	819,976	855,332	862,084	979,360
Annual percent change	2.4%	6.2%	3.7%	4.3%	6.1%

Source: US Census Bureau, ELMI Analysis. Last Update 9/28/2021

<b>Home Sales</b>					
<b>Freddie Mac House Price Index (December 2000 = 100), NSA</b>					
	2016	2017	2018	2019	2020
New Hampshire	149.88	159.06	167.87	177.93	203.70
United States	167.14	178.45	187.40	195.31	217.53

<b>Mortgage Rates and Housing Rentals</b>					
<b>30-Year Fixed Mortgage Rates (Annual average)</b>					
	2016	2017	2018	2019	2020
30-Year Fixed Mortgage Rates (Annual average)	3.65%	3.99%	4.54%	3.94%	3.11%

Source: Freddie Mac. Last Update 9/28/2021

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Units in Structure	2016	2017	2018	2019	2020
Total housing units	625,337	634,689	638,112	642,298	646,849
1-unit, detached	399,831	407,329	403,645	400,650	448,840*
1-unit, attached	34,548	35,476	33,543	31,288	
2 units	33,346	33,034	34,508	34,554	36,125
3 or 4 units	34,866	36,650	35,243	34,732	31,354
5 to 9 units	29,595	28,110	29,293	34,088	24,822
10 to 19 units	19,012	17,695	18,634	22,681	67,889*
20 or more units	38,848	44,853	44,019	47,881	
Mobile home	34,897	31,123	39,053	36,269	37,819*
Boat, RV, van, etc.	394	419	174	155	

Source: 1-year American Community Survey, US Census Bureau. Last Update 12/14/2021

\*Due to data collection issues, the 2020 1-year ACS data were released as experimental data. Experimental tables contained fewer categories than standard ACS tables.

Homes Financed by NH Housing Finance Authority	2016	2017	2018	2019	2020
Total	1,421	1,418	1,428	1,238	1,105
Percent new construction	0.7%	0.6%	0.8%	0.7%	0.8%
Percent condo	13.5%	13.5%	14.6%	13.7%	12.2%

NHHFA Bond Issues (\$ millions)	0.0	15.6	11.4	10.6	21.0
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### Assisted Rental Housing Funded

Total units (NHHFA only)	200	792	335	278	254
For elderly and supportive housing tenants	85	178	218	36	71

### Housing Unit Rentals

Median gross monthly rent, (including utilities), all units	\$1,113	\$1,143	\$1,177	\$1,251	\$1,283
Annual percent change	4.1%	2.7%	3.0%	6.3%	2.6%
Rental Unit Vacancy Rate, all units	1.8%	1.7%	2.1%	0.8%	1.8%

Source: New Hampshire Housing Finance Authority. Last Update 1/4/2022

### New Hampshire Multiple Listing Service

Data on Sales of Existing Homes <sup>a</sup>	2016	2017	2018	2019	2020
Regional Sales and Price Activity - December to December					
Median sale price					
Single Family - residential	\$249,800	\$266,000	\$283,000	\$300,000	\$335,000
Condominium	\$185,000	\$192,000	\$205,000	\$215,000	\$250,000
Percent change in Price from Prior Year					
Single Family - residential	3.4%	6.5%	6.4%	6.0%	11.7%
Condominium	6.7%	3.8%	6.8%	4.9%	16.3%
Total Units Sold - 12-Month Average					
Single Family - residential	1,464	1,482	1,463	1,468	1,537
Condominium	369	405	406	404	421

<sup>a</sup>Copyright 2012 Northern New England Real Estate Network, Inc. The reproduction of these statistics is done with the permission of NNEREN. The statistics referenced herein are based solely upon listings submitted to the multiple listing service database of NNEREN and do not include all properties sold and marketed for sale. ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. Any analysis or commentary related to these statistics is that of the commentator, and not that of NNEREN.

Source: Northern New England Real Estate Network. Last Update 9/28/2021