

## Housing Forecast: September 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	925	997	1,040	1,070	1,115	1,145	1,190	1,230	781	925	1,008	1,170
Single-Family (1 Unit)	627	596	598	663	602	630	650	690	730	750	800	850	535	618	643	783
<i>Percent Change: Year-over-Year</i>													24.3%	15.4%	4.1%	21.7%
Multifamily (2+ Units)	320	268	284	362	323	368	390	380	385	395	390	380	245	307	365	388
New Single-Family Home Sales	447	447	382	446	431	430	423	453	478	502	538	573	368	429	434	523
<i>Percent Change: Year-over-Year</i>													20.3%	16.6%	1.2%	20.4%
Total Existing Home Sales (Single-Family, Condos and Co-Ops)	4,927	5,100	5,323	4,943	4,603	4,870	5,153	5,069	5,088	5,127	5,146	5,190	4,660	5,090	4,924	5,138
<i>Percent Change: Year-over-Year</i>													9.4%	9.2%	-3.3%	4.3%
Total Home Sales (New + Existing)	5,374	5,547	5,705	5,389	5,034	5,300	5,576	5,522	5,567	5,629	5,684	5,763	5,028	5,519	5,358	5,661
<i>Percent Change: Year-over-Year</i>													10.1%	9.8%	-2.9%	5.6%
<b>Home Prices (NSA, Thous. \$)</b>																
Median New	258	268	262	272	274	280	276	288	289	293	288	300	245	269	280	292
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%	7.5%	8.4%	7.7%	6.8%	5.3%	4.8%	5.7%	5.6%	4.5%	4.3%	4.3%	5.4%	7.7%	5.7%	4.3%
<b>Mortgage Rates (Percent)</b>																
30-Year Fixed Rate Mortgage	3.5	3.7	4.4	4.3	4.4	4.2	4.1	4.1	4.2	4.3	4.4	4.5	3.7	4.0	4.2	4.4
5-Year Adjustable Rate Mortgage	2.6	2.7	3.2	3.0	3.1	3.0	3.0	3.1	3.2	3.3	3.5	3.6	2.8	2.9	3.0	3.4
1-Year Adjustable Rate Mortgage	2.6	2.6	2.7	2.6	2.5	2.4	2.4	2.5	2.6	2.7	2.9	3.0	2.7	2.6	2.4	2.8
<b>Single-Family Mortgage Originations (NSA, Bil. \$, 1-4 Units)</b>																
Mortgage Originations	532	572	450	358	237	314	312	243	225	286	280	257	2,154	1,913	1,105	1,047
Purchase	144	200	214	174	123	186	195	174	150	219	217	192	614	732	678	778
Refinance	388	372	236	185	114	128	116	69	75	66	63	65	1,540	1,181	427	269
Refinance Share (%)	73%	65%	52%	52%	48%	41%	37%	29%	33%	23%	23%	25%	72%	62%	39%	26%
Liquidations	563	578	424	375	262	270	277	228	206	244	232	242	2,291	1,940	1,037	925
<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	9,204	9,238	9,253	9,271	9,312	9,360	9,375	9,211	9,184	9,253	9,375
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>	-1.3%	-0.2%	1.1%	-0.7%	-1.1%	1.9%	1.5%	0.6%	0.8%	1.8%	2.0%	0.6%	-1.5%	-0.3%	0.7%	1.3%
MDO Total Single-Family (1-4 Units)	9,929	9,906	9,916	9,887	9,851	9,890	9,921	9,932	9,950	9,993	10,042	10,056	9,981	9,887	9,932	10,056
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>	-2.1%	-0.9%	0.4%	-1.2%	-1.4%	1.6%	1.3%	0.4%	0.7%	1.7%	2.0%	0.6%	-2.2%	-0.9%	0.5%	1.2%
Adjustable Rate Mortgage Share of Conventional Mortgage Applications (%)	5%	6%	7%	8%	9%	10%	9%	10%	10%	11%	11%	12%	5%	7%	10%	11%

September 10, 2014

Note: Interest rate forecasts are based on rates from August 29, 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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