

Housing Forecast: March 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	1,016	970	1,090	1,140	1,200	1,252	1,320	1,394	1,458	781	927	1,100	1,356
Single-Family (1 Unit)	630	598	596	665	650	750	800	850	900	960	1,030	1,090	535	618	763	995
<i>Percent Change: Year-over-Year</i>													24.3%	15.5%	23.3%	30.5%
Multifamily (2+ Units)	328	270	287	351	320	340	340	350	352	360	364	368	245	308	338	361
New Single-Family Home Sales	449	442	388	441	453	508	543	572	612	653	704	746	368	428	519	679
<i>Percent Change: Year-over-Year</i>													20.3%	16.3%	21.2%	30.8%
Total Existing Home Sales (Single-Family, Condos and Co-Ops)	4,943	5,057	5,357	4,937	4,652	5,181	5,362	5,360	5,338	5,326	5,337	5,371	4,660	5,090	5,139	5,343
<i>Percent Change: Year-over-Year</i>													9.4%	9.2%	1.0%	4.0%
Total Home Sales (New + Existing)	5,392	5,499	5,745	5,378	5,105	5,689	5,905	5,932	5,950	5,980	6,041	6,117	5,028	5,518	5,658	6,022
<i>Percent Change: Year-over-Year</i>													10.1%	9.7%	2.5%	6.4%
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	219
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	4.5	4.6	4.7	4.8	4.9	5.0	3.7	4.0	4.5	4.8
5-Year Adjustable Rate Mortgage	2.6	2.7	3.2	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.8	3.9	2.8	2.9	3.2	3.7
1-Year Adjustable Rate Mortgage	2.6	2.6	2.7	2.6	2.5	2.6	2.7	2.8	2.9	3.1	3.2	3.3	2.7	2.6	2.7	3.1
Single-Family Mortgage Originations (NSA, Bil. \$, 1-4 Units)																
Mortgage Originations	516	559	440	308	227	355	333	295	252	322	318	289	2,153	1,823	1,209	1,181
Purchase	139	196	193	158	128	212	215	188	163	239	237	209	613	686	744	849
Refinance	377	363	247	150	98	143	118	107	89	83	82	79	1,540	1,137	466	332
Refinance Share (%)	73%	65%	56%	49%	43%	40%	36%	36%	35%	26%	26%	27%	72%	62%	39%	28%
Liquidations	546	568	401	306	251	313	298	260	230	274	265	253	2,325	1,822	1,123	1,023
Mortgage Debt Outstanding (NSA, Bil. \$)																
MDO Single-Family First Lien (1-4 Units)	9,129	9,119	9,158	9,160	9,135	9,177	9,211	9,246	9,268	9,316	9,369	9,405	9,158	9,160	9,246	9,405
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>	-1.3%	-0.4%	1.7%	0.1%	-1.1%	1.8%	1.5%	1.5%	0.9%	2.1%	2.3%	1.5%	-1.8%	0.0%	0.9%	1.7%
MDO Total Single-Family (1-4 Units)	9,877	9,850	9,873	9,863	9,832	9,871	9,903	9,936	9,958	10,007	10,062	10,099	9,928	9,863	9,936	10,099
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>	-2.0%	-1.1%	1.0%	-0.4%	-1.3%	1.6%	1.3%	1.3%	0.9%	2.0%	2.2%	1.5%	-2.5%	-0.7%	0.7%	1.6%
Adjustable Rate Mortgage Share of Conventional Mortgage Applications (%)	5%	6%	7%	8%	9%	10%	11%	12%	13%	15%	15%	16%	5%	7%	10%	15%

March 10, 2014

Note: Interest rate forecasts are based on rates from February 28, 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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