

Housing Forecast: January 2009

	2007				2008				2009				2010				2007	2008	2009	2010	
	07.1	07.2	07.3	07.4	08.1	08.2	08.3	08.4	09.1	09.2	09.3	09.4	10.1	10.2	10.3	10.4					
Housing Starts and Sales (saar, Thous)																					
Housing Starts	1,453	1,460	1,298	1,151	1,053	1,025	876	683	651	641	714	787	826	905	962	1,027	1,355	909	698	930	
Single-Family	1,163	1,160	986	826	728	675	603	464	401	376	427	487	526	600	652	707	1,046	618	423	621	
percent change																		-28.6%	-41.0%	-31.5%	46.9%
Multifamily	290	300	311	325	325	350	272	219	250	265	288	300	300	305	310	320	309	292	276	309	
New Home Sales	838	852	731	651	561	519	465	412	380	360	394	435	461	512	548	586	776	489	392	527	
percent change																		-26.0%	-37.0%	-19.8%	34.4%
Total Existing Home Sales	6,363	5,870	5,457	4,997	4,953	4,910	5,023	4,632	4,604	4,576	4,814	4,998	5,082	5,131	5,229	5,441	5,652	4,880	4,748	5,221	
percent change																		-13.1%	-13.7%	-2.7%	10.0%
Total Home Sales (new + existing)	7,202	6,722	6,187	5,647	5,514	5,429	5,488	5,044	4,984	4,936	5,208	5,433	5,543	5,643	5,778	6,027	6,428	5,369	5,140	5,748	
percent change																		-14.9%	-16.5%	-4.3%	11.8%
Home Prices (NSA, thous. \$)																					
Median New	255.9	241.0	241.0	237.0	235.7	236.7	227.9	214.8	218.0	218.0	210.8	200.5	205.6	207.8	203.4	195.9	247.9	228.8	211.8	203.2	
Median Total Existing	213.9	223.9	221.2	207.5	198.5	208.1	201.6	186.3	183.6	191.5	186.6	173.9	173.1	182.7	180.0	170.0	219.0	198.6	183.9	176.4	
FHFA Index (YOY % change)	4.2%	3.3%	1.8%	0.8%	-0.1%	-1.8%	-4.0%	-6.5%	-5.6%	-6.2%	-5.8%	-5.2%	-4.2%	-3.8%	-3.0%	-1.9%	0.8%	-6.5%	-5.2%	-1.9%	
Interest Rates, Percent																					
10-Year T-Note	4.68	4.85	4.73	4.26	3.66	3.89	3.86	3.25	2.34	2.39	2.45	2.51	2.56	2.61	2.65	2.68	4.63	3.67	2.42	2.63	
FRM Rate	6.22	6.37	6.55	6.23	5.88	6.09	6.32	5.87	5.00	4.82	4.71	4.66	4.63	4.60	4.57	4.54	6.34	6.04	4.80	4.59	
ARM Rate 1 yr	5.47	5.55	5.68	5.55	5.13	5.20	5.21	5.16	4.81	4.27	4.10	3.99	3.90	3.86	3.85	3.82	5.56	5.18	4.29	3.86	
Originations (nsa, bil. \$)																					
Mortgage Originations	612	741	609	580	522	576	414	369	576	729	728	628	478	503	469	420	2,543	1,881	2,661	1,869	
Purchase	274	376	341	260	194	276	264	202	153	223	225	195	155	241	241	210	1,250	936	796	848	
Refi	338	365	268	320	329	300	149	167	423	505	503	433	323	262	228	209	1,293	946	1,865	1,022	
Refi Share (%)	55%	49%	44%	55%	63%	52%	36%	45%	73%	69%	69%	69%	68%	52%	49%	50%	51%	50%	70%	55%	
Liquidations	407	549	480	457	451	585	464	373	593	705	709	627	494	474	443	407	1,894	1,873	2,633	1,817	
Mortgage Debt Outstanding																					
MDO Single-Family First Lien	9,595	9,787	9,917	10,040	10,111	10,102	10,052	10,048	10,032	10,056	10,075	10,077	10,061	10,090	10,116	10,129	10,040	10,048	10,077	10,129	
% Change	9.0%	8.2%	5.4%	5.1%	2.9%	-0.3%	-2.0%	-0.2%	-0.7%	1.0%	0.8%	0.1%	-0.6%	1.1%	1.0%	0.5%	6.9%	0.1%	0.3%	0.5%	
MDO Total Single-Family	10,672	10,884	11,036	11,168	11,237	11,228	11,167	11,162	11,144	11,171	11,192	11,194	11,177	11,209	11,237	11,252	11,168	11,162	11,194	11,252	
% Change	8.5%	8.2%	5.7%	4.9%	2.5%	-0.3%	-2.2%	-0.2%	-0.7%	1.0%	0.8%	0.1%	-0.6%	1.1%	1.0%	0.5%	6.8%	-0.1%	0.3%	0.5%	
ARM Share of Applications (% of conv#)	21%	22%	23%	15%	11%	12%	14%	2%	1%	2%	2%	3%	4%	5%	5%	6%	20%	10%	2%	5%	

January 13, 2009

Notes: Interest rate forecasts are based on rates from December 31, 2008.

Note: Unshaded areas denote actuals. Shaded areas denote forecasts.

Source: Actuals: Census, Bureau of Labor Statistics, Federal Reserve, Mortgage Bankers Association, National Association of Realtors, FHFA; Forecasts: Fannie Mae Economics and Mortgage Market Analysis

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