



Housing Forecast: May 2017

	2016				2017				2018				2016	2017	2018
	16.1	16.2	16.3	16.4	17.1	17.2	17.3	17.4	18.1	18.2	18.3	18.4			
Housing Starts and Sales (SAAR, Thous. Units)															
Housing Starts	1,151	1,159	1,145	1,248	1,253	1,240	1,240	1,265	1,310	1,330	1,340	1,350	1,174	1,250	1,333
Single-Family (1 Unit)	790	755	758	834	836	850	860	880	920	940	960	980	782	857	950
<i>Percent Change: Year-over-Year</i>													9.4%	9.6%	10.9%
Multifamily (2+ Units)	361	405	387	414	417	390	380	385	390	390	380	370	392	393	383
New Single-Family Home Sales	529	565	583	564	598	615	624	639	659	673	688	702	561	619	681
<i>Percent Change: Year-over-Year</i>													12.0%	10.3%	9.9%
Total Existing Home Sales (Single-Family, Condos and Co-Ops)	5,300	5,503	5,390	5,570	5,623	5,699	5,524	5,544	5,594	5,627	5,676	5,778	5,450	5,597	5,668
<i>Percent Change: Year-over-Year</i>													3.8%	2.7%	1.3%
Total Home Sales (New + Existing)	5,829	6,068	5,973	6,134	6,221	6,314	6,149	6,182	6,253	6,299	6,364	6,480	6,011	6,216	6,349
<i>Percent Change: Year-over-Year</i>													4.5%	3.4%	2.1%
Home Prices (NSA, Thous. \$)															
Median New	305	313	307	318	305	330	323	334	320	345	337	347	311	323	337
Median Total Existing	216	239	239	234	231	253	252	246	242	264	263	255	232	245	256
FHFA Purchase-Only Index (% Change: Quarterly YoY, Annual Q4/Q4)	6.1%	5.9%	6.0%	5.9%	5.2%	5.4%	5.0%	5.3%	4.9%	4.7%	4.4%	3.9%	5.9%	5.3%	3.9%
Mortgage Rates (Percent)															
30-Year Fixed Rate Mortgage	3.7	3.6	3.4	3.8	4.2	4.0	4.1	4.1	4.1	4.2	4.2	4.2	3.6	4.1	4.2
5-Year Adjustable Rate Mortgage	2.9	2.8	2.8	3.0	3.2	3.2	3.3	3.3	3.4	3.5	3.5	3.6	2.9	3.2	3.5
Single-Family Mortgage Originations (NSA, Bil. \$, 1-4 Units)															
Mortgage Originations	373	505	599	574	361	454	414	362	310	424	425	379	2,051	1,590	1,538
Purchase	189	291	311	270	204	311	305	261	212	328	331	286	1,061	1,081	1,158
Refinance	184	215	288	304	158	143	109	100	98	95	94	93	991	510	381
Refinance Share (%)	49%	42%	48%	53%	44%	32%	26%	28%	32%	23%	22%	25%	48%	32%	25%

May 10, 2017

Note: Interest rate forecasts are based on rates from April 28, 2017.

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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