



NEW HOUSING NUMBERS: A MIX OF UPS AND DOWNS

What do the latest U.S. Census numbers mean for the industry and the year ahead?

By Vicki Jones, Editor

The U.S. Census's Annual Characteristics of New Housing report provides detailed information about completed residential housing construction — and, by extension, potential sales opportunities for garage door dealers. The comprehensive data covers the number of single- and multi-family units started and completed each year as well as the number of parking facilities built.

These statistics also offer garage door installers valuable insight into potential garage door demand and broader construction trends.



TOTAL NUMBER OF COMPLETED HOUSES TICKS UP

The number of new single-family houses that were completed in 2024 was **1,019,000**. That's a marginal increase of 2% compared with the number of houses built in 2023. After hitting a peak of 1,654,000 houses in 2006, the numbers bottomed out at 447,000 houses in 2011 and have been gradually recovering. Last year marked the first drop in completed houses built since 2011.

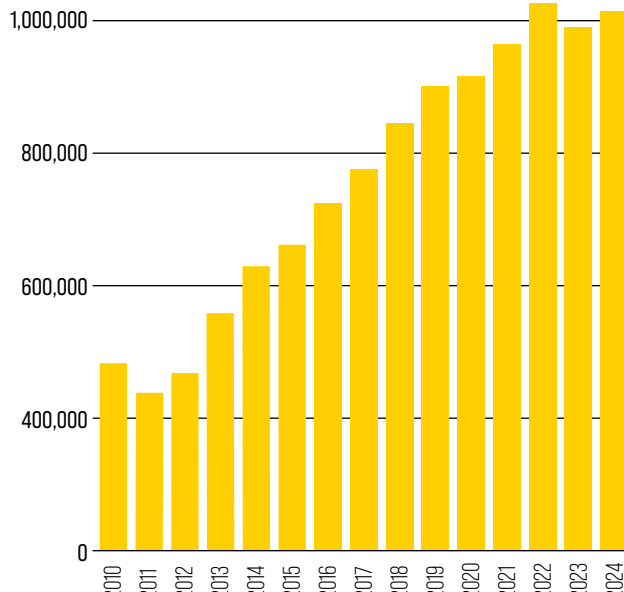
Mixed predictions

While the 2024 upward trajectory offers a bit of optimism, experts have mixed opinions on future residential construction numbers.

According to "Housing market predictions for 2025" by Rocket Mortgage Senior Blog Writer Kevin Graham, "Fannie Mae [is] seeing housing starts falling 1% to 995,000. The Mortgage Bankers Association (MBA) thinks single-family starts will be up 6.75% to 1.075 million."

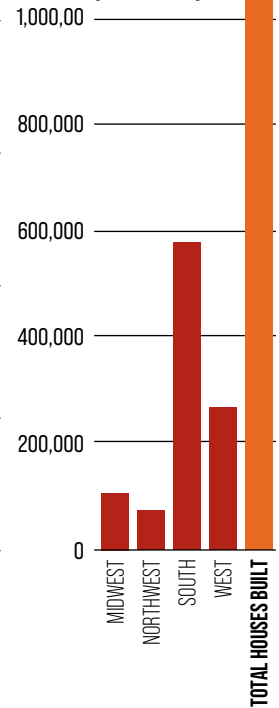
continued on page 50

HOUSES COMPLETED: 2010 TO 2024



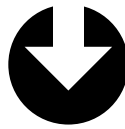
Source: www.census.gov / U.S. Census, Annual 2024 Characteristics of New Housing

HOUSES BUILT IN 2024 (BY REGION)

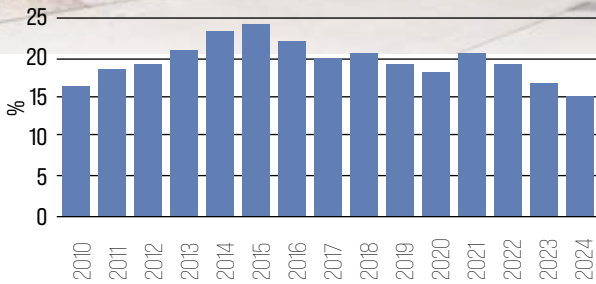


1,019,000

PERCENTAGE OF THREE-CAR (OR MORE) GARAGES DROPS — AGAIN



THREE-OR-MORE-CAR GARAGES



Source: www.census.gov / U.S. Census, Annual 2024 Characteristics of New Housing

The Census Bureau's housing data reports provide a comprehensive breakdown of housing in the United States. The "Annual Characteristics of New Housing" report was released in June for the previous year.

15% of all new single-family houses completed in 2024 included a three-or-more-car garage. This is down slightly from 17% in 2023. The number of homes built with three-or-more-car garages has been declining steadily since 2021; the 15% recorded in 2024 is the lowest reported since 2005.

When analyzing residential construction data, it is important to consider both the type of garage built and how the garage doors are configured. For example, a two-car garage may require the same number of door operators, springs, tracks, and other components as a larger or smaller garage type. Thus, the sales potential may remain steady even when the number of three-car garages decreases.



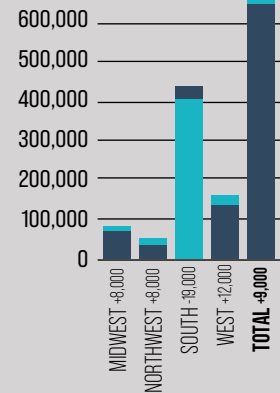
TWO-CAR GARAGES: TRENDING UP IN MOST REGIONS

401,000

In 2024, **401,000** new homes in the South were built with two-car garages, compared to 75,000 in the Midwest, 44,000 in the Northwest, and 148,000 in the West. The South continues to produce significantly more two-car garage homes compared to the other regions, although it was the only region to see a decline in 2024. Despite the small drop in the South, the year-over-year total for all four regions increased slightly. ■

NUMBER OF TWO-CAR GARAGES BY REGION

2023
2024



Source: www.census.gov / U.S. Census, Annual 2024 Characteristics of New Housing

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