

Housing Forecast: February 2014

	2013				2014				2015				2012	2013	2014	2015
	13.1	13.2	13.3	13.4	14.1	14.2	14.3	14.4	15.1	15.2	15.3	15.4				
Housing Starts and Sales (SAAR, Thous. Units)																
Housing Starts	957	869	882	1,002	1,015	1,075	1,140	1,193	1,252	1,320	1,394	1,458	781	923	1,106	1,356
Single-Family (1 Unit)	630	598	596	661	680	740	800	850	900	960	1,030	1,090	535	618	768	995
<i>Percent Change: Year-over-Year</i>													24.3%	15.4%	24.2%	29.6%
Multifamily (2+ Units)	328	270	287	340	335	335	340	343	352	360	364	368	245	306	338	361
New Single-Family Home Sales	449	442	388	441	449	501	543	571	611	653	704	746	368	428	516	679
<i>Percent Change: Year-over-Year</i>													20.3%	16.3%	20.5%	31.6%
Total Existing Home Sales (Single-Family, Condos and Co-Ops)	4,943	5,057	5,357	4,937	4,882	5,133	5,267	5,276	5,286	5,326	5,373	5,412	4,660	5,090	5,140	5,349
<i>Percent Change: Year-over-Year</i>													9.4%	9.2%	1.0%	4.1%
Total Home Sales (New + Existing)	5,392	5,499	5,745	5,378	5,331	5,634	5,810	5,847	5,897	5,980	6,077	6,158	5,028	5,518	5,655	6,028
<i>Percent Change: Year-over-Year</i>													10.1%	9.7%	2.5%	6.6%
Home Prices (NSA, Thous. \$)																
Median New	258	268	262	266	281	285	277	283	297	300	291	296	245	266	281	296
Median Total Existing	176	203	207	197	191	216	218	209	202	227	229	219	177	197	209	220
FHFA Purchase-Only Index (Percent Change: Quarterly YoY, Annual Q4/Q4)	7.0%	7.6%	8.5%	8.1%	7.9%	5.8%	5.5%	6.2%	6.0%	5.6%	5.0%	4.8%	5.5%	8.1%	6.2%	4.8%
Mortgage Rates (Percent)																
30-Year Fixed Rate Mortgage	3.5	3.7	4.4	4.3	4.4	4.4	4.6	4.7	4.9	5.0	5.1	5.2	3.7	4.0	4.5	5.0
5-Year Adjustable Rate Mortgage	2.6	2.7	3.2	3.0	3.1	3.2	3.4	3.6	3.8	3.9	4.1	4.2	2.8	2.9	3.3	4.0
1-Year Adjustable Rate Mortgage	2.6	2.6	2.7	2.6	2.5	2.6	2.8	3.0	3.1	3.3	3.4	3.6	2.7	2.6	2.7	3.3
Single-Family Mortgage Originations (NSA, Bil. \$, 1-4 Units)																
Mortgage Originations	516	559	440	308	284	361	336	297	251	323	315	287	2,153	1,823	1,278	1,176
Purchase	139	196	193	158	141	224	224	197	162	240	237	210	613	686	787	850
Refinance	377	363	247	150	142	137	113	99	88	83	77	77	1,540	1,137	491	326
Refinance Share (%)	73%	65%	56%	49%	50%	38%	33%	33%	35%	26%	25%	27%	72%	62%	38%	28%
Liquidations	546	567	413	299	265	337	317	287	225	272	268	259	2,323	1,825	1,205	1,025
Mortgage Debt Outstanding (NSA, Bil. \$)																
MDO Single-Family First Lien (1-4 Units)	9,130	9,122	9,149	9,158	9,176	9,201	9,220	9,230	9,256	9,307	9,354	9,382	9,160	9,158	9,230	9,382
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>	-1.3%	-0.4%	1.2%	0.4%	0.8%	1.1%	0.9%	0.4%	1.1%	2.2%	2.0%	1.2%	-1.8%	0.0%	0.8%	1.6%
MDO Total Single-Family (1-4 Units)	9,878	9,852	9,864	9,869	9,883	9,904	9,920	9,925	9,951	10,004	10,053	10,081	9,930	9,869	9,925	10,081
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>	-2.1%	-1.0%	0.5%	0.2%	0.6%	0.8%	0.6%	0.2%	1.0%	2.2%	2.0%	1.1%	-2.5%	-0.6%	0.6%	1.6%
Adjustable Rate Mortgage Share of Conventional Mortgage Applications (%)	5%	6%	7%	8%	9%	10%	12%	13%	14%	16%	16%	17%	5%	7%	11%	16%

February 10, 2014

Note: Interest rate forecasts are based on rates from January 31, 2014.

Note: All mortgage originations data are Fannie Mae estimates as there is no universal source for market-wide originations data.

Note: Unshaded areas denote actuals. Shaded areas denote forecasts.

Sources: Actuals: Census Bureau, National Association of REALTORS®, Federal Housing Finance Agency, Freddie Mac, Federal Reserve Board. Forecasts: Fannie Mae Economic & Strategic Research

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