New home listings had an annual compounded growth rate of about 0.96% from 2017 to 2023. Meanwhile the U.S. Population grew at annual compounded growth rate of about 7.54% during that same period. The U.S. population has outpaced new home listings by roughly 8.5% (Difference between the two growth rates). The U.S. housing constraints may be exacerbated by population growth outpacing the availability of new home listings, creating an imbalance in supply and demand. Here are the top 5 states with the highest number of new home listings:

A screenshot of a cell phone

Description automatically generated

And the Bottom 5 states were:

A screenshot of a phone

Description automatically generated

It was surprising to see Florida edging out California and New York for the top spot. It was also surprising to see the state of Georgia listed in the top 5 versus the state Washington or Massachusetts. None of the states that were listed in the bottom came as a shock. These are states that could have a lower demand for housing.

Examining the WSJ prime rate relative to the building permits showed a small positive correlation between these two data sets with an R-value of 0.054175994767244995. Building permits versus New Home Listings had a slightly lower R-value but still a very weak positive correlation with an R-value at 0.004945153088260975. Interest rates do not seem to be a significant influence to obtaining new building permits and building permits have little impact to the new home listing count. Building permits could be obtained for reasons outside of home sales and could be obtained for personal usage.

Reviewing the number of U.S. Home vacancies relative to home vacancies available for sale or rent shows that vacant homes available for sale or rent are a small fraction of the overall U.S. home vacancies. Vacant homes that are not available for sale or rent could be attributed to the following: Unhabitable homes (In need of repair or are currently being renovated), vacant homes held for speculative purpose, homes currently in development, second home/vacation home, etc. Vacant homes that are not available for sale or rent may also be a significant factor contributing to housing constraints in the U.S.