

Housing Forecast: August 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	947	865	882	1,025	925	980	985	1,090	1,115	1,145	1,190	1,230	781	925	995	1,170
Single-Family (1 Unit)	627	596	598	663	602	619	635	710	730	750	800	850	535	618	642	783
<i>Percent Change: Year-over-Year</i>													24.3%	15.4%	3.9%	22.0%
Multifamily (2+ Units)	320	268	284	362	323	362	350	380	385	395	390	380	245	307	354	388
New Single-Family Home Sales	447	447	382	446	431	419	423	453	478	502	538	573	368	429	431	523
<i>Percent Change: Year-over-Year</i>													20.3%	16.6%	0.6%	21.1%
Total Existing Home Sales (Single-Family, Condos and Co-Ops)	4,927	5,100	5,323	4,943	4,603	4,870	5,088	5,081	5,089	5,128	5,143	5,191	4,660	5,090	4,910	5,138
<i>Percent Change: Year-over-Year</i>													9.4%	9.2%	-3.5%	4.6%
Total Home Sales (New + Existing)	5,374	5,547	5,705	5,389	5,034	5,289	5,511	5,534	5,567	5,630	5,680	5,763	5,028	5,519	5,342	5,660
<i>Percent Change: Year-over-Year</i>													10.1%	9.8%	-3.2%	6.0%
Home Prices (NSA, Thous. \$)																
Median New	258	268	262	272	274	276	276	288	289	288	288	300	245	269	279	291
Median Total Existing	176	203	207	197	191	212	218	208	201	221	227	217	177	197	207	217
FHFA Purchase-Only Index (Percent Change: Quarterly YoY, Annual Q4/Q4)	7.0%	7.6%	8.4%	7.6%	6.6%	5.2%	4.6%	5.6%	5.7%	4.5%	4.3%	4.3%	5.5%	7.6%	5.6%	4.3%
Mortgage Rates (Percent)																
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	4.6
5-Year Adjustable Rate Mortgage	2.6	2.7	3.2	3.0	3.1	3.0	3.0	3.2	3.3	3.5	3.6	3.8	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	2.4	2.5	2.7	2.8	3.0	3.1	2.7	2.6	2.5	2.9
Single-Family Mortgage Originations (NSA, Bil. \$, 1-4 Units)																
Mortgage Originations	532	572	450	358	237	313	319	243	225	288	282	260	2,154	1,913	1,112	1,056
Purchase	144	200	214	174	123	185	199	174	150	220	217	192	614	732	681	780
Refinance	388	372	236	185	114	128	120	69	75	68	65	68	1,540	1,181	430	276
Refinance Share (%)	73%	65%	52%	52%	48%	41%	38%	28%	33%	24%	23%	26%	72%	62%	39%	26%
Liquidations	563	578	424	375	262	270	264	239	219	253	242	228	2,291	1,940	1,034	942
Mortgage Debt Outstanding (NSA, Bil. \$)																
MDO Single-Family First Lien (1-4 Units)	9,180	9,175	9,201	9,184	9,160	9,203	9,258	9,261	9,268	9,303	9,343	9,375	9,211	9,184	9,261	9,375
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>													-1.3%	-0.2%	0.8%	1.2%
MDO Total Single-Family (1-4 Units)	9,929	9,906	9,916	9,887	9,851	9,889	9,943	9,942	9,947	9,983	10,024	10,057	9,981	9,887	9,942	10,057
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>													-2.2%	-0.9%	0.6%	1.2%
Adjustable Rate Mortgage Share of Conventional Mortgage Applications (%)	5%	6%	7%	8%	9%	10%	10%	11%	10%	12%	12%	13%	5%	7%	10%	12%

August 11, 2014

Note: Interest rate forecasts are based on rates from July 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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