



Economists Say Housing Forecast Brightens

Mirroring the uneven economic recovery, the housing market is expected to move in a slow, gradual upward path in 2012, while encountering its share of speed bumps along the road, according to economists participating in yesterday's National Association of Home Builders (NAHB) construction forecast webinar on the housing and economic outlook.

While the latest monthly housing data have shown signs of a slight softening, NAHB Chief Economist David Crowe said this is more reflective of typical month-to-month volatility in the numbers and unusual seasonal factors than they are an indication of any significant downward trend in the broader housing market.

"The aggregate information suggests we're just in a pause mode right now in terms of these measures," said Crowe, who noted this could partly be the result of an early spring that brought much better weather than usual into the picture at the start of this year and pulled some housing activity forward.

Pointing out that less volatile quarterly data have continued to show modest improvement in key housing indicators such as builder sentiment, new-home sales and housing production, Crowe said the "housing outlook continues to slowly brighten."

Crowe noted that numerous other fundamentals remain positive for housing at this time, including demographic factors (with pent-up household demand expected to ramp up and echo-boomers heading into their prime household formation ages), historically favorable mortgage rates that are not expected to move higher than 5 percent by the end of next year, more than 100 local markets currently listed on the NAHB/First American Improving Markets Index, and the fact that house price-to-income ratio has now returned to its historical average of about three-to-one versus the nearly five-to-one to which it had previously risen during the height of the housing boom.....[Click Here To Read More.](#)



Construction Spending in U.S. Rose Less Than Forecast in March

By Lorraine Woellert - May 1, 2012

Sam Hodgson/Bloomberg

A contractor during construction of San Diego Gas & Electric Co.'s (SDG&E) Sunrise Powerlink in California on April 4, 2012. Photographer: Sam Hodgson/Bloomberg

Cash-strapped state and local governments will probably continue to rein in spending on construction projects, preventing the industry from making a broad-based recovery. At the same time, the lowest [rental vacancies](#) in a decade will probably continue to spur demand for apartments, leading to gains in residential real estate.

"There's been some clearer signs that apartment construction has started to pick up," [Ryan Wang](#), an economist at HSBC Securities USA Inc., said before today's report.

Estimates in the Bloomberg survey ranged from a decline of 0.8 percent to a 1 percent gain.

Construction spending increased 6.7 percent in the 12 months ended in March, before adjusting for seasonal variations.

Private construction spending in March rose 0.7 percent from the prior month, the best performance so far this year.

Private residential outlays were up 0.7 in March, the most since November, the report showed. Private non-residential projects also increased 0.7 percent.

Home Construction

Construction of single-family houses paced the advance in private residential construction last month as multifamily building cooled.

Nonetheless, apartment building was up 24 percent from March 2011, outpacing the 8.4 percent gain in houses.

Spending on public construction dropped 1.1 percent from the prior month, the fourth consecutive decrease.....[Click Here To Read More.](#)



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AAA Upstate Plumbing of Greenville Partnership with Gateway Supply Company held a Blood Drive with The Blood Connection on Thursday May 3, 2012 10:00am—2:00pm at Gateway of Greenville. All Donors received a FREE T-shirt and valuable coupons.



FEATURED GATEWAY EMPLOYEE



REGGIE CRUELL

*Location: Greenville, South Carolina
Plumbing Inside Sales*

Reggie has been with Gateway Supply for 11 years, he started off in shipping and now is in inside sales. He is happily married to his wife Danyell for 15 years and has a daughter Natahja 12 years old and a son Jerious 21 years old. And is a HUGE Pittsburg Steelers Fan!!!

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GATEWAY SUPPLY COMPANY

2012 HEIL DEALER MEETING



Gateway Supply Company proudly held the 2012 Heil Dealer Meetings all across South Carolina for the Heil HVAC Dealers. The meeting took place in Greenville, Columbia, and Myrtle Beach during the month of April. This is a way to recognize our dealers for their accomplishments and show them about the upcoming HVAC products. Good food was had by all.



Columbia, SC



Gateway Supply Co.

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HVAC PLUMBING GENERATOR

THE GATEWAY GAZETTE

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GATEWAY SUPPLY COMPANY

INDUSTRY LINKS

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<http://www.mcasc.com/>

Link to Plumbing Heating Cooling Contractors NC

<http://www.phccnc.org/>

Link to South Carolina Association of Heating & Air Conditioning Contractors

<http://www.schvac.org/>

Link to AHRAE

<http://www.ashrae.com/>

Link to ASPE

<http://aspe.org/>

Link to Home Builders Association of SC

<http://www.hbaofsc.com/>

Link to Home Builder Association of NC

<http://www.nchba.com/>

Link to Home Builders Association of GA

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American Institute of Architects:

<http://www.aia.org/>

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Database of State Incentives for Renewables & Efficiency

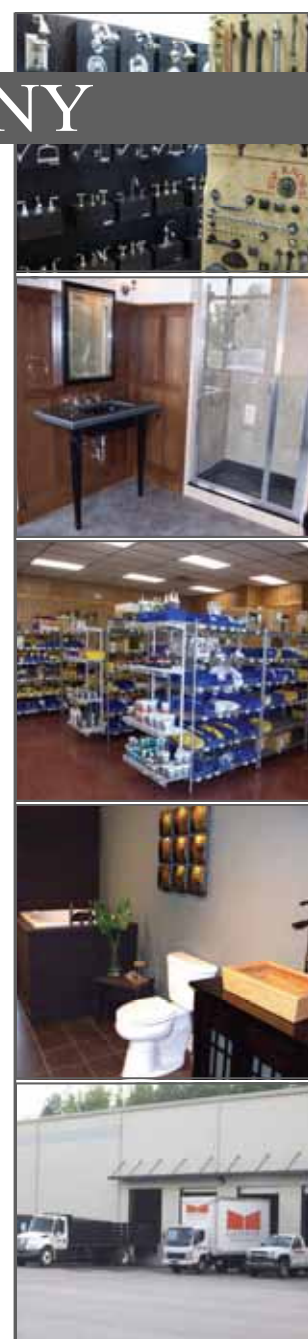
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