

Housing Forecast: August 2015

	2014				2015				2016				2014	2015	2016
	14.1	14.2	14.3	14.4	15.1	15.2	15.3	15.4	16.1	16.2	16.3	16.4			
Housing Starts and Sales (SAAR, Thous. Units)															
Housing Starts	934	984	1,029	1,055	978	1,144	1,135	1,150	1,225	1,295	1,350	1,400	1,003	1,102	1,318
Single-Family (1 Unit)	610	624	654	700	643	704	715	750	830	900	950	1,000	648	703	920
<i>Percent Change: Year-over-Year</i>													4.9%	8.5%	30.9%
Multifamily (2+ Units)	324	360	375	356	335	441	420	400	395	395	400	400	355	399	398
New Single-Family Home Sales	424	425	439	472	517	507	498	524	580	631	615	676	437	510	625
<i>Percent Change: Year-over-Year</i>													1.9%	16.7%	22.7%
Total Existing Home Sales (Single-Family, Condos and Co-Ops)	4,677	4,887	5,057	5,060	4,967	5,300	5,449	5,423	5,353	5,407	5,452	5,509	4,940	5,286	5,430
<i>Percent Change: Year-over-Year</i>													-2.9%	7.0%	2.7%
Total Home Sales (New + Existing)	5,101	5,312	5,496	5,532	5,484	5,807	5,947	5,947	5,934	6,038	6,067	6,185	5,377	5,796	6,056
<i>Percent Change: Year-over-Year</i>													-2.6%	7.8%	4.5%
Home Prices (NSA, Thous. \$)															
Median New	274	282	278	301	293	285	290	315	304	305	301	329	283	298	310
Median Total Existing	191	212	216	208	203	228	226	217	212	229	234	226	208	217	226
FHFA Purchase-Only Index (Percent Change: Quarterly YoY, Annual Q4/Q4)	6.8%	5.6%	4.7%	5.0%	5.0%	5.1%	4.8%	4.5%	4.5%	3.2%	4.0%	4.5%	5.0%	4.5%	4.5%
Mortgage Rates (Percent)															
30-Year Fixed Rate Mortgage	4.4	4.2	4.1	4.0	3.7	3.8	4.0	4.0	4.1	4.2	4.2	4.3	4.2	3.9	4.2
5-Year Adjustable Rate Mortgage	3.1	3.0	3.0	3.0	2.9	2.9	2.9	3.0	3.1	3.2	3.4	3.46	3.0	2.9	3.3
1-Year Adjustable Rate Mortgage	2.5	2.4	2.4	2.4	2.4	2.5	2.5	2.6	2.7	2.8	2.9	2.98	2.4	2.5	2.8
Single-Family Mortgage Originations (NSA, Bil. \$, 1-4 Units)															
Mortgage Originations	240	312	336	296	343	434	351	296	248	324	321	296	1,184	1,423	1,190
Purchase	123	190	194	169	136	216	218	192	145	226	232	213	676	760	816
Refinance	116	122	142	127	207	218	134	105	103	98	89	83	508	663	373
Refinance Share (%)	49%	39%	42%	43%	60%	50%	38%	35%	42%	30%	28%	28%	43%	47%	31%

August 10, 2015

Note: Interest rate forecasts are based on rates from July 31, 2015.

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 group Opinions, analyses, estimates, forecasts, and other views of Fannie Mae's Economic & Strategic Research (ESR) group included in these materials should not be construed as indicating Fannie Mae's business prospects or expected results, are based on a number of assumptions, and are subject to change without notice. How this information affects Fannie Mae will depend on many factors. Although the ESR group bases its opinions, analyses, estimates, forecasts, and other views on information it considers reliable, it does not guarantee that the information provided in these materials is accurate, current or suitable for any particular purpose. Changes in the assumptions or the information underlying these views could produce materially different results. The analyses, opinions, estimates, forecasts, and other views published by the ESR group represent the views of that group as of the date indicated and do not necessarily represent the views of Fannie Mae or its management.