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## Us student housing market report

Skip to the main contentBehr Paint is an ultra-efficient Marquee single-layer acrylic interior paint and primer gets the job done with less effort and comes in a baggie of more than 350 color colors, including fashion-forward shades (from the top) of Gladiola, Celebration Blue, Stardust Evening, and Blue Iolite; from \$41 a gallon at Home Depot. homedepot.com, 800-466-3337Snaidero code evolution kitchen by designer Michele Marcon evokes the spirit of the city center and the industrial edges of the city attic. Produced in a variety of materials, the kitchen here is displayed with joinery in oslo oak melamina, which provides a reclaimed wooden effect and countertops in oak concrete melamina, which mimics cement; prices vary from project to project. snaidero-usa.com, 877-762-4337Noia's sherle Wagner International sherle sherle combines sharp right angles and fine curves. The gold-plated bronze image is offered in various metal finishes and measures 7.5 h. x 2.5 w. x 7.75 d. - \$2,872 as shown. sherlewagner.com, 212-758-3300You're in a luxurious pool with a lachic's majestic roll-top marble spa. Available in black (shown), white, dark green, cream and beige, measures 67 l. x 31.5 w. x 25.5 h. and costs \$11,050. lapicka.com, 212-360-8000Dacor's DacorMatch color system can replicate any shade for brand appliances, releasing any chef's interior decorator. Ten standard colors are also available, among them tomato-red, seen here on the Renaissance 30-w. wall oven. As shown, the oven costs \$4,430; prices for customizing colors vary. dacor.com, the Link 800-793-0093GE Lighting smart LED bulbs can be remotely controlled on a smartphone or tablet via the innovative Wink app, which allows you to turn lights on off and adjust brightness at home or outdoors. The app can even use your device's GPS to automatically turn on the lights when you arrive home; from \$15 for a light bulb. gelifighting.com, 800-435-4448Classic or modern? Stone Forest is an efficient New Haven farmhouse sink in Carrara marble swings both ways. Measuring 33 w. x 22 d. x 10 h., it also comes in polished upholzers. \$2,910 as shown. stoneforest.com, 505-986-8883Caesarstone chunky Calacatta Nuvo engineered stone steams the beauty of natural marble with quartz durability, making it a versatile, easy-to-clean option for kitchen and bath surfaces; \$2,000 for a 10' x 5' board. caesarstoneus.com, 818-779-0999Thisparach near Florence, I Vassalletti tiles are a bravura display of Italian craftsmanship and art. The range includes a variety of intricate patterns, each of which can be customized with a selection of wood, metal and stone. In the picture, from above, are the design of Guidotti in antique oak and Simon pattern in reclaimed oak with black stone insert; Trade. ivassalletti.it, 305-986-8690 Light the grill inside with Thermador Professional Grill option. Using ceramic briquettes covered with grill plates, the unit is shown here at 36 -w. Series Pro Grand Commercial Depth Range and can be added to any Pro series; \$8,799 for the device in the picture. thermador.com, 800-735-4328Charles Edwards's Hive hardware takes inspiration from traditional wi wi through apariens. From the left are the cabinet knob and handle in polished brass, costs \$72 and \$416. Other finishes are also available, including nickel, bronze and antique silver and gold plating. charlesedwards.com, 011-44-20-7736-8490Uscioddi will never get thirsty with Dynamic Duo from true professional series. Combining a 24 w. two-zone wine fridge and a 15-w. beer dispenser, the stainless steel unit costs \$7,400. true-residential.com, 988-616-9783Missed from the ceiling and boasts sharp architectural angles, the corner gas fireplace Trafart Admeto creates a bold, sculptural focal point in every room. The steel structure measures 90.5 h. x 48 w. x 30.25 d.; Trade. trafartamerica.com, 203-403-9088Popham envelopes cement tiles can be installed in graphic geometric patterns or randomly placed for a playful look. Offered in 8-sq. and 12-sq. sizes, tiles are displayed in raspberries / milk and come in a variety of customizable color combinations; \$29 per square foot in Ann Sacks. annsacks.com, 212-529-2800\_\_Polar and heavy rains are not for\_\_ Techo-Bloc Borealis Slab outdoor tiles. The material made of concrete and granite aggregates perfectly captures the appearance of natural wood. Shown, from above, are smoked pine, sauvignon oak, and hazelnut brandy finishes. Each piece measures 30 l. x 5 w. x 2.25 h.; from \$9 apiece. techo-bloc.com, the 844-778-3246RH's double sink vanity is hand-wrapped with brushed zinc-clad aluminum and finished with a Carrara-marble top and antique cast iron hardware. As shown, measuring 72 w. x 34 h. x 24 d. with pelvis under threast costs \$3,995 (forging is not included). Vanity is available in different sizes with different marble options. rh.com, 800-910-9836Cous Emtek knobs give your joinery a discreet touch of glamour. From left, the Lowell, Providence and Grayson models are displayed with polished nickel bases. Prices range from \$15 to \$27 each. Additional forms and finishes are available. emtek.com, 800-356-2741New Ravenna aurora collection of mosaic tiles pays homage to the glided architectural glory of Turkey, France and Russia. Pictured, above, are Jolie (\$240 per square foot.), Cosmique (\$625 per square foot.), and Zabrano (\$325 per square foot.) designs that are handcrafted using combinations of 24K-gold-backed glass, shell, honey onyx, and marble. newravenna.com, 757-442-3379You put a unique architectural detail into your home with a number of beautiful surfaces custom made antique reproduction fireplaces carved from French limestone. The design shown here measures 55 w. x 46 h.; price on request. xsurfaces.com, 800-970-9798Couch Chef Collection dishwasher from Samsung introduces pioneering WaterWall technology for a real tsunami Power. Facing in stainless steel, 24 w. x 27 d. x 33.75 h. appliance costs \$ 1,599. Antonio Citterio's samsung.comArlinea armour kitchen features a high-performance, fingerprint-resistant matte laminate. Displayed in black, it also comes in white, beige and gray. Prices vary according to the project proposed to order. arlinea.com, 212-447-4000Lutron Graphic Designer T dimmer has an elegant minimalist form and intuitive one-touch operation that makes mood adjustment a breeze. The image of antique bronze is available in a number of metal finishes, as well as painted matte paints; \$67, as shown. lutron.com, 888-588-7661 Housing is better off. It's not doing well - but it may not be right now, either for investors or the economy. The National Association of Realtors said today that existing-home sales fell 3.2% in July to an annual rate of 5.39 million units, with the median price rising 5.3% from a year ago to \$244,100. It missed expectations for a 5.5 million-year sales rate. Sales of new homes, meanwhile, hit a forecast-busting 654,000 units a year, the best in nine years, according to a Census Bureau report Tuesday. It turned out to be the predictive equivalent of Katie Ledescky against the field; Richard Moody, chief economist at Region Financial, later said. The news is pretty good in the short term, but not all that huge in the context of time. Sales of new homes are still weaker than in any year since 1992, as the Wall Street Journal's Nick Timiraos reported yesterday. Adjusted for the population, they are at about 63% of their 50-year average level - much better than in 2011, but far from heated. Trulia.com (Z) - Get Report economist Ralph McLaughlin said. Selling existing homes is better - they're right about where they were in the late 1990s. They are consistent with a strong economy, but haven't matched the soon-to-be-regretted peaks of 2007, or even kept pace with population growth since 1998.The housing market is essentially good enough to do the job - if Labor is pushing unemployment a little lower and proving that consumers are willing to spend a little more each quarter and keep the nation's third-largest expansion from the longest since World War II on the move. And it should at least be fairly favorable for home-building stocks such as KBHome (KBH) - Get Report and Pulte Home Group (PHM) - Get Report, not least because it gives them room to keep growing for a few years before something like a housing correction. The problem with selling existing homes is that there are too few such homes on the market, said Lawrence Yun, chief economist at the National Association of Realtors. Heavily restrained inventories and tightening grip on affordability is the main culprit for a significant drop in sales across much of the country last month. Yun said in a statement. Lack of supply stifling efforts by many potential buyers trying to buy, while mortgage rates hover at historic levels especially paying for an apartment market that serves first-time buyers in high-cost markets like California, he said. But suppressive demand is benefiting homebuilders, as recent earnings reports show. Luxury builder Toll Brothers (TOL) - Get Report on Tuesday said its quarterly profit jumped 69% to 61 cents per share, while revenue rose 23.5% from a year earlier to \$1.27 billion. Analysts had expected \$1.25 billion, according to estimates compiled by Thomson Reuters. Our business is really, really good, CEO Doug Yearley said Tuesday on CNBC. Withholding demand is still building. Builder stocks soared after new-home sales data reported Tuesday, bringing the year-to-date return of the S&P Home Builders Select Industry Index at 5%, lower than S&P&S profits P 500. All this money was made in the third quarter, as fears of a recession began to dissipate. In the current domestic market, Realogy (RLGY) - Get Report and Re/MAX (RMAX) - Get Report , the two largest publicly traded real estate agents, have gone in different directions. Realogy is down for yes and missed predictions for each of the past two quarters, while Re/Max is up more than a third since February A better way to bet on a consumer-led housing recovery may be investing in home improvement stores like Home Depot (HD) - Get Report and Lowe's (LOW) - Get A Report That Money for Renovations. The bullish comes amid reports that home ownership hit a multi-decade low in the second quarter. Purchases by millennials, the largest generation in U.S. history, have been held down by the burden of student loans and low wage growth, as well as a recession that hit the initial post-graduation incomes of young workers hard. But millennials' futures are brightening, as is the labor force as a whole, as the economy is getting to the latter stages of this expansion. As Washington Post columnist Catherine Rampell points out, millennials want to buy homes as soon as they can afford them. And consumer fundamentals are very strong; Interest rates are at their lowest level, the ratio of monthly debt repayments has not been as low since 1981, and low inflation is helping push real median income back to peaks reached in the early 2000s. Consider this: Interest rates are so low that a family can buy a mid-priced U.S. home with incomes below \$45,000 a year - about \$11,000 less than the median household income. And half of American homes are cheaper. Demand for homes is very healthy, McLaughlin said. Stocks are plagued by buyers, and homebuilders can secure themselves against the business cycle. And it is a fairly easy problem to let time handle. Because demand-side facts are as favorable on the ground as they are, rampell's challenge is being addressed - slowly, as almost all of the incurable problems of the 2008 financial crisis have been resolved. Just because it's happening slowly doesn't mean it's not happening, and it's signaling to investors the good news is not yet the stock price. The question still is: is it demand or supply that is driving the market, said Joel Naroff of Holland, Pa.-based Naroff Economic Advisors. If it's not for sale, it's hard to buy. This seems to be the case, although this does not explain the soft permission number. This article is a comment from an independent contributor. At the time of publication, the author did not take any positions in these stocks. Referred.

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