

## Current State of Housing Market in Hampton Roads

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[www.odu.edu/forecasting](http://www.odu.edu/forecasting)

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### Presentation outline

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- A. We will focus on Single Family Homes
- B. Existing Homes: Supply and Demand Framework
- C. New Construction Homes

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## Number of Existing and New Construction Homes Sold

### Hampton Roads: 2001-2013\*

Year	Existing Homes Sold	New Construction Homes Sold	Percent New Construction
2001	18,924	4,836	<b>20.4%</b>
2002	19,869	<b>4,969</b>	20.0%
2003	21,421	4,757	18.2%
2004	23,548	4,587	16.3%
2005	<b>24,755</b>	4,379	15.0%
2006	22,405	4,327	16.2%
2007	19,154	3,912	17.0%
2008	15,046	3,178	17.4%
2009	<b>15,851</b>	2,673	14.4%
2010	14,703	2,265	13.4%
2011	15,818	2,366	13.0%
2012	16,856	2,664	13.6%
2013*	14,322	2,185	13.2%

Source: Real Estate Information Network and Old Dominion University Economic Forecasting Project. Information Deemed Reliable But not Guaranteed. Figures reported here represent only those properties that are listed through REIN by REIN members and may not represent all new construction activity in our region. \*Information provided here is for YTD September 2013

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## Number of Existing Residential Homes Sold

### Hampton Roads: 2001-2012

Year	Number Sold	Percent change year to year
2001	18,924	10.9%
2002	19,869	5.0%
2003	21,421	7.8%
2004	23,548	9.9%
2005	<b>24,755</b>	5.1%
2006	22,405	-9.5%
2007	19,154	<b>39% decline from 2005-08</b> -14.5%
2008	15,046	-21.5%
2009	<b>15,851</b>	5.4%
2010	14,703	-7.2%
2011	15,818	7.6%
2012	16,856	6.6%

Source: Real Estate Information Network and Old Dominion University Economic Forecasting Project. Information deemed reliable but not guaranteed.

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## Median Sale Price of Existing Residential Homes

### Hampton Roads: 2001-2013\*

Year	Median Price	Percent change year to year
2001	\$109,000	9.1%
2002	\$116,900	7.3%
2003	\$130,000	11.2%
2004	\$156,500	20.4%
2005	\$192,000	22.7%
2006	\$214,900	11.9%
2007	<b>\$223,000</b>	3.8%
2008	\$219,000	-1.8%
2009	\$207,000	-5.5%
2010	\$203,900	-1.5%
2011	\$180,000	-11.7%
2012	\$185,000	+2.78%
2013*	\$192,500	+4.05%

**90% increase from 2002-07**

**19% decrease From 2007-11**

Source: Real Estate Information Network and Old Dominion University Economic Forecasting Project. Information deemed reliable but not guaranteed. \*Information provided here is for YTD September 2013 and YTD September 2012.

## Monthly Median Sale Price of Existing Residential Homes Sold

### Hampton Roads: 2011-2012

Month	Median Price 2011	Median Price 2012	% change
January	\$180,000	\$160,000	-11.1%
February	\$180,000	\$170,000	-5.6%
March	\$174,250	\$173,775	-0.3%
April	\$177,000	\$184,950	4.5%
May	\$184,650	\$190,004	2.9%
June	\$185,000	\$195,000	5.4%
July	\$186,450	\$195,000	4.6%
August	\$195,000	\$195,000	0.0%
September	\$186,500	\$195,000	4.6%
October	\$175,427	\$185,000	5.5%
November	\$175,000	\$185,500	6.0%
December	\$180,000	\$185,000	1.4%

Source: Real Estate Information Network and Old Dominion University Economic Forecasting Project. Information Deemed Reliable But not Guaranteed.

## Monthly Median Sale Price of Existing Residential Homes

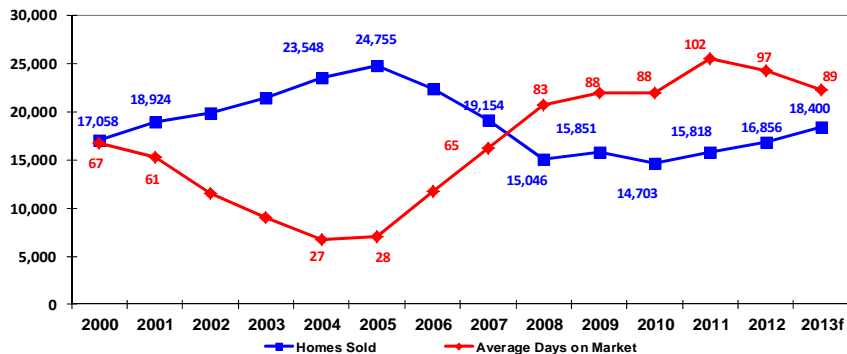
Hampton Roads: 2012-2013

Month	Median Price 2012	Median Price 2013	% change
January	\$160,000	\$174,450	9.03%
February	\$170,000	\$170,400	0.24%
March	\$173,775	\$183,500	5.60%
April	\$184,950	\$185,000	0.03%
May	\$190,004	\$193,000	1.58%
June	\$195,000	\$212,794	9.13%
July	\$195,000	\$205,000	5.13%
August	\$195,000	\$199,950	2.54%
September	\$195,000	\$189,950	-2.59%
<b>YTD September</b>	<b>\$185,000</b>	<b>\$192,500</b>	<b>4.05%</b>

Source: Real Estate Information Network and Old Dominion University Economic Forecasting Project. Information Deemed Reliable But not Guaranteed.

## Existing Residential Homes Sold and Average Days on the Market

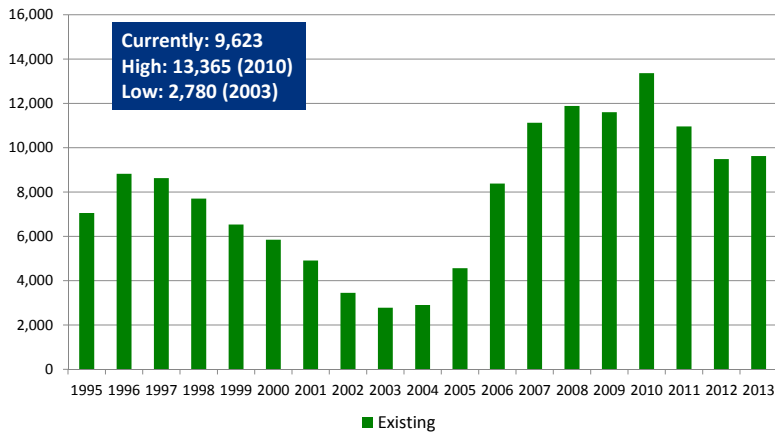
Hampton Roads: 2000-2013



Source: Real Estate Information Network Inc. and the Old Dominion University Economic Forecasting Project. Information deemed reliable but not guaranteed. Days on Market is calculated from the date listed to the date under contract date for existing homes sold.

## Estimated Inventory of Existing Residential Homes as Measured by Active Listings on September 30 of Each Year

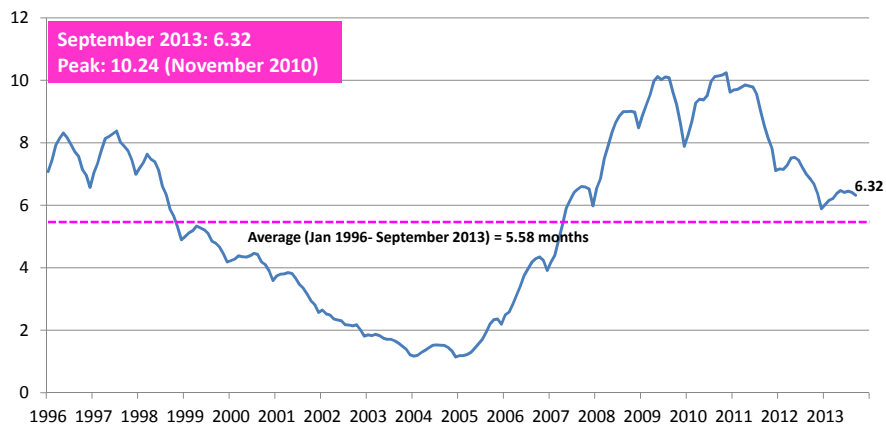
### Hampton Roads: 1995-2013



Source: Real Estate Information Network Inc. and the Old Dominion University Economic Forecasting Project. Information deemed reliable but not guaranteed.

## Estimated Months of Supply of All Existing Homes in Hampton Roads

Based on Average Sales in the Last 12 Months: January 1996 – September 2013



Source: Real Estate Information Network and Old Dominion University Economic Forecasting Project. Information deemed reliable but not guaranteed.

## Number of Existing Distressed and Non-Distressed Residential Homes Sold

### Hampton Roads: 2006-2013

Year	All Sales	Distressed Sales	Non – Distressed Sales	Percent Distressed Sales
2006	22,405	59	22,346	<1%
2007	19,152	263	18,889	1.4
2008	15,047	1,050	13,997	7.0
2009	15,849	2,869	12,980	18.1
2010	14,696	3,805	10,891	25.9
2011	15,817	5,340	10,477	33.8
2012	16,856	4,981	11,875	29.6
YTD Sep12	12,919	3,823	9,096	29.6
YTD Sep13	14,331	3,738	10,593	26.1

Source: Real Estate Information Network and Old Dominion University Economic Forecasting Project. Information Deemed Reliable But not Guaranteed. \*Distressed homes are bank owned or short sale homes

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## Number of Existing Short Sale and REOs Residential Homes Sold

### Hampton Roads: 2006- 2012 and YTD September 2012 to YTD September 2013

Year	All Sales	Short Sales	Percent Short Sales	REO Sales	Percent REO Sales
2006	22,405	3	<1%	56	<1%
2007	19,152	40	<1%	223	1.2
2008	15,047	217	1.4	833	5.5
2009	15,849	598	3.8	2,271	14.3
2010	14,696	784	5.3	3,021	20.6
2011	15,817	1,127	7.1	4,213	26.6
2012	16,856	1,644	9.8	3,337	19.8
2012*	12,919	1,216	9.4	2,607	20.2
2013*	14,331	1,358	9.5	2,380	16.6

Source: Real Estate Information Network and Old Dominion University Economic Forecasting Project. Information Deemed Reliable But not Guaranteed.  
\* YTD September 2012 and YTD September 2013

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## Average Price of Existing Short Sale, REOs, and Non-Distressed Residential Homes Sold

Hampton Roads: 2006-2012 and YTD September 2013

Year	Non-Distressed Sales	Short Sales	Short Sales Price % Non-Distressed Price	REO Sales	REO Price % Non-Distressed Sales
2006	\$250,254	\$241,666	96.6	\$120,817	48.3
2007	\$261,723	\$237,897	90.9	\$163,421	62.4
2008	\$255,852	\$239,110	93.5	\$184,462	72.1
2009	\$243,902	\$239,913	98.4	\$164,229	67.3
2010	\$251,572	\$231,211	91.9	\$151,612	60.3
2011	\$236,358	\$212,967	90.1	\$135,304	57.3
2012	\$237,215	\$187,527	79.1	\$134,535	56.7
2013*	\$248,517	\$181,386	73.0	\$132,835	53.5

Source: Real Estate Information Network and Old Dominion University Economic Forecasting Project. Information Deemed Reliable But not Guaranteed. REOs represent Bank Owned Homes. \* YTD September 2013

## Median Sale Price of Existing Residential Homes

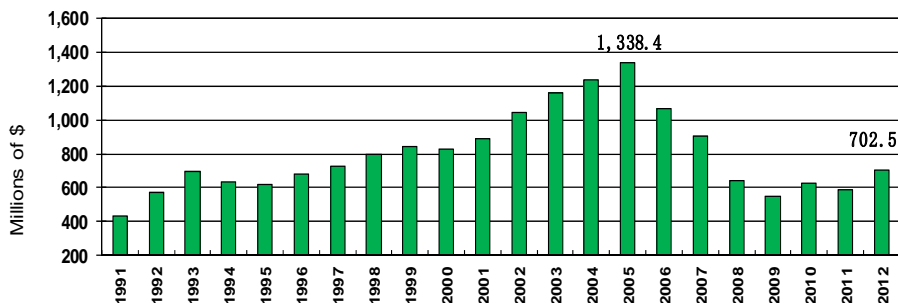
Selected Cities in Hampton Roads: YTD September 2012 and YTD September 2013

City	Median Price YTD Sep 2012	Median Price YTD Sep 2013	% change
Chesapeake	\$219,950	\$220,000	0.02%
Norfolk	\$144,000	\$157,400	9.31%
Portsmouth	\$107,000	\$104,900	-1.96%
Suffolk	\$199,900	\$209,950	5.03%
Virginia Beach	\$219,000	\$223,000	1.83%
Hampton	\$135,000	\$132,500	-1.85%
Newport News	\$148,700	\$153,000	2.89%
Williamsburg*	\$250,000	\$267,750	7.10%
<b>Hampton Roads</b>	<b>\$185,000</b>	<b>\$192,500</b>	<b>4.05%</b>

Source: Real Estate Information Network and Old Dominion University Economic Forecasting Project. Information Deemed Reliable But not Guaranteed. \* Williamsburg represents Williamsburg, James City County, York County and Gloucester County.

## Value of Building Permits for One Unit Family Homes

Hampton Roads: 1991 to 2012



Source: U.S. Bureau of the Census and the Old Dominion University Economic Forecasting Project

## Number of New Construction Residential Homes Sold

Hampton Roads: 2001-2012

Year	Number Sold	Percent change year to year
2001	4,836	18.1%
2002	<b>4,969</b>	2.8%
2003	4,757	-4.3%
2004	4,587	-3.6%
2005	4,379	-4.5%
2006	4,327	-1.2%
2007	3,912	-9.6%
2008	3,178	-18.8%
2009	2,673	-15.9%
2010	2,265	-15.3%
2011	2,366	4.5%
2012	2,664	12.6%

54% decrease  
From 2002-10

Source: Real Estate Information Network and Old Dominion University Economic Forecasting Project. Information Deemed Reliable But not Guaranteed. Figures reported here represent only those properties that are listed through REIN by REIN members and may not represent all new construction activity in our region.



## Median Sale Price of New Construction Residential Homes

### Hampton Roads: 2001-2013\*

Year	Median Price	Percent change year to year
2001	\$170,900	7.0%
2002	\$186,415	9.1%
2003	\$220,490	<b>18.3%</b>
2004	\$260,000	<b>17.9%</b>
2005	\$333,280	<b>28.2%</b>
2006	<b>\$349,900</b>	5.0%
2007	\$335,348	-4.2%
2008	\$299,900	-10.6%
2009	\$283,615	-5.4%
2010	\$289,900	2.2%
2011	\$276,755	-4.5%
2012	\$273,950	-1.0%
2013*	\$287,750	4.2%

22% decrease  
From 2006-12

Source: Real Estate Information Network and Old Dominion University Economic Forecasting Project. Information Deemed Reliable But not Guaranteed. Figures reported here represent only those properties that are listed through REIN by REIN members and may not represent all new construction activity in our region. \*Information provided here is for YTD September 2013 and YTD September 2012

## Median Sale Price of New Construction Residential Homes by Month

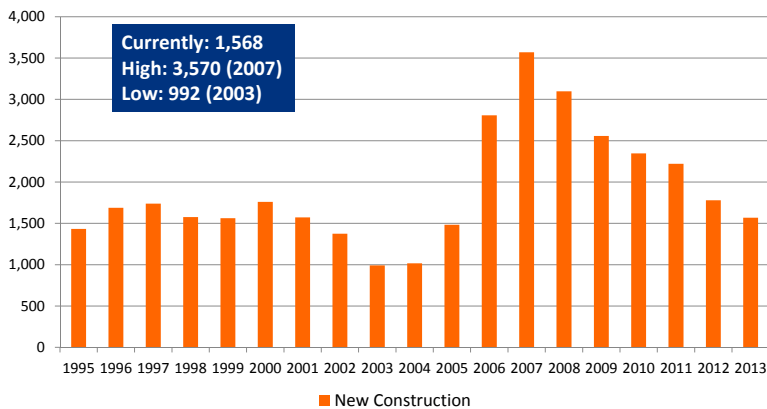
### Hampton Roads: 2012-2013

Month	Median Price 2012	Median Price 2013	% change
January	\$259,655	\$289,900	11.65%
February	\$279,000	\$273,900	-1.83%
March	\$269,900	\$265,300	-1.70%
April	\$269,410	\$266,663	-1.02%
May	\$282,000	\$280,865	-0.40%
June	\$269,950	\$289,900	7.40%
July	\$280,150	\$303,383	8.47%
August	\$274,000	\$289,581	5.69%
September	\$279,900	\$285,852	2.13%
<b>YTD September</b>	<b>\$274,208</b>	<b>\$287,750</b>	<b>4.21%</b>

Source: Real Estate Information Network and Old Dominion University Economic Forecasting Project. Information Deemed Reliable But not Guaranteed.

## Estimated Inventory of New Construction Residential Homes as Measured by Active Listings on September 30 of Each Year

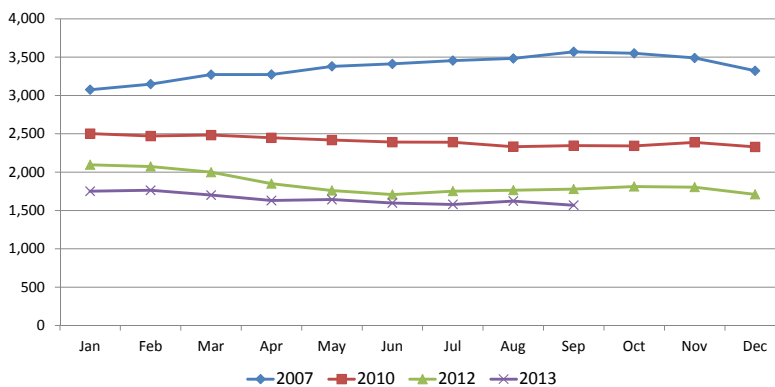
### Hampton Roads: 1995-2013



Source: Real Estate Information Network Inc. and the Old Dominion University Economic Forecasting Project. Information deemed reliable but not guaranteed.

## Estimated Inventory of New Construction Residential Homes as Measured by Active Listings

### Hampton Roads: 2007, 2010, 2012, and 2013



Source: Real Estate Information Network Inc. and the Old Dominion University Economic Forecasting Project. Information deemed reliable but not guaranteed.

## Median Sale Price of New Construction Residential Homes

### Selected Cities in Hampton Roads: YTD September 2012 and YTD September 2013

City	Median Price YTD Sep 2012	Median Price YTD Sep 2013	% change
Chesapeake	\$266,040	\$299,900	12.73%
Norfolk	\$233,950	\$240,175	2.66%
Portsmouth	\$207,700	\$202,190	-2.65%
Suffolk	\$265,000	\$274,635	3.64%
Virginia Beach	\$355,000	\$361,800	1.92%
Hampton	\$260,200	\$250,950	-3.55%
Newport News	\$234,940	\$189,900	-19.17%
Williamsburg*	\$269,223	\$273,468	1.58%
<b>Hampton Roads</b>	<b>\$274,208</b>	<b>\$285,750</b>	<b>4.21%</b>

Source: Real Estate Information Network and Old Dominion University Economic Forecasting Project. Information Deemed Reliable But not Guaranteed.  
 \* Williamsburg represents Williamsburg, James City County, York County and Gloucester County.

## Estimated House Rental and Principal and Interest for a House Payment for an Existing House

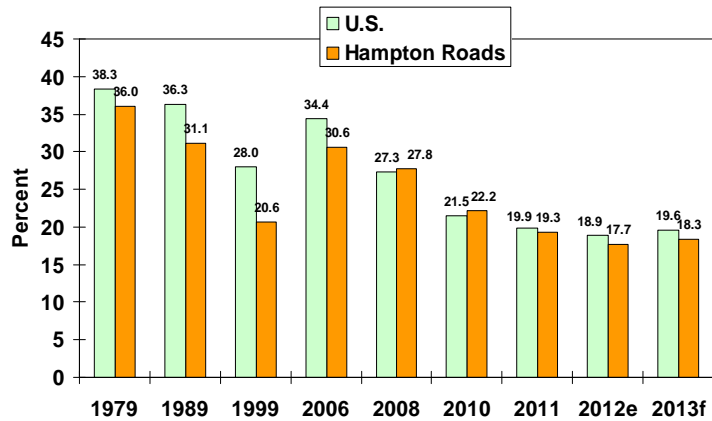
### Hampton Roads: 2001-2013

Year	Median Monthly Rent for a Three Bedroom House	P&I Monthly for a Median Priced Existing House	Ratio of Monthly Rent to P&I
2001	\$ 882	743	1.19
2002	911	761	1.20
2003	1,037	780	1.33
2004	1,044	940	1.11
2005	1,087	1,152	0.94
2006	1,118	1,353	0.83
2007	1,164	1,409	0.83
2008	1,247	1,323	0.94
2009	1,336	1,132	1.18
2010	1,382	1,062	1.30
2011	1,427	922	1.55
2012	1,454	859	1.69
2013f	1,570	900	1.74

Source: H.U.D. and the Old Dominion University Economic Forecasting Project.

**Housing Affordability: Monthly Payment for a Median Price Resale House as a Percent of Median Household Monthly Income**

Hampton Roads and the U.S. : 1979 to 2013



Source: The Old Dominion University Economic Forecasting Project. We are estimating that 30 year mortgage rate will be 3.8 Percent for 2013

