

## FORECAST 2012 Residential Construction

According to construction-economics data from McGraw-Hill Dodge, the housing market has started to turn the corner. Multifamily construction, in particular, is showing new signs of life.

**The housing bubble, which reached its pinnacle in 2005, was followed by four years of painful decline.** Although housing has seen small gains over the past two years, the fallout from the bubble persists. For single-family housing, foreclosures and falling home prices continue to subdue home sales

**13%**

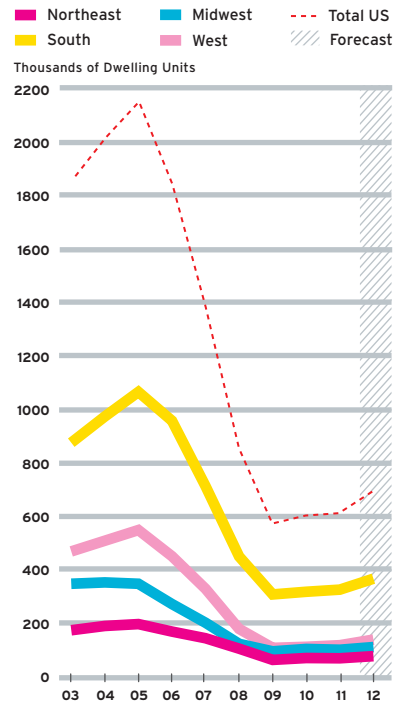
Expected gain in total U.S. housing starts in 2012.

and housing starts. For multifamily housing, however, a small revival has begun, thanks to increasing demand from the rental side of the market – ironically, the result of lower rates of home ownership. In 2012, total housing starts are expected to gain 13%, to 690,000 units. This level will be the highest in four years, but less

than a third of starts at the 2005 peak. Single-family housing starts will climb 9% this year, to 450,000 units, while multifamily housing starts will advance by 23%, to 240,000 units.

### Housing Starts by Region

Including U.S. total and 2012 forecast figures



## Top Metro Area Markets Total Residential Starts: 2007–2011\*



Robert M. Gurney's Hampden Lane House in Bethesda, MD.

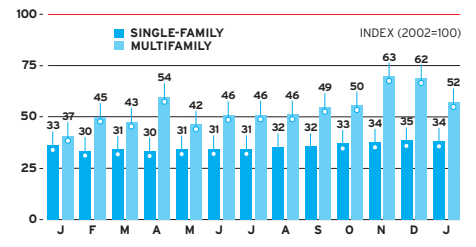
RANK	REGION	2007	2008	2009	2010	2011	2007-2011
1	Houston, TX	57,916	37,956	27,118	27,167	27,729	177,886
2	New York, NY	51,315	45,974	20,098	19,677	21,455	158,519
3	Dallas, TX	40,580	29,711	20,326	19,862	24,876	135,355
4	Washington, DC	27,696	19,300	12,374	15,662	19,256	94,288
5	Atlanta, GA	42,256	19,375	6,802	7,956	9,763	86,152

\*single- and multifamily dwelling units

### THE DODGE INDEX FOR SINGLE- AND MULTIFAMILY CONSTRUCTION

1/2011 - 1/2012

The Dodge index for single- and multifamily construction is based on seasonally adjusted data for U.S. housing starts. The average dollar value of projects in 2002 serves as the index baseline.



### Top 5 Design Firms

Ranked by 2011 U.S. multifamily construction starts value

- 1 SLCE Architects
- 2 MSA Architects
- 3 Shalom Baranes Associates
- 4 Humphreys & Partners Architects
- 5 SK&I Architectural Design Group

## Top 5 Multifamily Projects Ranked by 2011 Construction-Starts Value

**PROJECT:** Gotham West

**ARCHITECT:** SLCE Architects

**LOCATION:** New York, NY

**VALUE** \$362 million

**PROJECT:** Potomac Yard Townhouses & Townhouse Condominiums

**BUILDER/DEVELOPER:** Pulte Homes

**LOCATION:** Alexandria, VA

**VALUE** \$250 million

**PROJECT:** East Coast Tower II Apartment Building

**ARCHITECT:** SLCE Architects

**LOCATION:** Long Island City, NY

**VALUE** \$242 million

**PROJECT:** CityCenterDC Phase I

**ARCHITECTS:** Shalom Baranes Associates, Foster + Partners

**LOCATION:** Washington, DC

**VALUE** \$180 million

**PROJECT:** 10th & Market Apartment Tower

**ARCHITECT:** Handel & Associates Architects, Heller Manus Architects, Durrant Media Five

**LOCATION:** San Francisco, CA

**VALUE** \$173 million