



Housing Forecast: October 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	1,153	1,158	1,150	1,248	1,238	1,167	1,180	1,230	1,270	1,290	1,310	1,330	1,174	1,204	1,300
Single-Family (1 Unit)	787	756	761	834	839	825	835	850	900	940	960	980	782	837	945
<i>Percent Change: Year-over-Year</i>													9.4%	7.1%	12.9%
Multifamily (2+ Units)	367	401	389	414	399	342	345	380	370	350	350	350	392	366	355
New Single-Family Home Sales	526	562	588	568	617	603	561	572	621	642	662	678	561	589	651
<i>Percent Change: Year-over-Year</i>													12.0%	4.9%	10.6%
Total Existing Home Sales (Single-Family, Condos and Co-Ops)	5,357	5,477	5,380	5,547	5,620	5,563	5,265	5,260	5,445	5,502	5,576	5,677	5,450	5,427	5,550
<i>Percent Change: Year-over-Year</i>													3.8%	-0.4%	2.3%
Total Home Sales (New + Existing)	5,883	6,038	5,968	6,115	6,237	6,167	5,826	5,831	6,066	6,145	6,237	6,355	6,011	6,015	6,201
<i>Percent Change: Year-over-Year</i>													4.5%	0.1%	3.1%
Home Prices (NSA, Thous. \$)															
Median New	299	308	304	315	312	317	321	332	329	335	338	349	307	321	338
Median Total Existing	216	239	239	234	231	254	253	247	243	268	267	259	232	246	259
FHFA Purchase-Only Index (% Change: Quarterly YoY, Annual Q4/Q4)	6.0%	5.9%	6.3%	6.3%	6.4%	6.6%	5.9%	5.8%	5.9%	5.8%	5.4%	5.1%	6.3%	5.8%	5.1%
Mortgage Rates (Percent)															
30-Year Fixed Rate Mortgage	3.7	3.6	3.4	3.8	4.2	4.0	3.9	3.9	4.0	4.0	4.1	4.1	3.6	4.0	4.1
5-Year Adjustable Rate Mortgage	2.9	2.8	2.8	3.0	3.2	3.1	3.2	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	376	521	589	565	407	489	465	427	359	476	468	415	2,052	1,788	1,718
Purchase	189	304	299	260	217	328	312	268	213	334	339	296	1,052	1,126	1,182
Refinance	187	217	290	306	190	160	153	159	147	142	129	118	1,000	662	536
Refinance Share (%)	50%	42%	49%	54%	47%	33%	33%	37%	41%	30%	28%	29%	49%	37%	31%

October 10, 2017

Note: Interest rate forecasts are based on rates from September 29 2017.

Note: All mortgage originations data are Fannie Mae estimates as there is no universal source for market-wide originations data.

2016 mortgage originations were revised as part of an annual benchmark to the Home Mortgage Disclosure Act (HMDA)

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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