



## Housing Forecast: December 2019

|  | ----- 2019 ----- |       |       |       | ----- 2020 ----- |       |       |       | ----- 2021 ----- |       |       |       | 2018  | 2019  | 2020  | 2021  |
|--|------------------|-------|-------|-------|------------------|-------|-------|-------|------------------|-------|-------|-------|-------|-------|-------|-------|
|  | 19.1             | 19.2  | 19.3  | 19.4  | 20.1             | 20.2  | 20.3  | 20.4  | 21.1             | 21.2  | 21.3  | 21.4  |       |       |       |       |
| <b>SAAR, Thous. Units</b>                          |                  |       |       |       |                  |       |       |       |                  |       |       |       |       |       |       |       |
| Total Housing Starts                               | 1,213            | 1,256 | 1,282 | 1,328 | 1,339            | 1,340 | 1,356 | 1,368 | 1,386            | 1,404 | 1,420 | 1,436 | 1,250 | 1,270 | 1,351 | 1,412 |
| <i>Percent Change: YoY</i>                         |                  |       |       |       |                  |       |       |       |                  |       |       |       | 3.9   | 1.6   | 6.4   | 4.5   |
| Single-Family (1 Unit)                             | 864              | 847   | 899   | 944   | 956              | 968   | 981   | 995   | 1,010            | 1,026 | 1,039 | 1,053 | 876   | 888   | 975   | 1,032 |
| <i>Percent Change: YoY</i>                         |                  |       |       |       |                  |       |       |       |                  |       |       |       | 3.2   | 1.4   | 9.8   | 5.8   |
| Multifamily (2+ Units)                             | 349              | 409   | 382   | 384   | 383              | 372   | 375   | 373   | 376              | 378   | 381   | 383   | 374   | 381   | 376   | 380   |
| <i>Percent Change: YoY</i>                         |                  |       |       |       |                  |       |       |       |                  |       |       |       | 5.6   | 1.9   | -1.4  | 1.0   |
| Total Home Sales                                   | 5,875            | 5,948 | 6,128 | 6,166 | 6,153            | 6,144 | 6,131 | 6,144 | 6,164            | 6,180 | 6,202 | 6,219 | 5,957 | 6,029 | 6,143 | 6,191 |
| <i>Percent Change: YoY</i>                         |                  |       |       |       |                  |       |       |       |                  |       |       |       | -2.7  | 1.2   | 1.9   | 0.8   |
| New Single-Family                                  | 669              | 661   | 701   | 730   | 722              | 720   | 723   | 734   | 747              | 759   | 770   | 781   | 617   | 690   | 725   | 764   |
| <i>Percent Change: YoY</i>                         |                  |       |       |       |                  |       |       |       |                  |       |       |       | 0.7   | 11.9  | 5.0   | 5.5   |
| Existing (Single-Family, Condos/Co-Ops)            | 5,207            | 5,287 | 5,427 | 5,436 | 5,431            | 5,425 | 5,408 | 5,410 | 5,417            | 5,421 | 5,432 | 5,438 | 5,340 | 5,339 | 5,418 | 5,427 |
| <i>Percent Change: YoY</i>                         |                  |       |       |       |                  |       |       |       |                  |       |       |       | -3.1  | 0.0   | 1.5   | 0.2   |
| <b>NSA, Thous. \$</b>                              |                  |       |       |       |                  |       |       |       |                  |       |       |       |       |       |       |       |
| Median New Home Price                              | 312              | 321   | 315   | 338   | 328              | 337   | 330   | 351   | 338              | 345   | 336   | 357   | 326   | 322   | 336   | 344   |
| Median Existing Home Price                         | 253              | 277   | 277   | 268   | 265              | 291   | 290   | 279   | 274              | 297   | 295   | 283   | 259   | 269   | 281   | 288   |
| <b>Percent Change: Quarterly YoY, Annual Q4/Q4</b> |                  |       |       |       |                  |       |       |       |                  |       |       |       |       |       |       |       |
| FHFA Purchase-Only Index                           | 5.5              | 5.2   | 4.9   | 5.2   | 5.0              | 5.3   | 4.6   | 4.1   | 3.3              | 2.5   | 2.3   | 2.0   | 6.0   | 5.2   | 4.1   | 2.0   |
| <b>Percent</b>                                     |                  |       |       |       |                  |       |       |       |                  |       |       |       |       |       |       |       |
| 30-Year Fixed Rate Mortgage                        | 4.4              | 4.0   | 3.7   | 3.7   | 3.7              | 3.6   | 3.6   | 3.6   | 3.6              | 3.6   | 3.6   | 3.6   | 4.5   | 3.9   | 3.6   | 3.6   |
| 5-Year Adjustable Rate Mortgage                    | 3.9              | 3.6   | 3.4   | 3.4   | 3.4              | 3.4   | 3.3   | 3.3   | 3.3              | 3.3   | 3.3   | 3.3   | 5.7   | 4.8   | 3.8   | 3.3   |
| <b>NSA, Bil. \$, 1-4 Units</b>                     |                  |       |       |       |                  |       |       |       |                  |       |       |       |       |       |       |       |
| Single-Family Mortgage Originations                | 371              | 543   | 654   | 581   | 451              | 553   | 541   | 499   | 396              | 543   | 527   | 489   | 1,766 | 2,147 | 2,044 | 1,955 |
| Purchase   | 252              | 344   | 382   | 305   | 257              | 391   | 383   | 339   | 268              | 404   | 395   | 349   | 1,234 | 1,284 | 1,370 | 1,417 |
| Refinance  | 118              | 198   | 272   | 276   | 194              | 161   | 157   | 160   | 128              | 138   | 131   | 140   | 532   | 864   | 673   | 538   |
| Refinance Share ( <i>Percent</i> )                 | 32               | 37    | 42    | 47    | 43               | 29    | 29    | 32    | 32               | 26    | 25    | 29    | 30    | 40    | 33    | 28    |

December 10, 2019

Note: Interest rate forecasts are based on rates from November 29, 2019.

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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