

Selected Updated Figures and Tables Using Final Data
Through October 31, 2021

for

Housing-Related Financial Distress During the Pandemic

by

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Table 1. Cumulative Percentage of Rent Payments Made by Day of the Month from the National Multifamily Housing Council's Rent Payment Tracker, by Month and Year

Month	2019		2020		2021	
	6 th of the Month	End of the Month	6 th of the Month	End of the Month	6 th of the Month	End of the Month
January			78.3	95.8	76.6	93.2
February			81.0	95.1	79.2	93.5
March			84.5	97.2	80.4	95.9
April	82.9	97.7	78.0	94.6	79.8	95.0
May	81.7	96.6	80.2	95.1	80.0	94.6
June	81.6	96.0	80.8	95.9	77.0	95.6
July	79.7	96.6	77.4	95.7	76.5	94.9
August	81.2	95.8	79.3	94.5	80.2	93.7
September	81.2	95.5	76.4	94.6	72.0	92.9
October	79.4	96.6	79.4	94.8	78.4	93.0
November	81.5	95.2	80.4	93.6	78.2	
December	83.2	95.9	75.4	93.8		

Source: <https://www.nmhc.org/research-insight/nmhc-rent-payment-tracker/>. NMHC did not publish Rent Tracker data for January-March, 2019.

Table 2. Missed Rent Payments by Month

Month and Year	(1) Percent of Renters with Missed Payment	(2) Average Monthly Rent for those with Missed Payments (in \$)	(3) Aggregate Number of Renter Households with Missed Payments (in Millions)	(4) Aggregate Missed Rental Payments (in \$Billions)
April, 2020	12.7	1,007	4.22	4.25
May, 2020	9.8	1,041	3.26	3.39
June, 2020	9.3	944	3.09	2.92
			2020 Q2 Total:	10.56
July, 2020	10.5	909	3.49	3.17
August, 2020	10.6	939	3.52	3.31
September, 2020	8.4	939	2.79	2.62
			2020 Q3 Total:	9.10
October, 2020	7.9	926	2.62	2.43
November, 2020	9.4	854	3.12	2.67
December, 2020	7.9	908	2.62	2.38
			2020 Q4 Total:	7.48
January, 2021	10.0	842	3.32	2.80
February, 2021	9.1	865	3.02	2.61
March, 2021	7.2	864	2.39	2.07
			2021 Q1 Total:	7.48
April, 2021	7.5	919	2.49	2.29
May, 2021	8.3	845	2.76	2.33
June, 2021	8.6	868	2.86	2.48
			2021 Q2 Total:	7.10
July, 2021	8.6	851	2.86	2.42
September, 2021	9.6	867	3.19	2.76
October, 2021	10.9	826	3.62	2.99
			Sum Total from Beginning of Pandemic:	\$52.5B

Source: Authors' calculation using renters under the age of 65 in non-subsidized units from all waves of the *UAS*. Average rent in column (2) represents pre-pandemic rent and was calculated based on report rent paid in *UAS* 199 in Fall, 2019. The aggregate figures in column (3) are the product of

column (1) and the aggregate number of rental units of 33,216,551, calculated as the number of rental units occupied by those under age 65 from the 2018 American Community Survey 1-year estimates less HUD estimates of the fraction of subsidized units occupied by those under 65. The aggregate figures in column (4) are the product of columns (2) and (3). There are no UAS payment data for August, 2021; calculations for July, 2021, are based on partial month data; data for September and October, 2021, are full month data, but sample sizes for October are comparatively small. The sum total in the bottom row includes an estimated aggregate missed payment for August, 2021, based on an interpolation of values from July and September, 2021, respectively.

Table 3. Missed Mortgage Payments by Month

	(1)	(2)	(3)	(4)
Month and Year	Percent of Mortgagors with Missed Payment	Average Monthly Mortgage Payment for those with Missed Payments (in \$)	Aggregate Number of Households with Missed Mortgage Payments (in Millions)	Aggregate Missed Mortgage Payments (in \$Billions)
April, 2020	7.1	1,151	3.37	3.88
May, 2020	9.8	1,616	4.66	7.52
June, 2020	8.7	1,984	4.13	8.20
			2020 Q2 Total:	19.60
July, 2020	7.8	1,674	3.71	6.20
August, 2020	6.7	1,918	3.18	6.10
September, 2020	7.0	2,075	3.33	6.90
			2020 Q3 Total:	19.20
October, 2020	5.7	2,127	2.71	5.76
November, 2020	5.7	1,736	2.71	4.70
December, 2020	5.0	1,776	2.38	4.22
			2020 Q4 Total:	14.68
January, 2021	5.3	1,951	2.52	4.91
February, 2021	5.6	1,443	2.66	3.84
March, 2021	4.5	1,615	2.14	3.45
			2021 Q1 Total:	12.20
April, 2021	4.7	1,644	2.23	3.67
May, 2021	4.7	1,658	2.23	3.70
June, 2021	4.6	1,576	2.19	3.44
			2021 Q2 Total:	10.81
July, 2021	3.8	1,226	1.81	2.21
September, 2021	3.2	1,014	1.52	1.54
October, 2021	3.8	1,005	1.81	1.81
			Sum Total from Beginning of Pandemic:	\$83.9B

Source: Authors' calculation using mortgagors from all waves of the *UAS*. Average mortgage payment in column (2) represents pre-pandemic mortgage payment and was calculated based on report rent paid in *UAS* 199 in Fall, 2019. The aggregate figures in column (3) are the product of column (1), the aggregate number of homeowner households with a mortgage of 47,506,500 taken from the 2018 American Community Survey

1-year estimates. The aggregate figures in column (4) are the product of columns (2) and (3). There are no UAS payment data for August, 2021; calculations for July, 2021, are based on partial month data; data for September and October, 2021, are full month data, but sample sizes for October are comparatively small. The sum total in the bottom row includes an estimated aggregate missed payment for August, 2021, based on an interpolation of values from July and September, 2021, respectively.

Table 4. Selected Demographic, Payment, and Employment Characteristics of Households With and Without Missed Housing Payments in September, 2021

Characteristic	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Renters		Renters Employed in February, 2020		Mortgagors		Mortgagors Employed in February, 2020	
	Missed Payment	Made Payment	Missed Payment	Made Payment	Missed Payment	Made Payment	Missed Payment	Made Payment
Age (Years)	42.0	41.6	42.5	39.8	48.8	50.2	46.7	45.9
White	77.2%	74.2%	72.5%	73.6%	85.2%	85.9%	86.5%	85.5%
Married/Partnered	67.3%	54.7%	65.2%	55.5%	67.4%	86.7%	71.0%	87.4%
Monthly Payment (dollars)	867	952	941	1,067	1,014	3,201	1,101	3,622
Current Subjective Eviction Risk	23.0%	6.4%	24.9%	5.7%	15.1%	2.0%	13.6%	2.1%
Missed June Rent Payment	17.2%	3.2%	18.2%	2.5%	54.2%	2.2%	55.4%	2.9%
Current Labor-Force Status:								
Working	48.0%	65.8%	65.9%	84.5%	57.9%	69.8%	70.5%	91.0%
Temporary Lay-off	1.0%	2.9%	1.5%	3.8%	0%	1.5%	0%	2.0%
Permanent Lay-off/Lost Job	13.2%	2.9%	1.0%	1.6%	5.9%	0.5%	7.4%	0.5%
Other (incl. Disabled, Retired, and Out of Labor Force)	37.9%	28.4%	31.6%	10.1%	36.2%	28.2%	22.1%	6.5%
Percent of Households in Column Grouping	9.6%	90.4%	10.0%	90.0%	3.2%	96.8%	3.1%	96.9%

Source: Authors' calculation using renters under the age of 65 in non-subsidized units from all waves of the *UAS*.

Figure 1. Labor-Market Status by Month Since the Start of the Pandemic for Individuals in Renter Households and Employed in February 2020

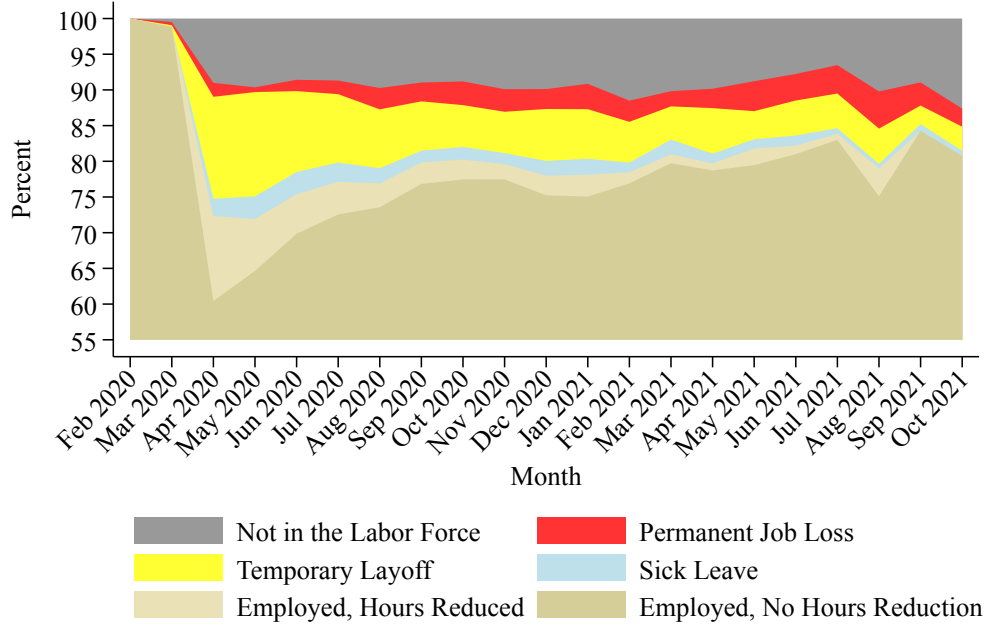


Figure 2. Percent of Renter Households Receiving Unemployment Insurance and Stimulus Payments by Month

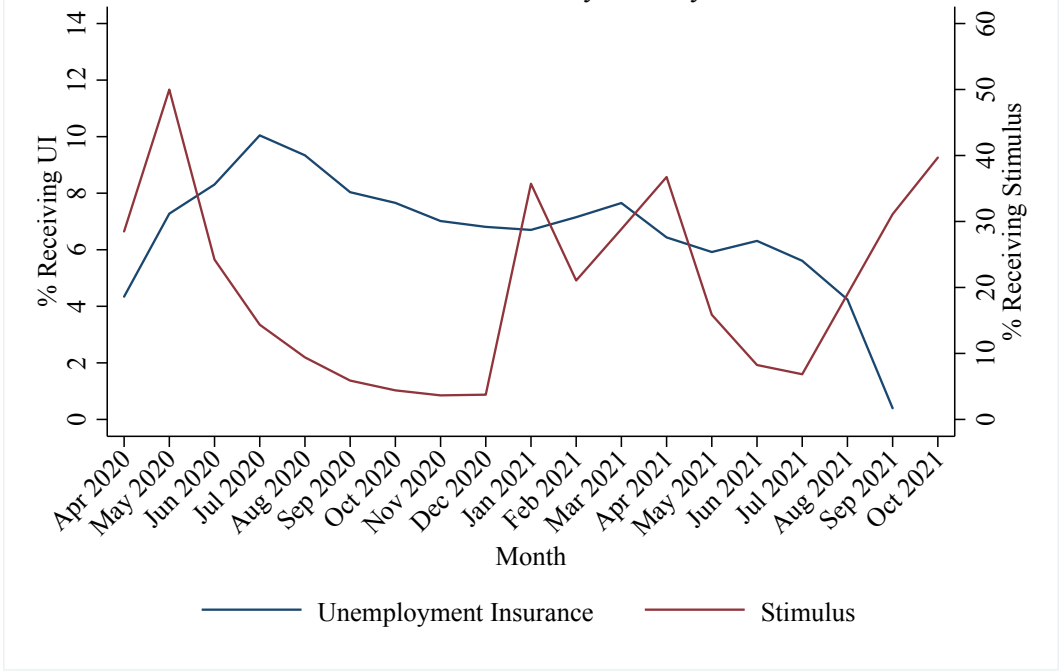


Figure 3. Percent of Renter Households Who Missed Their Monthly Rent Payment by Month

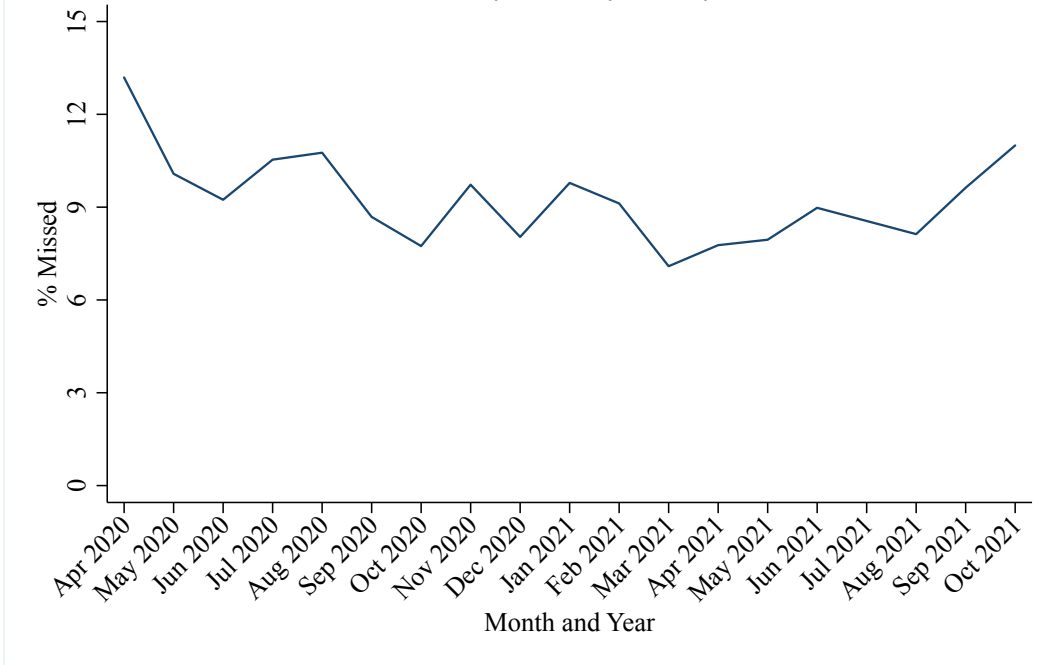


Figure 4. Percent of Renter Households Receiving Permission from Landlord to Delay or Reduce Rent Payment by Month



Figure 5. Percent of Renter Households Who Missed Their Monthly Rent Payment by Permission Status

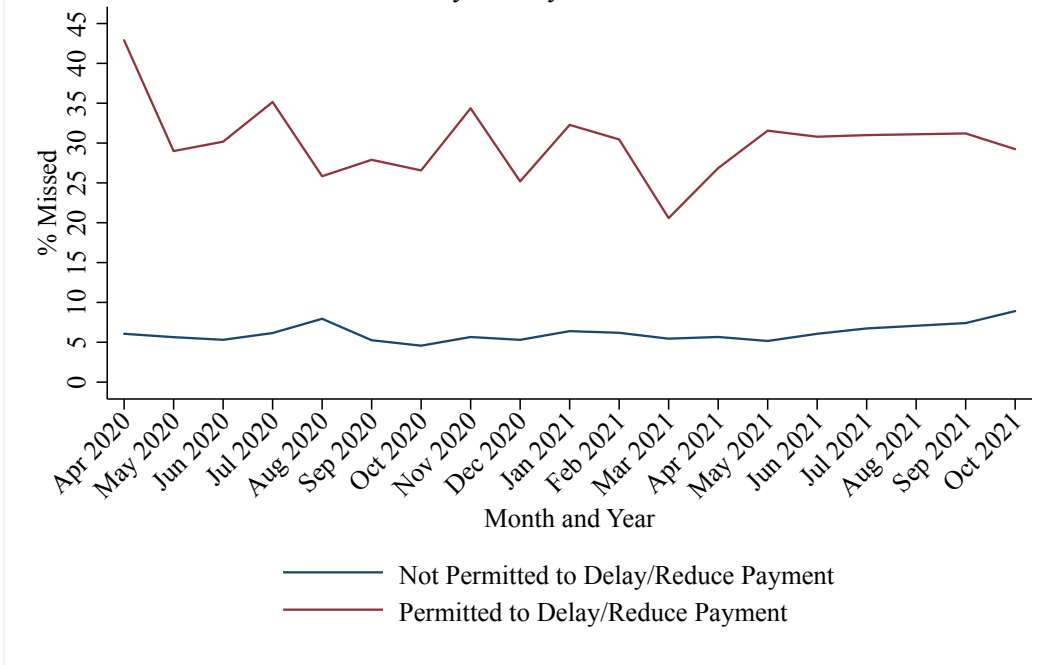


Figure 6. Percent Chance of Eviction or Being Forced to Move in the Next 30 Days for All Renter Households by Month

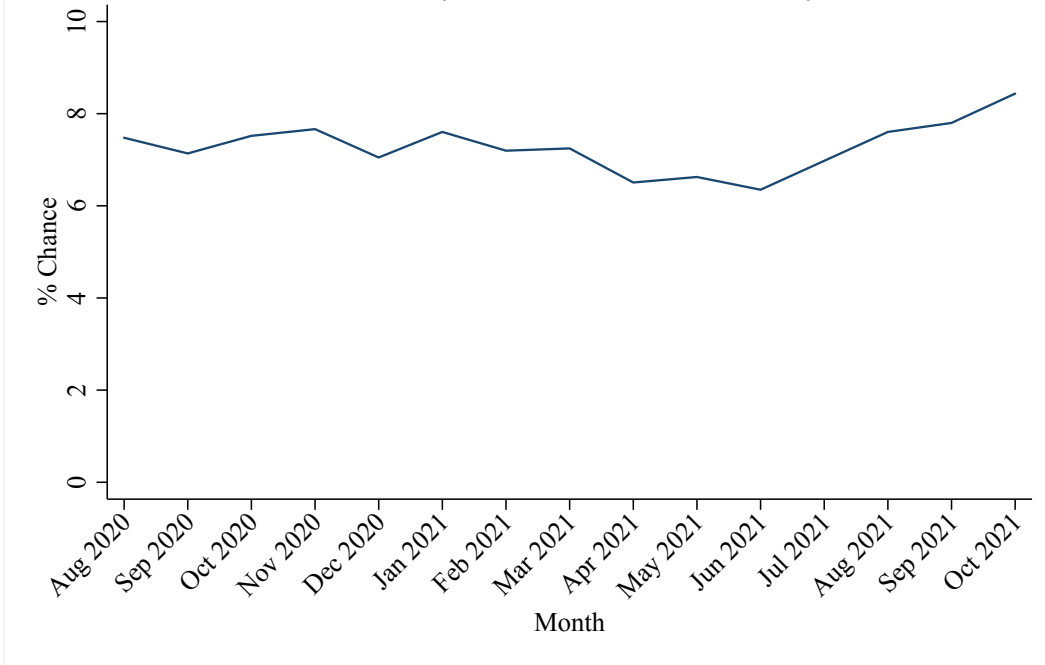


Figure 7. Percent Chance of Eviction or Being Forced to Move for Renter Households Who Reported a Missed Rent Payment that Month

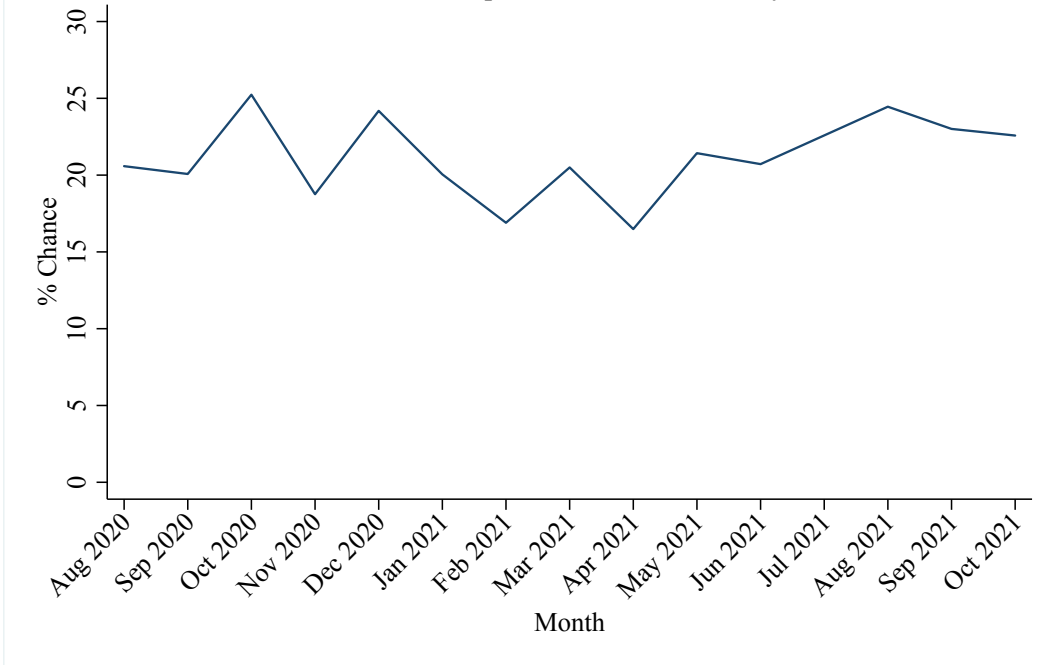


Figure 8. Labor-Market Status by Month Since the Start of the Pandemic for Individuals in Mortgagor Households and Employed in February 2020

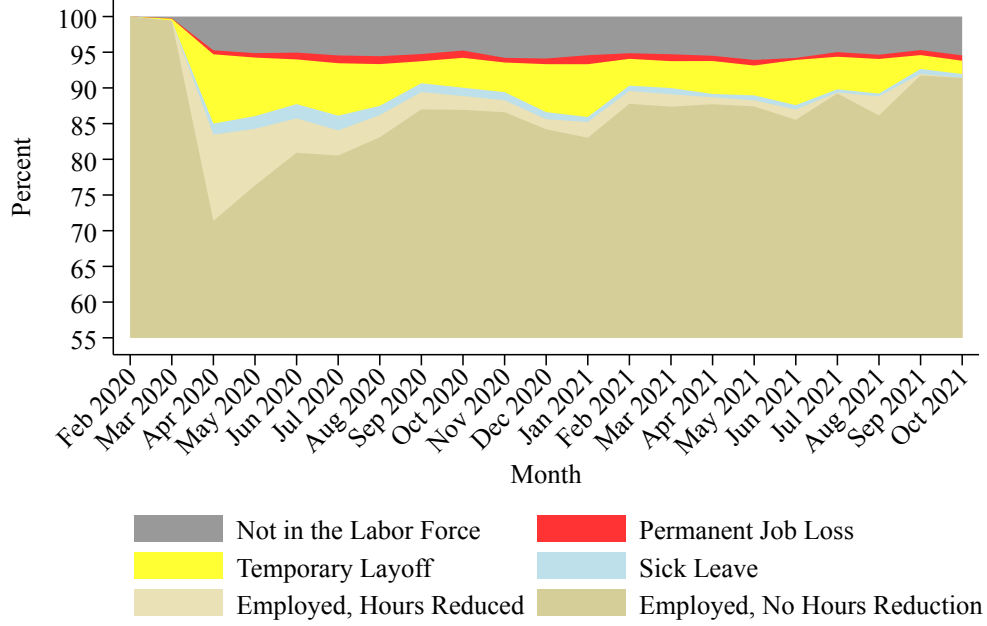


Figure 9. Percent of Mortgagor Households Receiving Unemployment Insurance and Stimulus Payments by Month

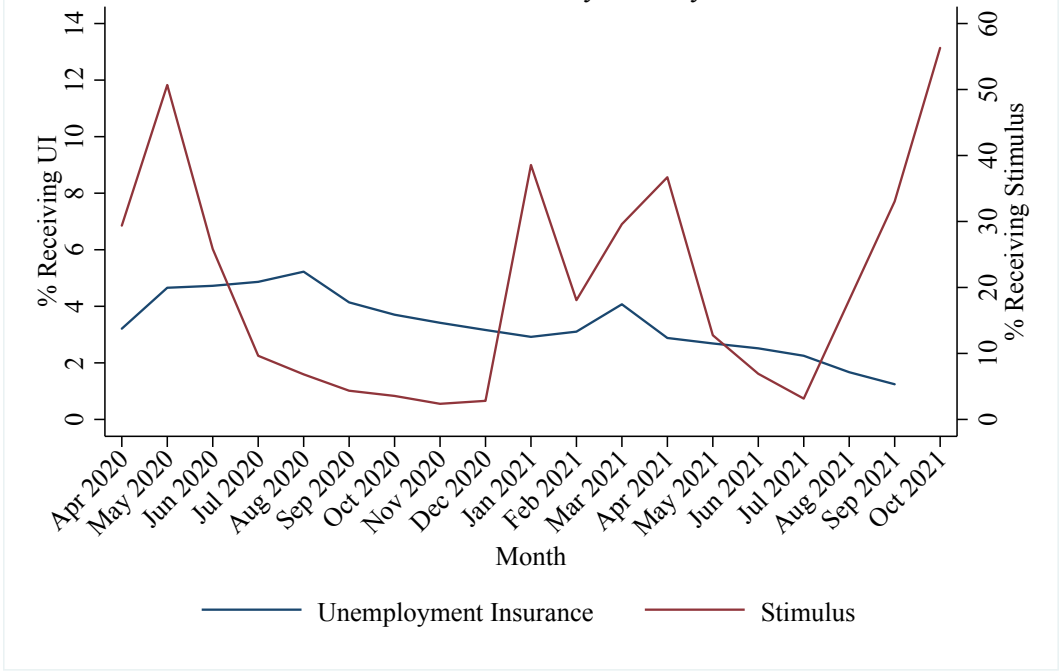


Figure 10. Percent of Mortgagor Households Who Missed Their Monthly Mortgage Payment

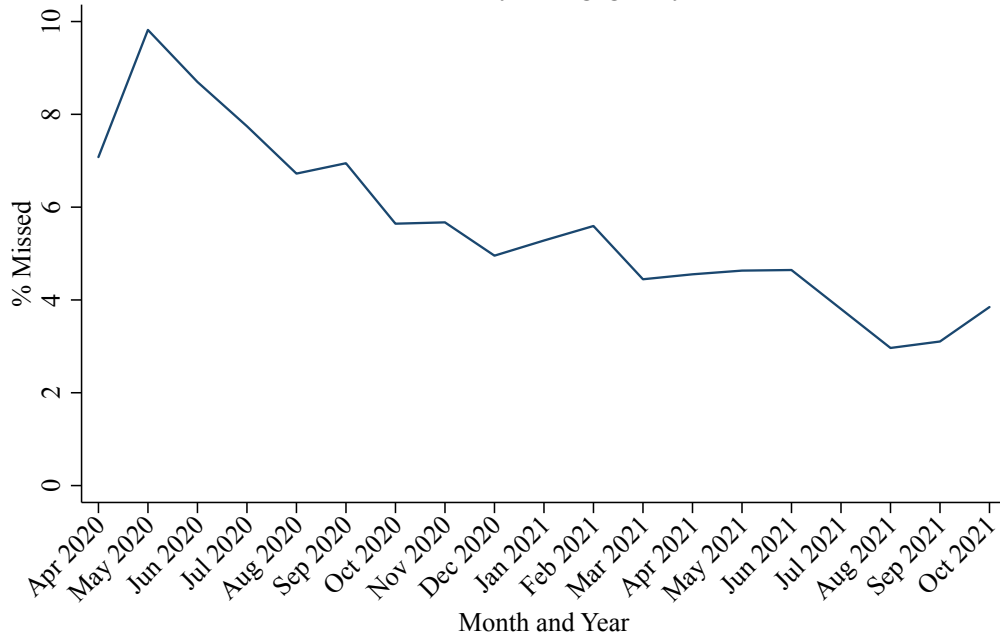


Figure 11. Percent of Mortgagor Households Receiving Permission from Lender to Delay or Reduce Mortgage Payment by Month



Figure 12. Percent of Mortgagor Households Who Missed Their Monthly Mortgage Payment by Permission Status

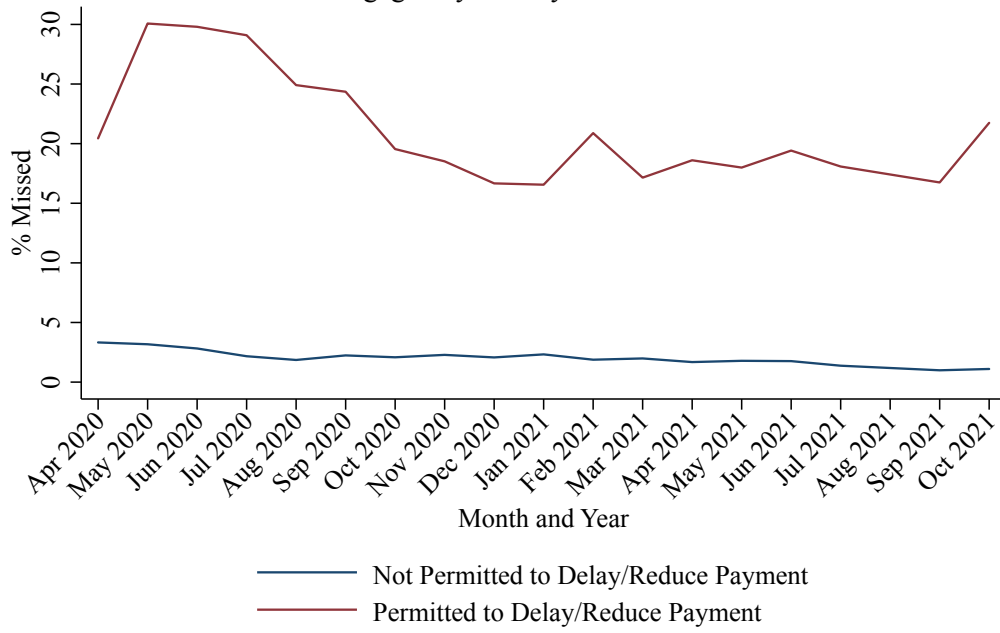


Figure 13. Percent Chance of Eviction or Being Forced to Move in the Next 30 Days for All Mortgagor Households by Month

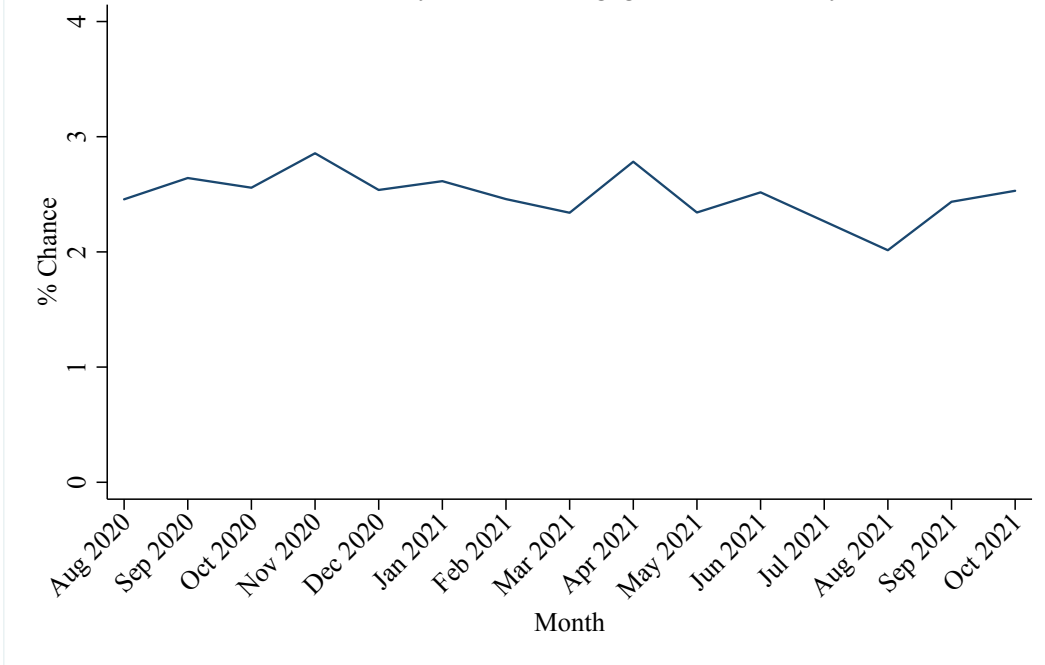


Figure 14. Percent Chance of Eviction or Being Forced to Move for Mortgagors Who Reported a Missed Mortgage Payment that Month

