# perspectivestats

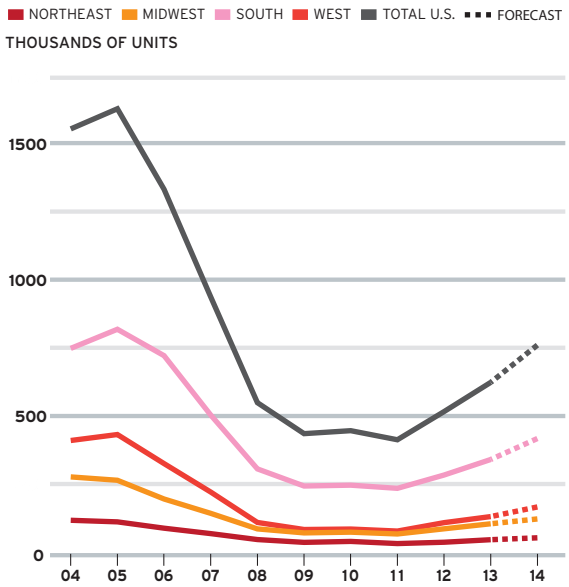
Data from McGraw Hill Dodge Analytics and other sources

# MARKET FOCUS
## SINGLE-FAMILY RESIDENTIAL

The recent rise in mortgage rates could dampen this year's housing recovery. However, employment growth and the U.S. economy's overall improvement should sustain the market's upward momentum.

### Single-Family Starts by Region

*In addition to U.S. total and 2014 forecast figures*



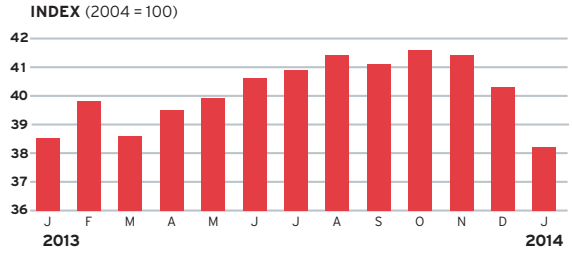

### Top Metro-Area Markets

*Ranked by single-family residential starts for 2013*

| | REGION | DWELLING UNITS |
|---|---|---|
| 1 | HOUSTON | 34,199 |
| 2 | DALLAS | 22,824 |
| 3 | ATLANTA | 14,490 |
| 4 | WASHINGTON, D.C. | 13,230 |
| 5 | PHOENIX | 12,759 |

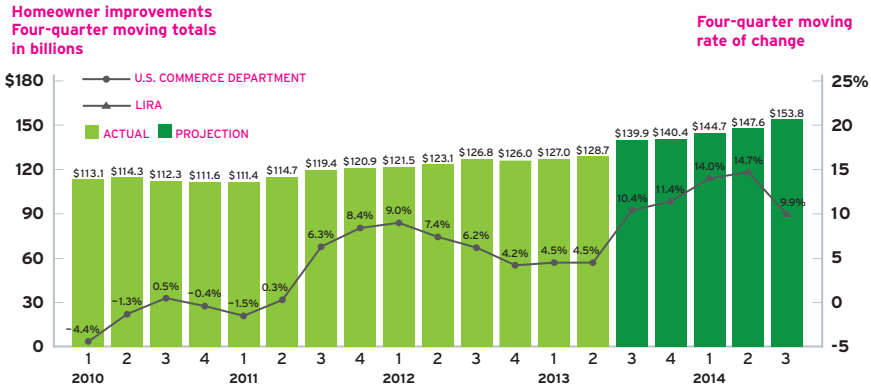
*A House in the Woods, Upstate New York, William Reue Architecture (ARCHITECTURAL RECORD, March 2014, page 55)*

### The Dodge Index for Single-Family Residential Construction 1/2013 – 1/2014




The index is based on seasonally adjusted data for U.S. single-family construction starts. The average dollar value of projects in 2004 serves as the index baseline.

### Leading Indicator of Remodeling Activity (LIRA)
### Fourth Quarter 2013

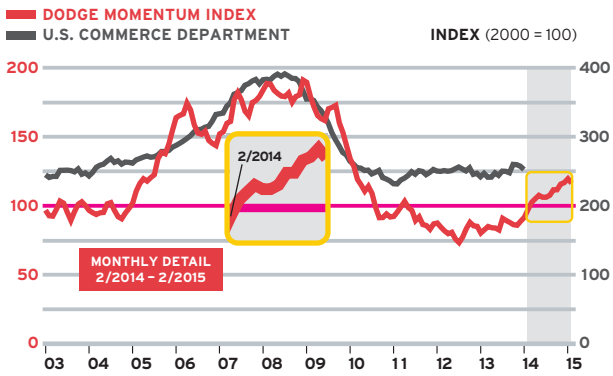



Note: Third-quarter 2013 estimate does not include Census Bureau data, because third-quarter data collection for home-improvement spending was affected by the October 2013 government shutdown. Source: Joint Center for Housing Studies of Harvard University

## MOMENTUM INDEX SLIPS

**In February, the Dodge Momentum Index fell 2.6% to 116.5. Despite this decline, which is likely to be a brief pause in an otherwise upward market, the index is still almost 20% above its level a year ago.**

The Dodge Momentum Index is a leading indicator of construction spending. The information is derived from first-issued planning reports in McGraw Hill Construction's Dodge Reports database. The data lead the U.S. Commerce Department's nonresidential spending by a full year. In the graph to the right, the index has been shifted forward 12 months to reflect its relationship with the Commerce data.




### CoreLogic Measure of Completed Foreclosures

| | COMPLETED FORECLOSURES |
|---|---|
| DECEMBER 2013 | 45,000 |
| DECEMBER 2012 | 52,000 |
| % change | -13% |

### S&P/Case-Shiller Home Price Index: Single-family

INDEX (JANUARY 2000 = 100)

| | 20-METRO AVERAGE |
|---|---|
| DECEMBER 2013 | 165.69 |
| DECEMBER 2012 | 146.08 |
| % change | +13.4% |

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McGraw Hill Dodge Analytics tracks projects from predesign through construction to capture hard construction costs, square footage, and other key statistical information.