



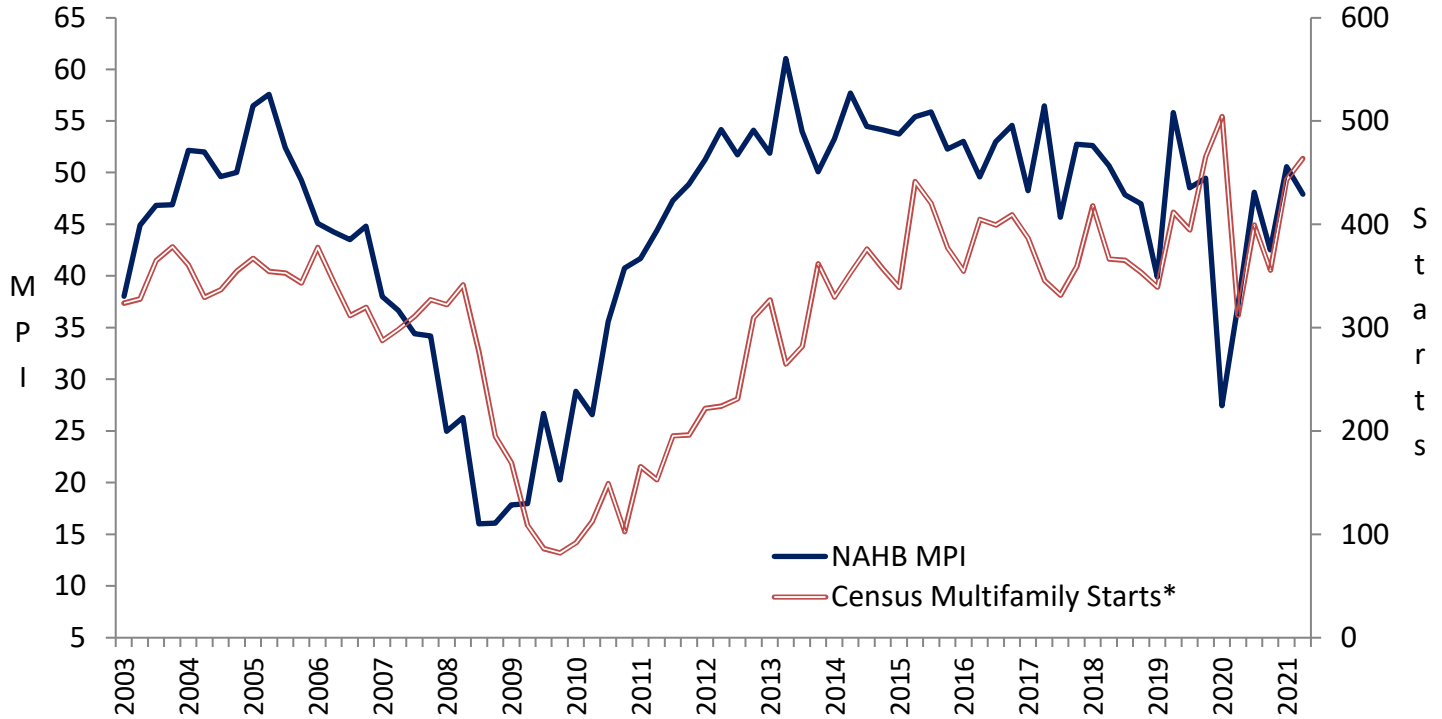
Multifamily Production Index - Q2 2021 (Seasonally Adjusted)

PRODUCTION OF NEW APARTMENTS IN CURRENT VS. PRIOR QUARTER

	2018			2019				2020				2021	
	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Multifamily Production Index	51	48	47	40	56	49	49	27	37	48	43	51	48
MPI Components:													
Low Rent Starts	57	59	48	47	56	51	53	32	42	46	42	46	49
Market Rent Starts	50	46	49	42	64	44	50	29	34	53	48	54	51
For Sale Starts	46	39	44	31	50	50	46	22	35	46	39	52	45

MPI components are based on questions asking if production is stronger, about the same, or weaker in the current vs. prior quarter. Numbers in the table are diffusion-type indices - calculated from the percentage responses using the formula $(\text{Stronger} - \text{Weaker} + 100) / 2$. The overall Multifamily Production Index is a weighted average of the 3 components: $.3533 \times \text{Low Rent} + .2806 \times \text{Market Rent} + .3661 \times \text{For Sale}$. The weights are derived from a statistical analysis of the relationship between the components and the Census series on multifamily starts. Source: Multifamily Market Survey, NAHB Economics and Housing Policy Group.

NAHB Multifamily Production Index (MPI) and Multifamily Starts (in thousands)



*Multifamily Starts: U.S. Census Bureau, New Residential Construction (<http://www.census.gov/construction/nrc/index.html>). The quarterly Multifamily Starts is the average of the three months of seasonally adjusted multifamily housing starts from that quarter.