

## Housing Forecast: June 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				
<b>Housing Starts and Sales (SAAR, Thous. Units)</b>																
Housing Starts	947	865	882	1,025	924	1,020	1,065	1,220	1,227	1,260	1,289	1,318	781	925	1,057	1,273
Single-Family (1 Unit)	627	596	598	663	605	650	705	840	875	900	925	950	535	618	700	913
<i>Percent Change: Year-over-Year</i>													24.3%	15.4%	13.4%	30.3%
Multifamily (2+ Units)	320	268	284	362	319	370	360	380	352	360	364	368	245	307	357	361
New Single-Family Home Sales	449	442	388	446	434	436	481	560	580	597	615	633	368	429	478	606
<i>Percent Change: Year-over-Year</i>													20.3%	16.6%	11.3%	26.9%
Total Existing Home Sales (Single-Family, Condos and Co-Ops)	4,927	5,100	5,323	4,943	4,603	4,745	5,200	5,316	5,290	5,184	5,207	5,233	4,660	5,090	4,966	5,228
<i>Percent Change: Year-over-Year</i>													9.4%	9.2%	-2.4%	5.3%
Total Home Sales (New + Existing)	5,376	5,542	5,711	5,389	5,037	5,181	5,681	5,876	5,870	5,780	5,822	5,866	5,028	5,519	5,444	5,835
<i>Percent Change: Year-over-Year</i>													10.1%	9.8%	-1.4%	7.2%
<b>Home Prices (NSA, Thous. \$)</b>																
Median New	258	268	262	272	272	281	274	285	286	294	286	298	245	269	278	291
Median Total Existing	176	203	207	197	191	213	216	206	201	223	225	215	177	197	206	216
FHFA Purchase-Only Index (Percent Change: Quarterly YoY, Annual Q4/Q4)	7.0%	7.6%	8.4%	7.6%	6.2%	4.5%	4.1%	5.2%	5.9%	5.0%	4.6%	4.4%	5.5%	7.6%	5.2%	4.4%
<b>Mortgage Rates (Percent)</b>																
30-Year Fixed Rate Mortgage	3.5	3.7	4.4	4.3	4.4	4.2	4.2	4.3	4.4	4.5	4.6	4.7	3.7	4.0	4.3	4.5
5-Year Adjustable Rate Mortgage	2.6	2.7	3.2	3.0	3.1	3.0	3.1	3.2	3.3	3.4	3.5	3.7	2.8	2.9	3.1	3.5
1-Year Adjustable Rate Mortgage	2.6	2.6	2.7	2.6	2.5	2.4	2.5	2.6	2.7	2.8	2.9	3.0	2.7	2.6	2.5	2.9
<b>Single-Family Mortgage Originations (NSA, Bil. \$, 1-4 Units)</b>																
Mortgage Originations	532	572	450	358	237	318	311	264	239	305	300	275	2,154	1,913	1,130	1,119
Purchase	144	200	214	174	123	192	206	185	161	233	230	202	614	732	707	826
Refinance	388	372	236	185	114	126	105	79	78	72	70	73	1,540	1,181	423	293
Refinance Share (%)	73%	65%	52%	52%	48%	39%	34%	30%	33%	24%	23%	27%	72%	62%	37%	26%
Liquidations	563	578	424	375	261	274	264	241	229	266	256	241	2,291	1,940	1,041	992
<b>Mortgage Debt Outstanding (NSA, Bil. \$)</b>																
MDO Single-Family First Lien (1-4 Units)	9,180	9,175	9,201	9,184	9,160	9,203	9,250	9,274	9,284	9,323	9,367	9,401	9,211	9,184	9,274	9,401
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>													-1.3%	-0.2%	1.1%	-0.7%
MDO Total Single-Family (1-4 Units)	9,929	9,906	9,916	9,887	9,851	9,893	9,938	9,958	9,968	10,007	10,053	10,088	9,981	9,887	9,958	10,088
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>													-2.1%	-0.9%	0.4%	-1.2%
Adjustable Rate Mortgage Share of Conventional Mortgage Applications (%)	5%	6%	7%	8%	9%	10%	11%	12%	12%	13%	14%	14%	5%	7%	10%	14%

June 10, 2014

Note: Interest rate forecasts are based on rates from May 30, 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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