

Housing Forecast: September 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	1,155	1,150	1,150	1,175	1,205	1,236	1,281	1,003	1,108	1,224
Single-Family (1 Unit)	610	624	654	700	643	708	730	750	780	810	836	881	648	708	827
<i>Percent Change: Year-over-Year</i>													4.9%	9.3%	16.8%
Multifamily (2+ Units)	324	360	375	356	335	447	420	400	395	395	400	400	355	401	398
New Single-Family Home Sales	424	425	439	472	517	503	510	524	535	557	561	593	437	514	562
<i>Percent Change: Year-over-Year</i>													1.9%	17.5%	9.4%
Total Existing Home Sales (Single-Family, Condos and Co-Ops)	4,677	4,887	5,057	5,060	4,973	5,300	5,453	5,422	5,353	5,407	5,436	5,509	4,940	5,287	5,427
<i>Percent Change: Year-over-Year</i>													-2.9%	7.0%	2.6%
Total Home Sales (New + Existing)	5,101	5,312	5,495	5,532	5,490	5,803	5,963	5,946	5,889	5,964	5,998	6,102	5,377	5,801	5,988
<i>Percent Change: Year-over-Year</i>													-2.6%	7.9%	3.2%
Home Prices (NSA, Thous. \$)															
Median New	274	282	278	301	293	285	290	315	306	294	301	329	283	296	307
Median Total Existing	191	212	216	208	203	228	226	217	212	235	234	226	208	219	227
FHFA Purchase-Only Index (Percent Change: Quarterly YoY, Annual Q4/Q4)	6.8%	5.5%	4.8%	5.0%	5.3%	5.4%	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	3.9	3.9	4.0	4.1	4.2	4.2	4.2	3.9	4.1
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	3.3	3.45	2.9	3.0	3.3
1-Year Adjustable Rate Mortgage	2.5	2.4	2.4	2.4	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.08	2.4	2.5	2.9
Single-Family Mortgage Originations (NSA, Bil. \$, 1-4 Units)															
Mortgage Originations	240	312	336	296	345	438	371	323	250	330	332	307	1,184	1,477	1,219
Purchase	123	190	194	169	138	220	229	212	152	235	240	218	676	798	845
Refinance	116	122	142	127	207	218	142	112	98	94	92	89	508	679	373
Refinance Share (%)	49%	39%	42%	43%	60%	50%	38%	35%	39%	29%	28%	29%	43%	46%	31%

September 10, 2015

Note: Interest rate forecasts are based on rates from August 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.