

**Table A144: Returns to housing capital 1960-2010 (housing product, % housing capital)**

	USA	Japan	Germany	France	UK	Italy	Canada	Spain	Australia
1960	3.9%								0.8%
1961	3.9%								1.0%
1962	4.0%								1.1%
1963	4.1%								1.3%
1964	4.1%								1.4%
1965	4.1%								1.4%
1966	4.0%								1.4%
1967	3.9%								1.6%
1968	3.7%								1.7%
1969	3.6%								1.8%
1970	3.5%	2.5%			2.6%		5.6%		1.9%
1971	3.6%	2.4%			2.3%		5.4%		2.0%
1972	3.5%	2.0%			2.0%		4.9%		2.0%
1973	3.2%	1.7%			1.9%		4.2%		1.9%
1974	3.1%	1.6%			2.3%		3.8%		1.7%
1975	3.1%	1.7%			2.5%		3.8%		1.8%
1976	3.0%	1.8%			2.7%		4.2%		2.0%
1977	2.9%	1.9%			2.7%		4.6%		2.1%
1978	2.8%	1.9%			2.4%		4.8%		2.5%
1979	2.8%	1.8%		3.6%	2.2%		4.7%		2.8%
1980	2.9%	1.6%		3.3%	2.3%		4.5%		2.9%
1981	3.1%	1.6%		3.5%	2.7%		4.7%		2.8%
1982	3.3%	1.5%		3.4%	2.8%		5.1%		2.9%
1983	3.5%	1.6%		3.5%	2.7%		5.5%		3.1%
1984	3.5%	1.6%		3.7%	2.7%		5.6%		3.1%
1985	3.5%	1.7%		3.7%	2.6%		5.8%		3.0%
1986	3.5%	1.6%		3.6%	2.2%		5.9%		3.3%
1987	3.4%	1.4%		3.8%	1.9%		5.6%		3.6%
1988	3.4%	1.3%		3.9%	1.6%		5.5%		3.6%
1989	3.4%	1.2%		3.8%	1.4%		5.5%		3.3%
1990	3.5%	1.2%	1.6%	3.8%	1.7%	1.3%	5.7%		3.2%
1991	3.7%	1.2%	1.2%	3.8%	2.0%	1.2%	5.9%		3.2%
1992	4.0%	1.4%	1.3%	4.2%	2.4%	1.2%	5.9%		3.3%
1993	4.1%	1.6%	1.4%	4.4%	2.6%	1.1%	5.8%		3.2%
1994	4.2%	1.7%	1.5%	4.6%	2.8%	1.3%	5.8%		3.0%
1995	4.4%	1.8%	1.5%	4.7%	3.1%	1.5%	5.9%		2.9%
1996	4.4%	1.9%	1.4%	4.8%	3.1%	1.5%	6.0%		2.9%
1997	4.4%	2.0%	1.5%	4.9%	3.1%	1.5%	5.9%		3.0%
1998	4.3%	2.1%	1.4%	4.8%	3.1%	1.6%	5.9%		3.0%
1999	4.2%	2.1%	1.3%	4.5%	2.9%	1.7%	5.7%		2.9%
2000	4.0%	2.3%	1.3%	4.4%	2.7%	1.8%	5.6%	1.4%	2.8%
2001	3.8%	2.4%	1.4%	4.1%	2.6%	1.8%	5.4%	1.2%	2.5%
2002	3.6%	2.5%	1.5%	3.8%	2.4%	1.9%	5.2%	1.1%	2.3%
2003	3.2%	2.7%	1.4%	3.4%	2.3%	1.8%	4.8%	1.0%	2.0%
2004	2.9%	2.8%	1.4%	3.1%	2.1%	1.8%	4.5%	0.9%	1.8%
2005	2.7%	2.9%	1.4%	2.8%	2.1%	1.7%	4.2%	0.8%	1.6%
2006	2.6%	2.9%	1.4%	2.6%	2.1%	1.7%	3.9%	0.8%	1.5%
2007	2.8%	2.8%	1.4%	2.5%	2.0%	1.7%	3.8%	0.8%	1.5%
2008	3.5%	2.8%	1.4%	2.5%	2.1%	1.7%	3.7%	0.8%	1.7%
2009	4.0%	3.0%	1.3%	2.4%	2.4%	1.7%	3.6%	0.7%	1.8%
2010	4.1%	3.1%	1.2%	2.3%	2.6%	1.7%	3.7%	0.8%	1.9%