

HOUSING CONNECTION

Mortgage and Real Estate News That Matters



A message from Nickolas Inhelder:

We Make Home Happen.™

Our goal is simple:

To help every family we serve get to “Yes.”

Yes to the loan that unlocks the joy of home ownership.

Yes to the lending solution that meets every client’s unique needs and wants.

That’s why we dedicate our every resource to serve as your personal guide through the lending process, solving problems, building confidence. Aslan has access to every lending option leading to the purchase or refinance of a residential home loan.

This is more than work for us. It is our unique joy in this life to share our collective skill, creativity, and care to bring you and your family right to where you belong.

Let’s make home happen.

CONTACT ME TODAY



Nickolas Inhelder

Mortgage Broker, Aslan
Home Lending Corp

www.AslanHLC.com

P: (720) 446-8778

M: (858) 229-9533

nick@inhelderinvestments.com

1777 S. Harrison St.

Denver CO 80210

2037157 - CO, FL



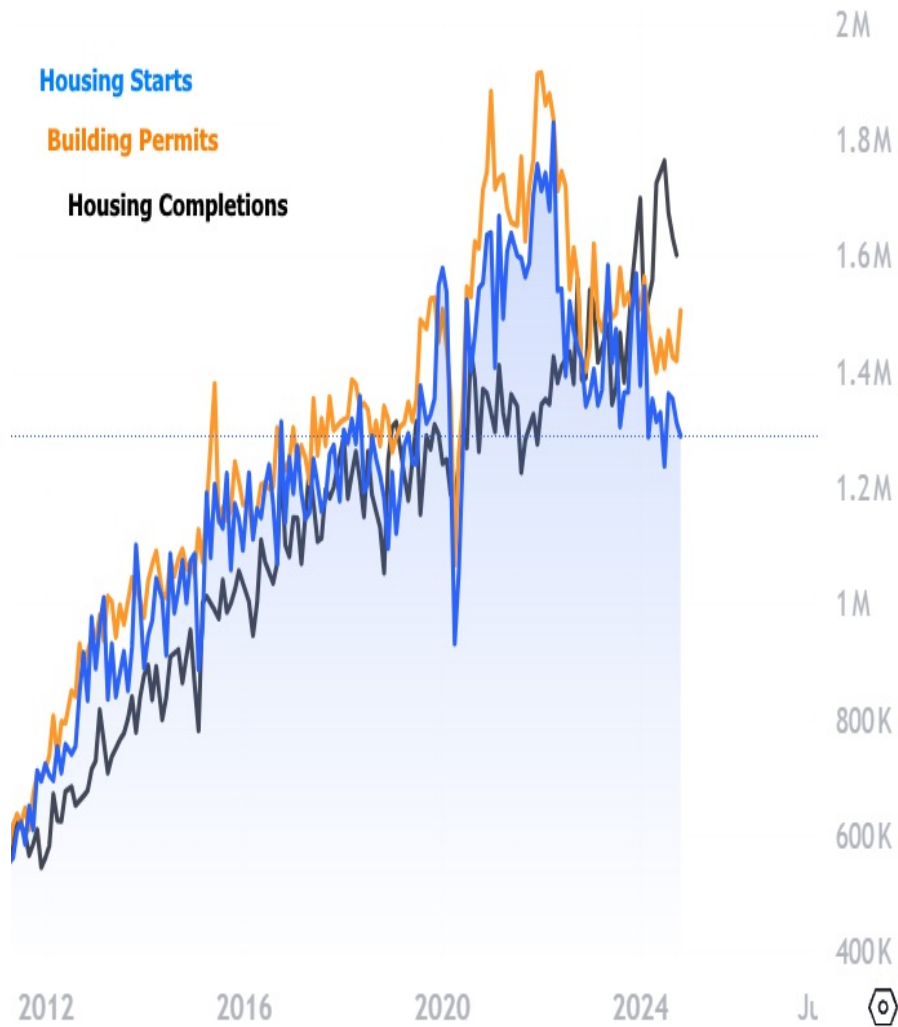
Highest Building Permits Since February Despite Slower Housing Starts

The Census Bureau releases its report on New Residential Construction each month which offers 3 key metrics: building permits, housing starts, and housing completions. Of those, the first two are most closely watched.

There is typically a solid buffer between permits and starts. After all, housing construction cannot "start" unless it is "permitted." Oftentimes, there's a divergence between housing starts and building permits on any given month. This is one of them.



This data series has been fairly unremarkable recently. Construction continues running above pre-pandemic levels, but new homes have been started at a slower and slower pace. That might sound problematic until one considers that 2024 has seen the highest pace of completions since 2006.



Bottom line, housing definitely surged in 2021 and early 2022, and it has definitely cooled off since then, but the cooling has been very orderly compared to some past episodes.

One last nuance to consider in today's data (and in general, for this data series) is the divergence between single and multifamily housing starts. Single fam has been doing much better recently--still easily holding above pre-pandemic levels. Multifamily starts, however, are near their lowest levels in a decade.

