

Hampton Roads Housing Market Overview

Presented to the
Hampton Roads
Planning District
Commission

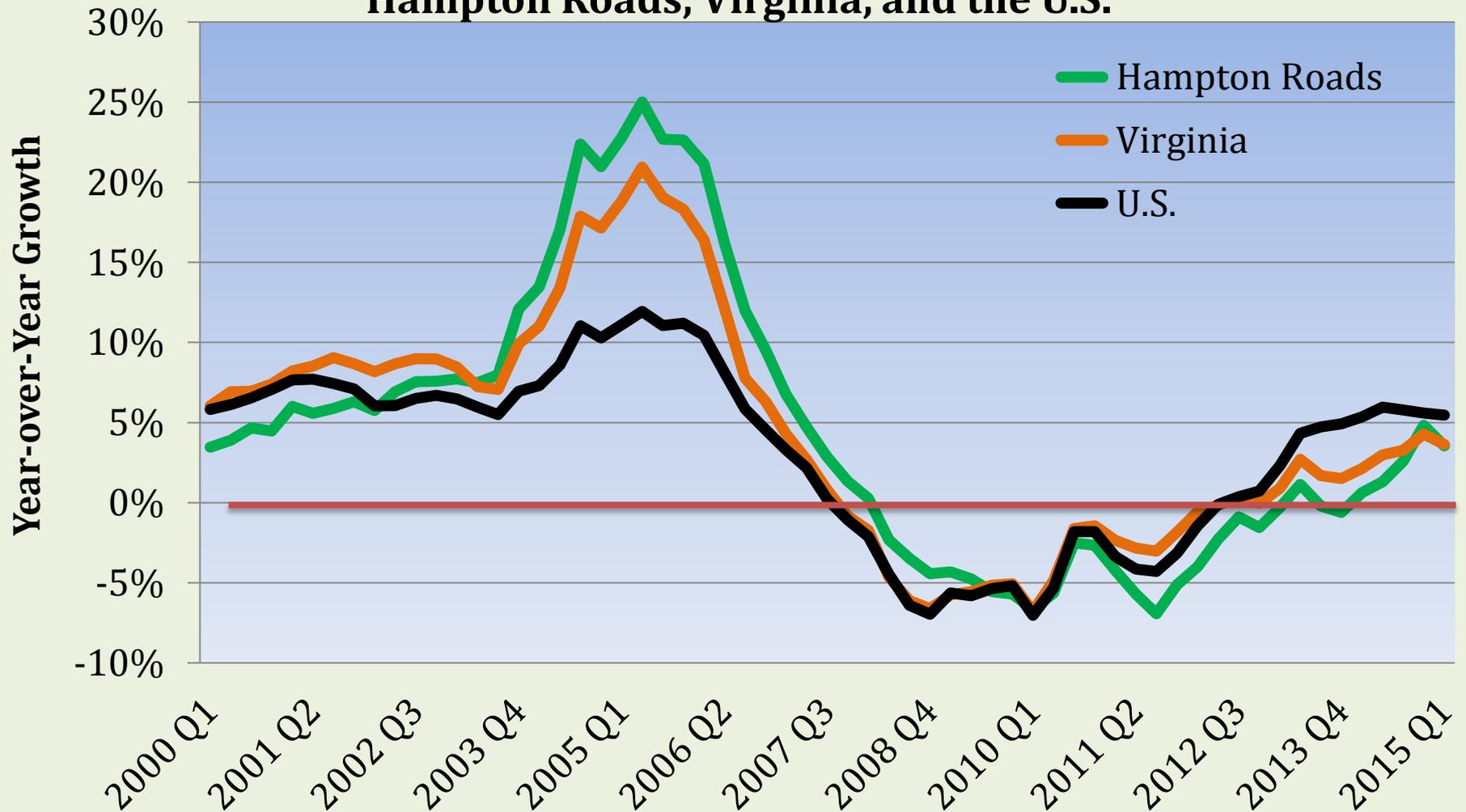
Agenda Item #7

James Clary
Senior Economist
July 16, 2015



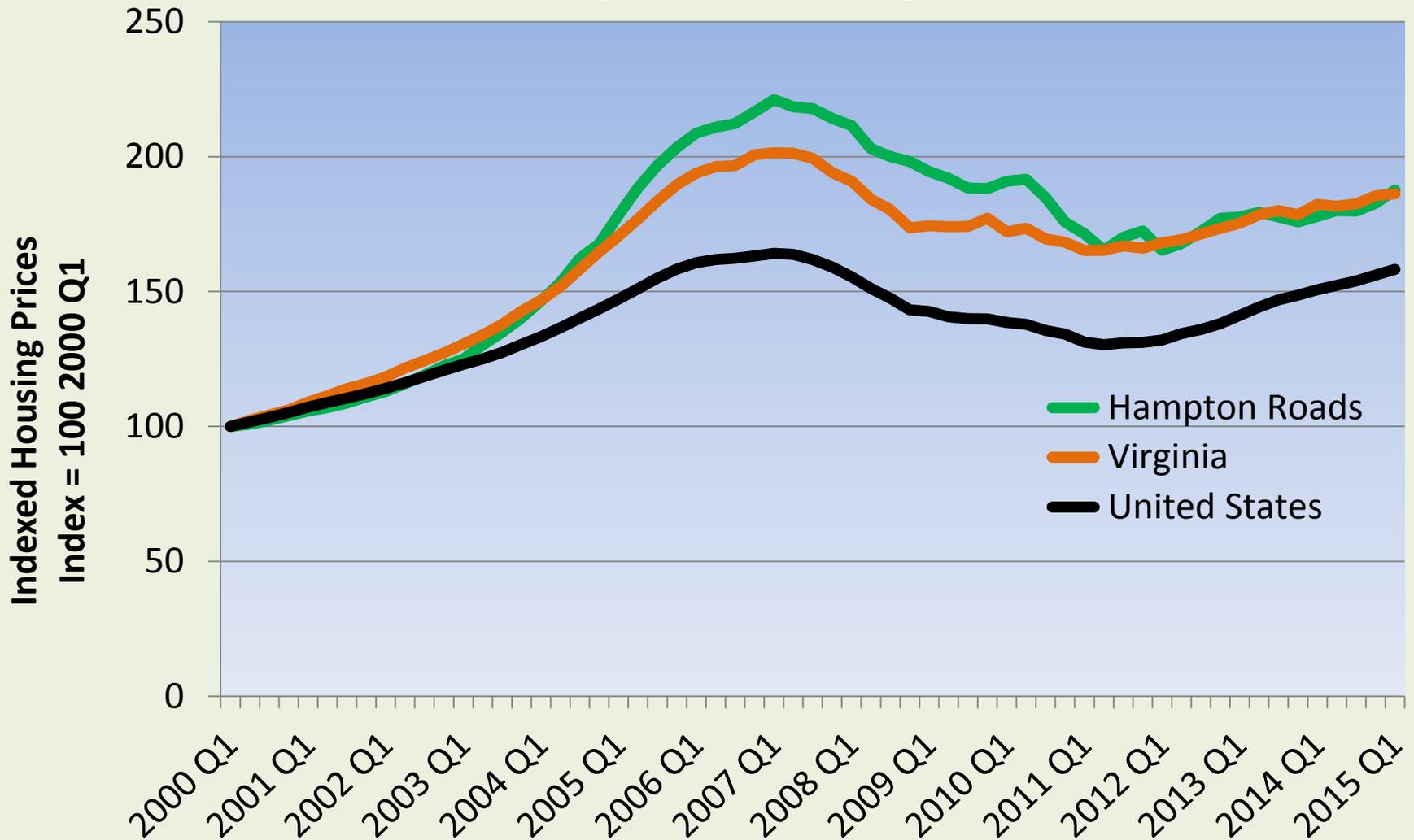
Growth in Home Price Index

Home Price Index Growth in Hampton Roads, Virginia, and the U.S.



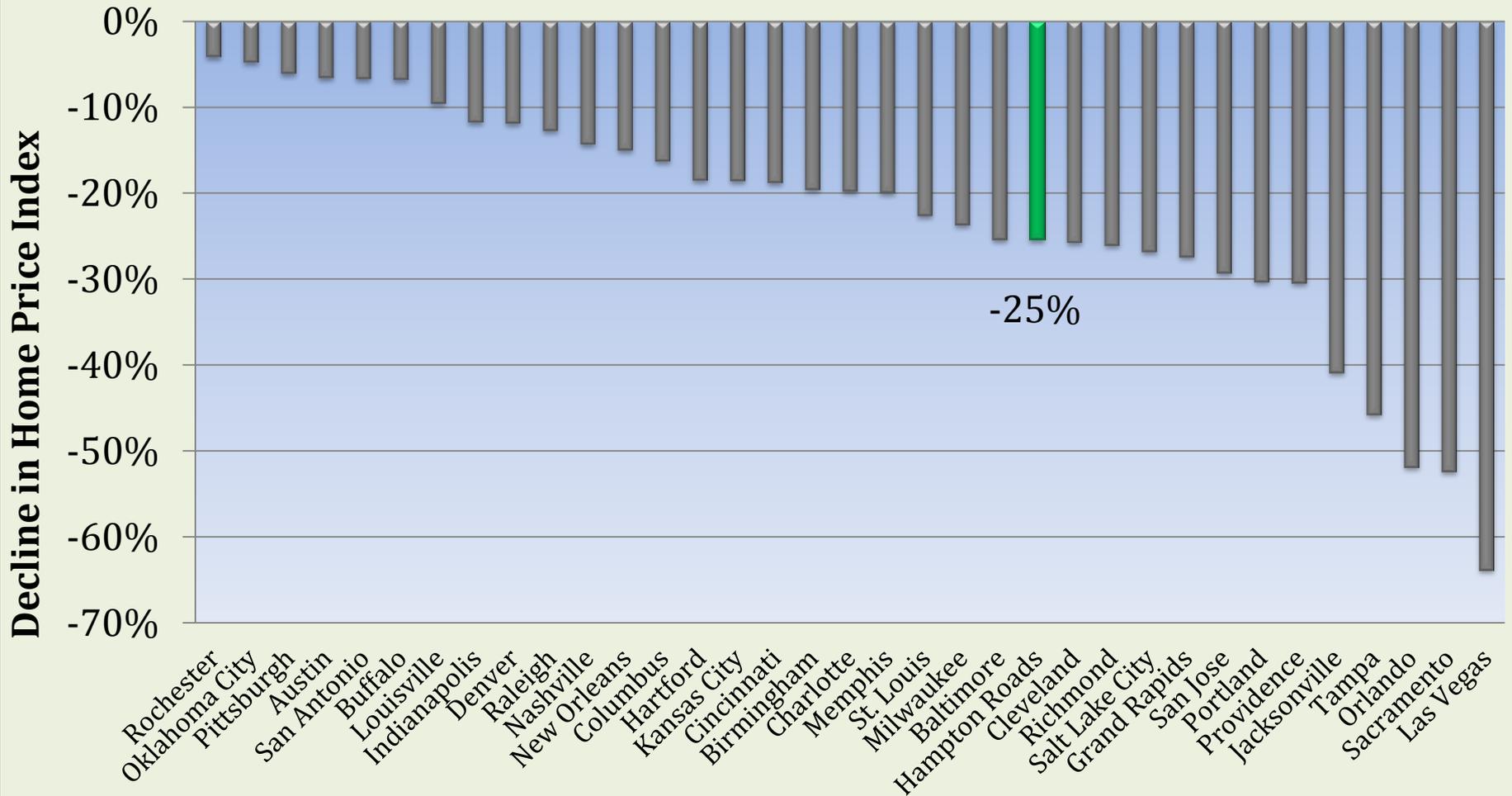
Home Price Index (HPI)

HPI in Hampton Roads, Virginia, and the U.S.



HPI Correction Peak to Trough

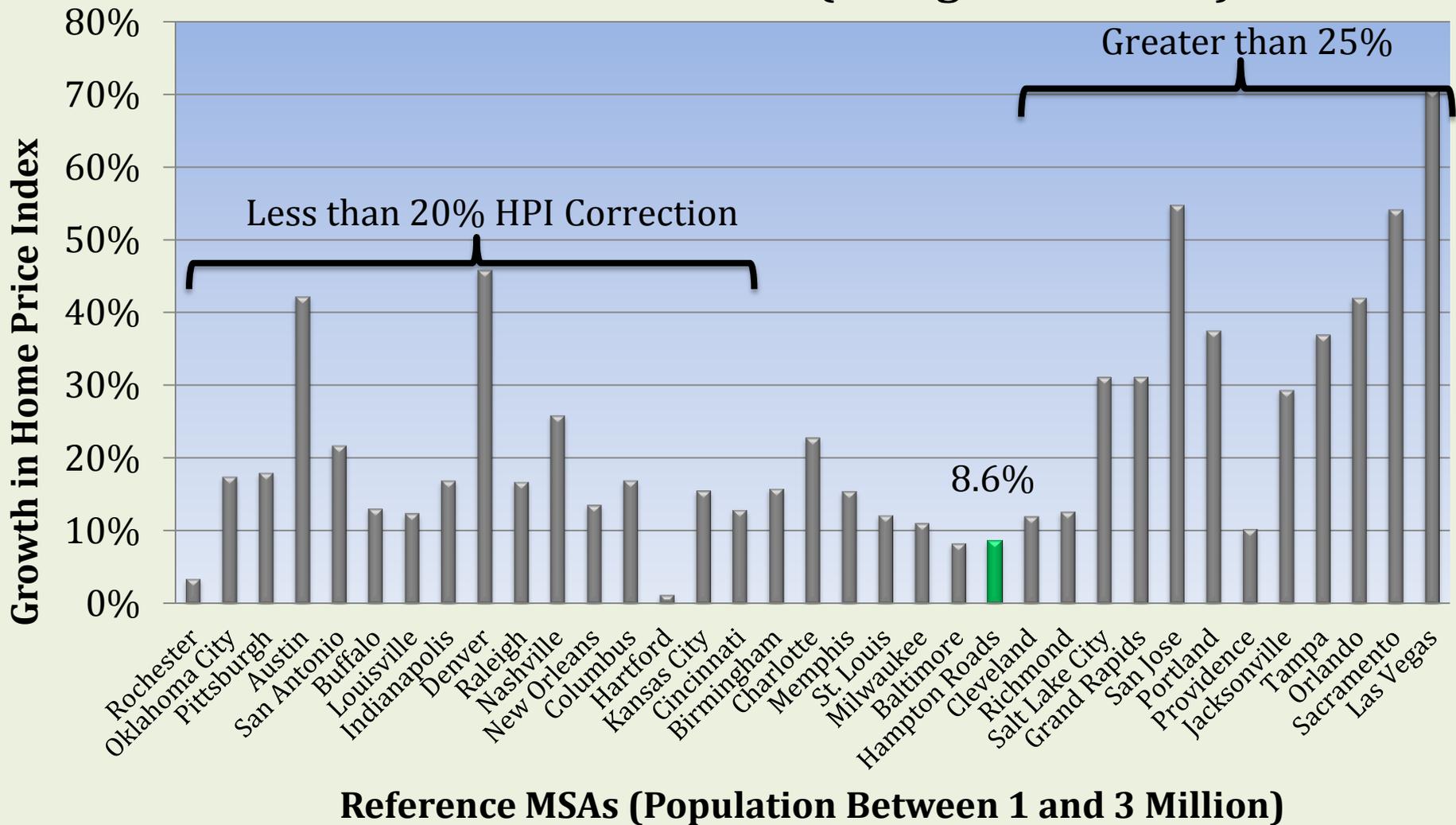
Home Price Index Decline (Peak to Trough)



Reference MSAs (Population Between 1 and 3 Million)

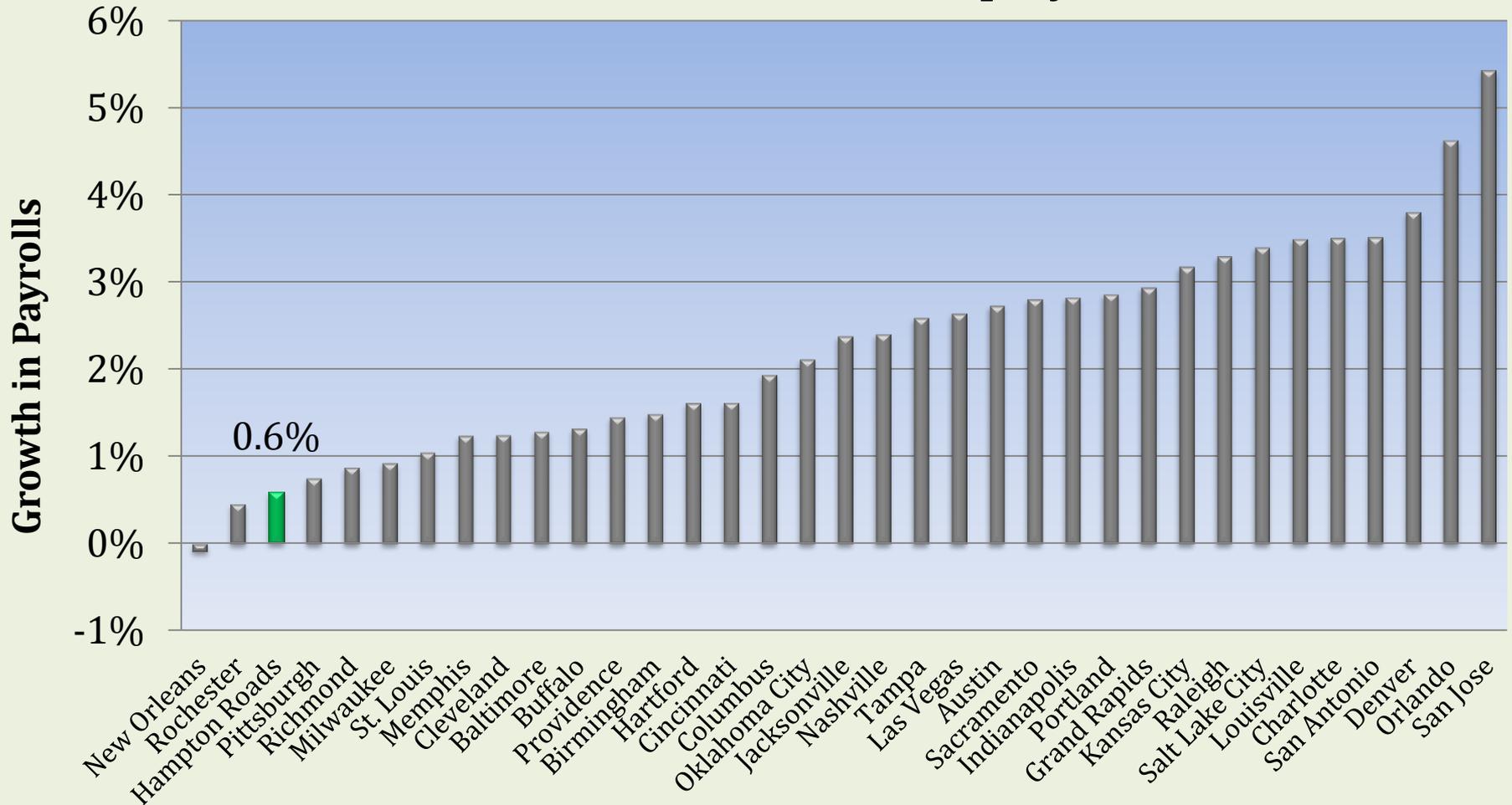
HPI Growth

Home Price Index Growth (Trough to Current)



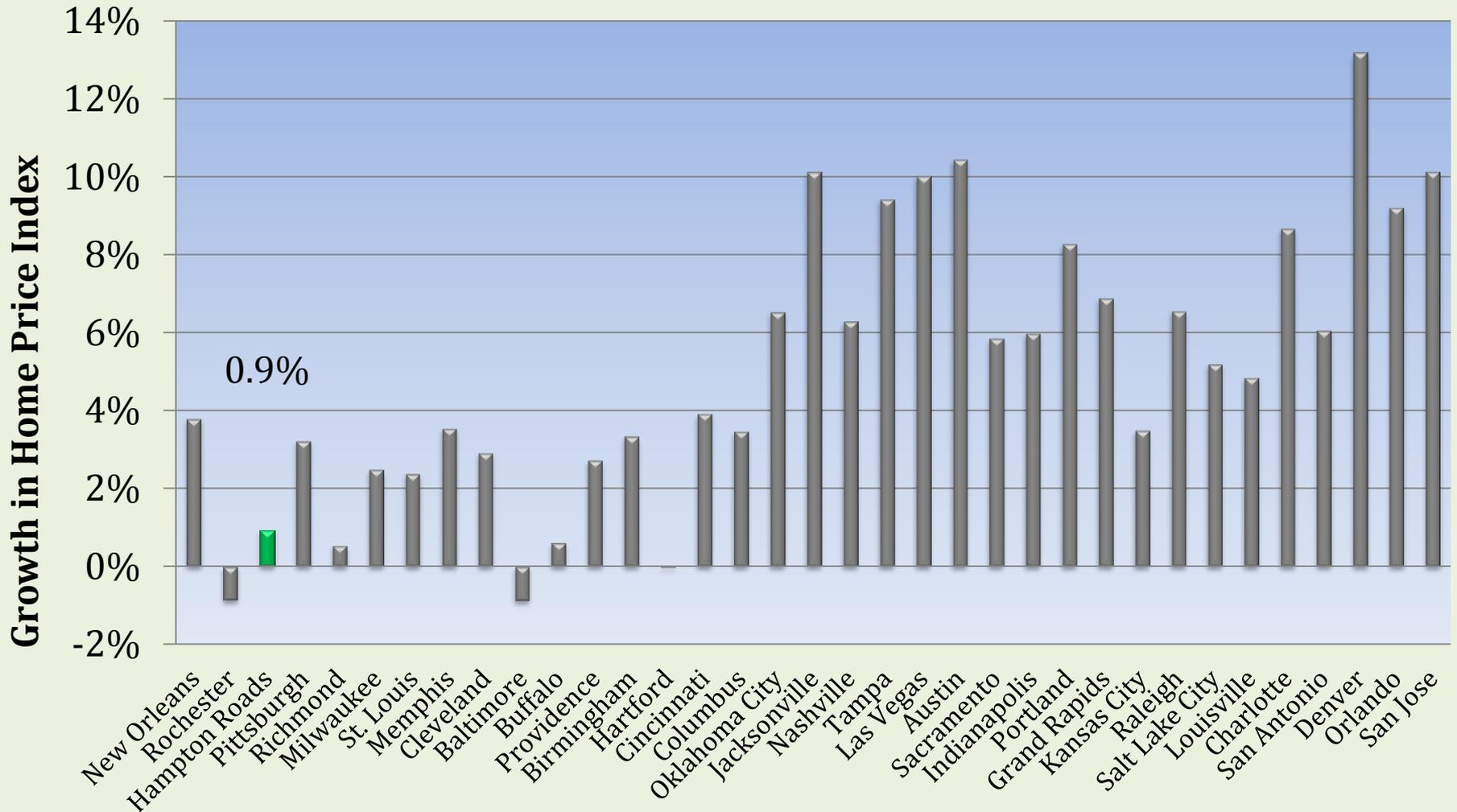
Now Employment Growth

Year-over-Year Growth in Employment



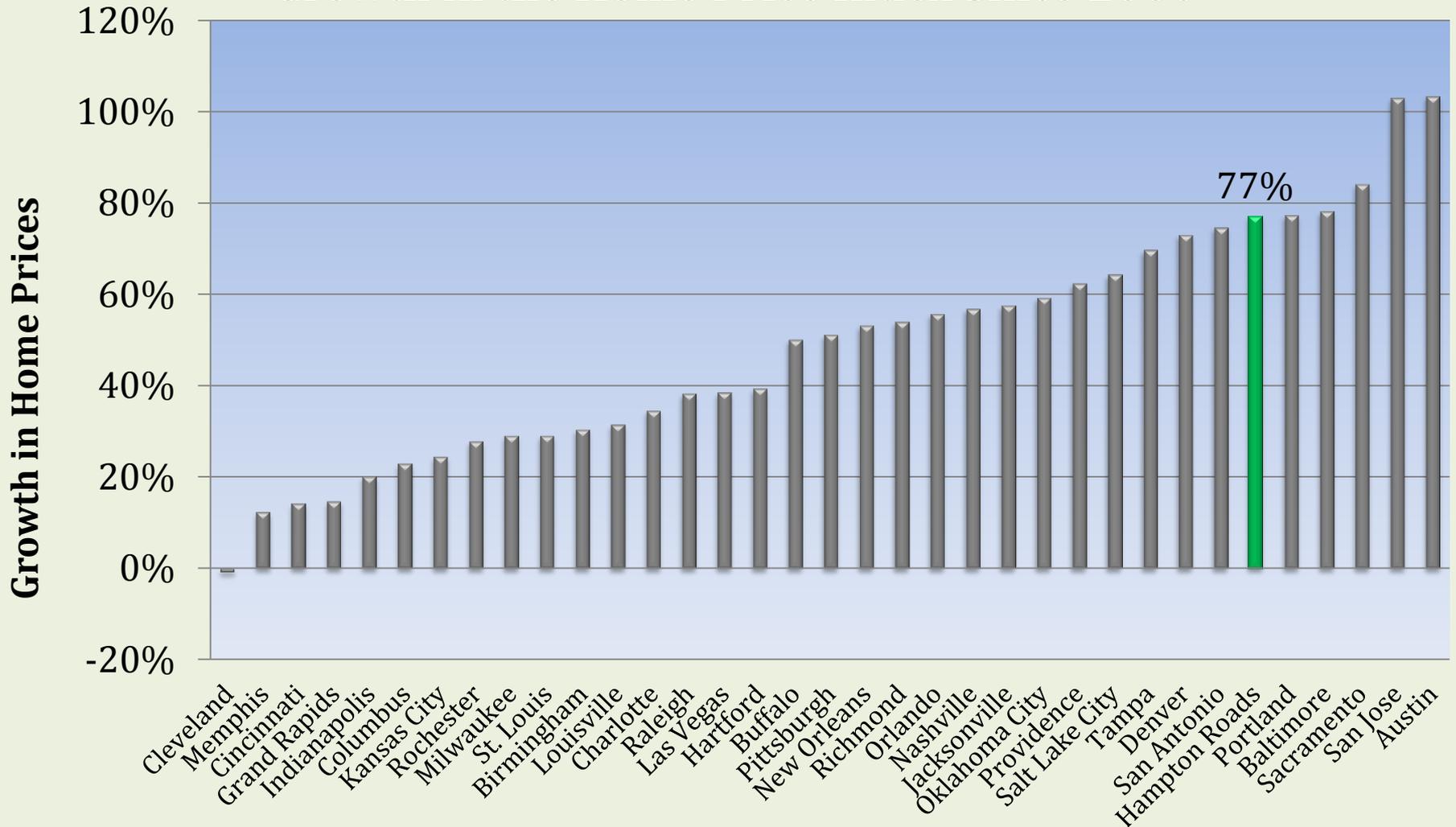
Is Driving House Prices

Year-over-Year Growth in Home Prices

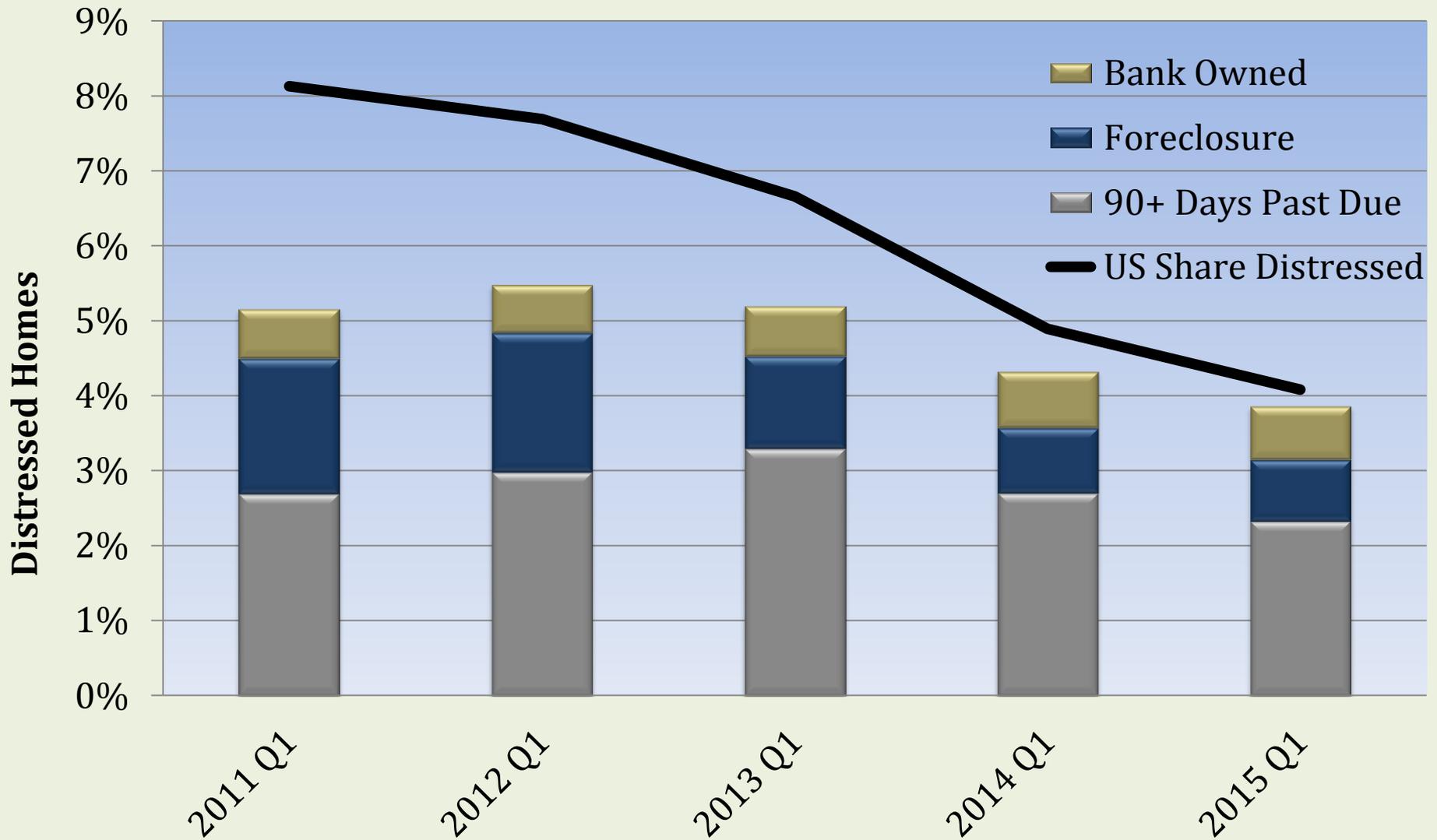


Change in HPI Since 2000

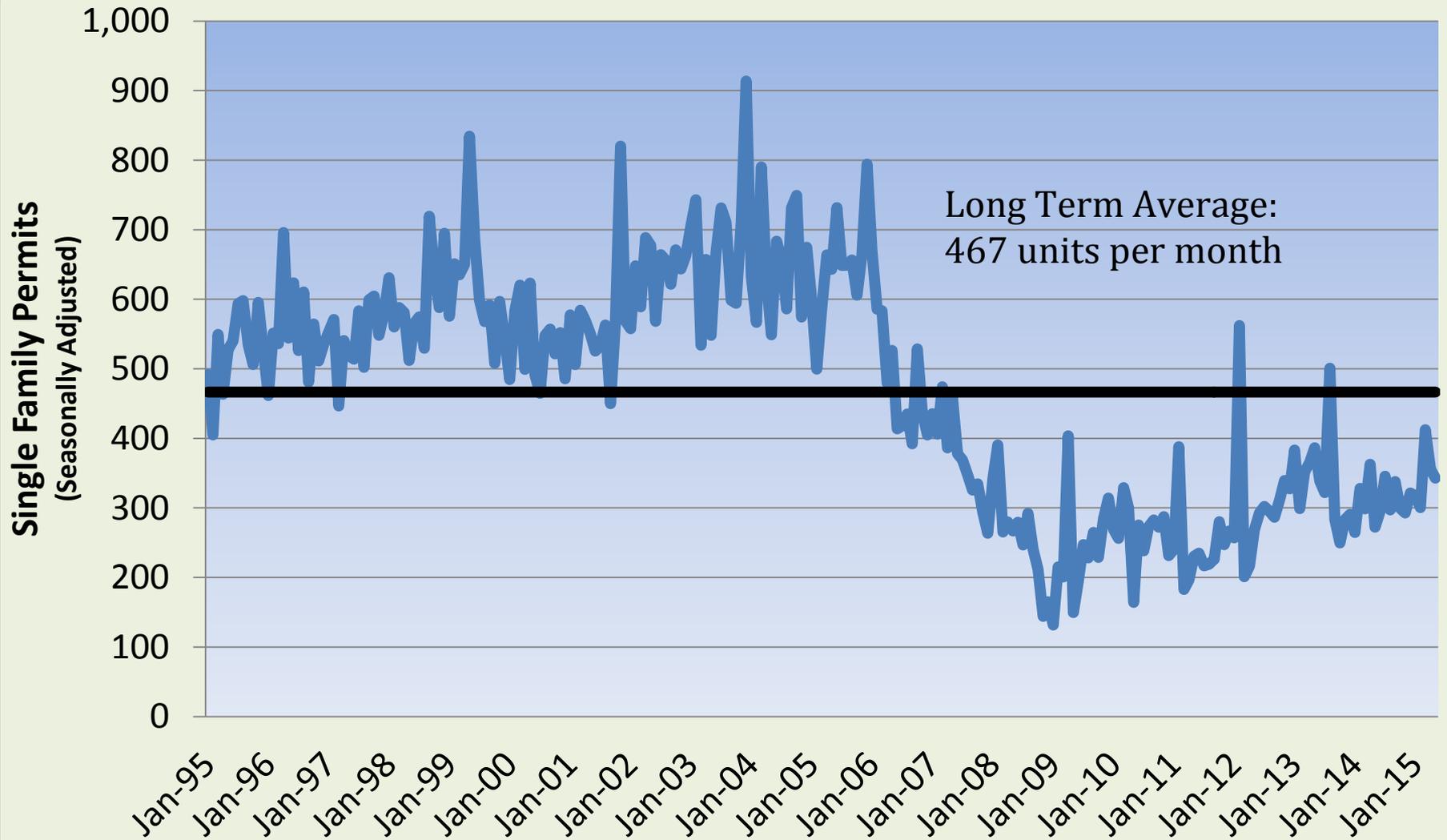
Growth in the Home Price Index Since 2000



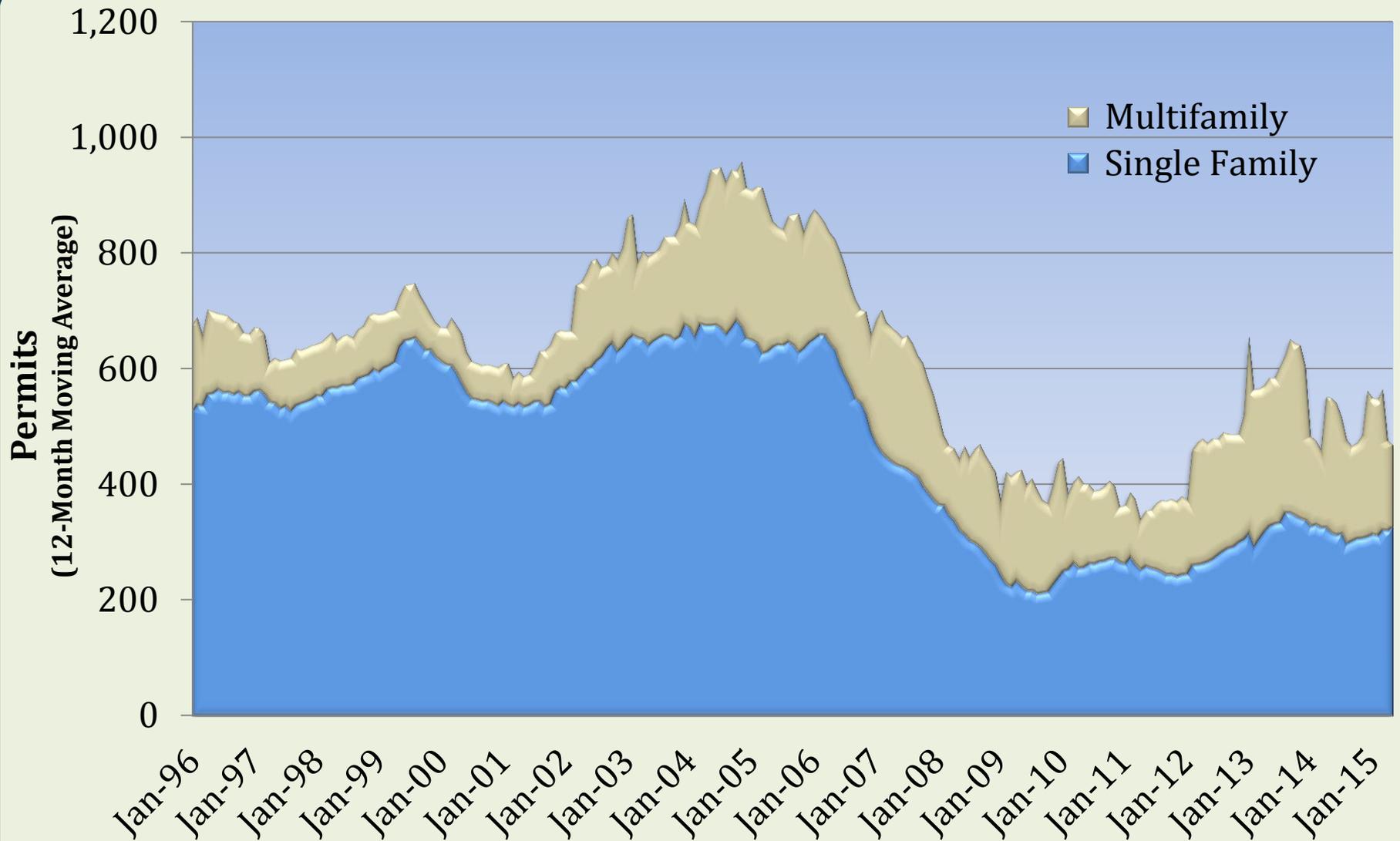
Distressed Owner-Occupied Housing



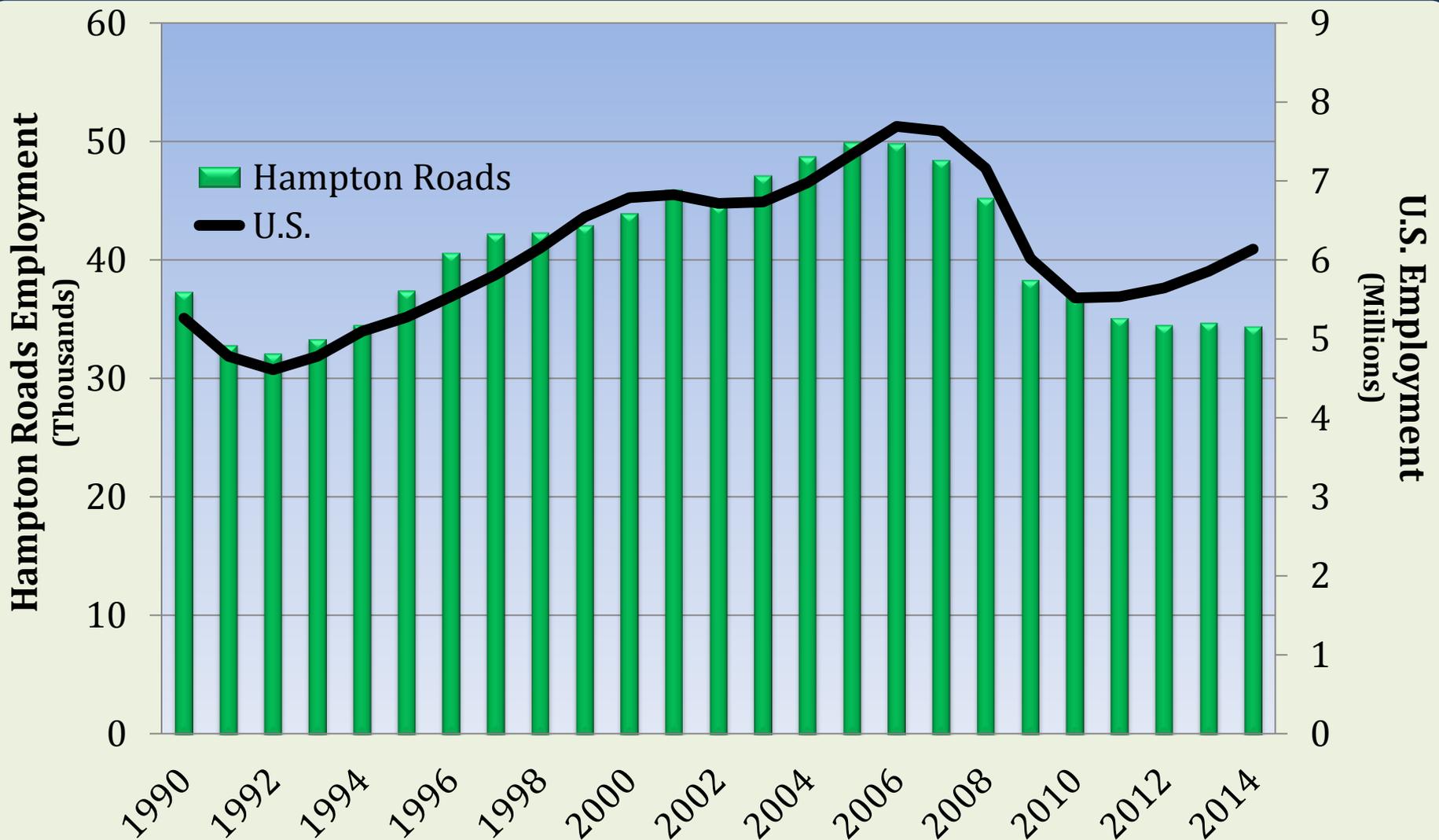
Single Family Housing Permits



Rising Role of Multifamily Permits

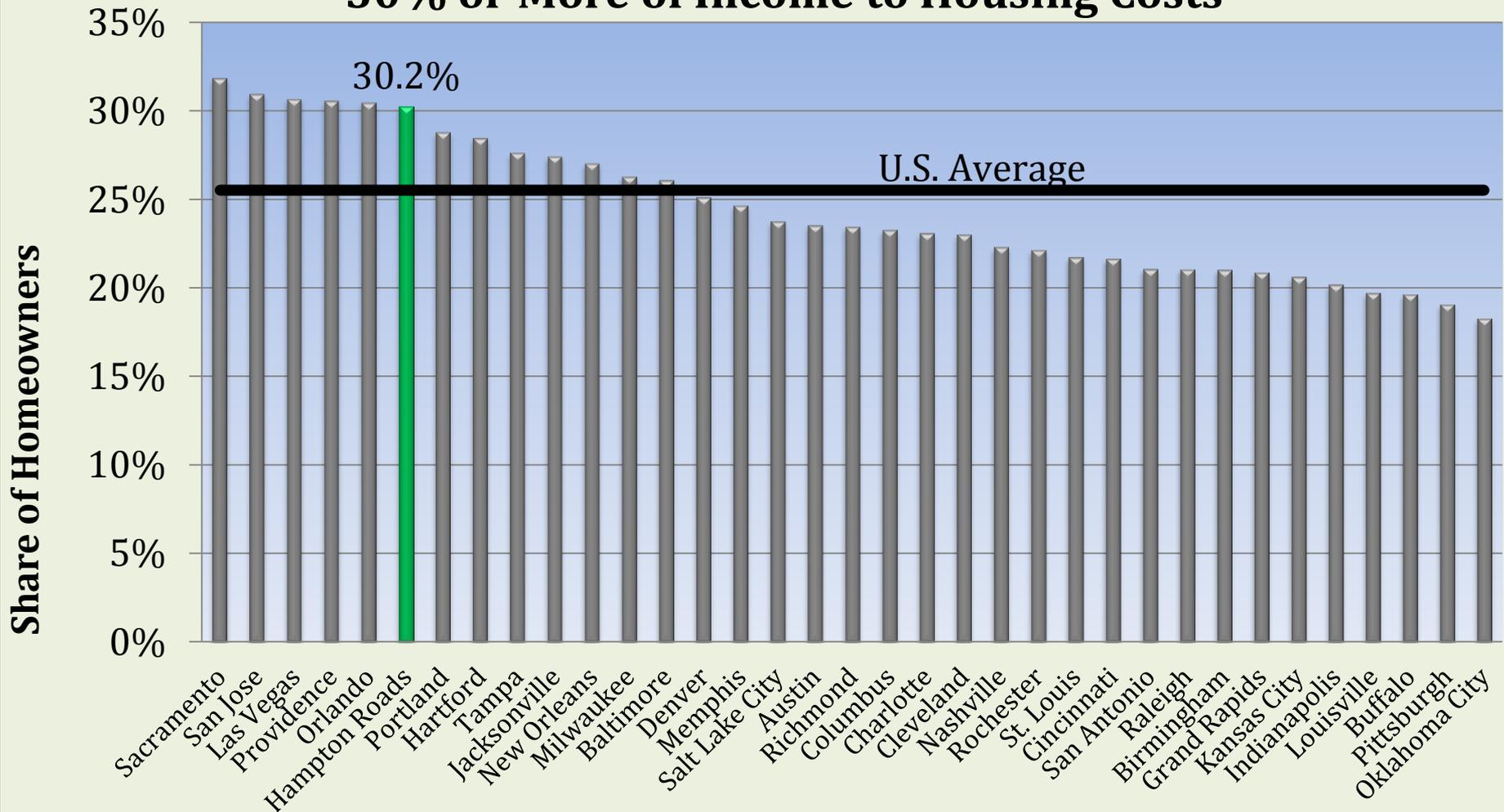


Construction Employment



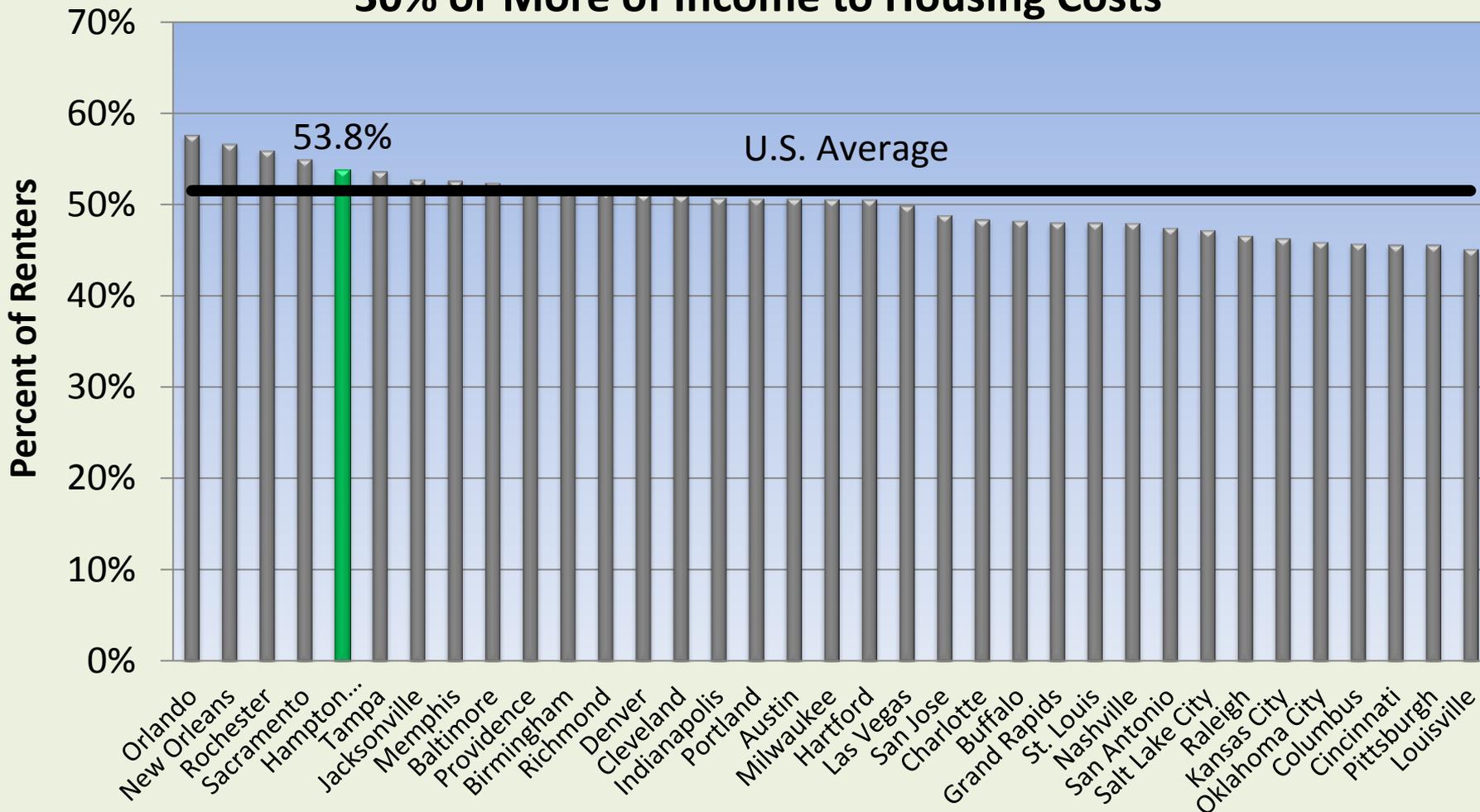
Burdened Homeowners

Owner-Occupied Households Who Pay 30% or More of Income to Housing Costs



Burdened Renters

Renter Households Who Pay
30% or More of Income to Housing Costs



Other notes

- Land/lot costs are now a significant portion of purchase prices for new homes
- Local lenders typically want land costs to be about 25% of the final construction price, often it is almost 30%
- Not 'new' construction, tear downs are almost 50% of new buildouts

Questions

James Clary

Hampton Roads Planning District Commission

jclary@hrpdcva.gov

757.420.8300