

Housing Forecast: March 2013

	----- 2012 -----				----- 2013 -----				----- 2014 -----				2012	2013	2014
	12.1	12.2	12.3	12.4	13.1	13.2	13.3	13.4	14.1	14.2	14.3	14.4			
Housing Starts and Sales (SAAR, Thous. Units)															
Housing Starts	715	736	774	901	920	945	960	990	1,060	1,140	1,240	1,320	780	954	1,190
Single-Family (1 Unit)	487	516	545	589	625	655	675	695	760	840	920	985	535	663	876
<i>Percent Change: Year-over-Year</i>													24.2%	23.9%	32.3%
Multifamily (2+ Units)	227	220	229	312	295	290	285	295	300	300	320	335	247	291	314
New Single-Family Home Sales	352	362	371	378	414	418	422	436	528	584	640	685	367	423	609
<i>Percent Change: Year-over-Year</i>													19.9%	15.1%	44.1%
Total Existing Home Sales (Single-Family, Condos and Co-Ops)	4,567	4,537	4,663	4,897	5,080	5,104	5,130	5,277	5,362	5,423	5,511	5,576	4,660	5,148	5,468
<i>Percent Change: Year-over-Year</i>													9.4%	10.5%	6.2%
Total Home Sales (New + Existing)	4,919	4,899	5,034	5,275	5,495	5,522	5,552	5,713	5,890	6,007	6,150	6,261	5,027	5,570	6,077
<i>Percent Change: Year-over-Year</i>													10.1%	10.8%	9.1%
Home Prices (NSA, Thous. \$)															
Median New	234	236	248	247	245	244	256	252	251	251	263	260	245	249	256
Median Total Existing	158	181	184	179	177	187	189	183	181	192	194	188	177	184	189
FHFA Purchase-Only Index (Percent Change: Quarterly YoY, Annual Q4/Q4)	0.6%	3.5%	4.1%	5.5%	3.7%	3.1%	1.6%	1.6%	3.6%	2.5%	3.5%	3.1%	5.5%	1.6%	3.1%
Mortgage Rates (Percent)															
30-Year Fixed Rate Mortgage	3.9	3.8	3.5	3.4	3.5	3.7	3.8	4.0	4.2	4.3	4.4	4.5	3.7	3.8	4.3
5-Year Adjustable Rate Mortgage	2.8	2.8	2.8	2.7	2.7	2.8	3.0	3.2	3.4	3.5	3.6	3.7	2.8	2.9	3.5
1-Year Adjustable Rate Mortgage	2.8	2.8	2.7	2.6	2.6	2.7	2.9	3.0	3.1	3.2	3.3	3.3	2.7	2.8	3.2
Single-Family Mortgage Originations (NSA, Bil. \$, 1-4 Units)															
Mortgage Originations	380	425	546	574	490	469	380	306	257	312	300	261	1,925	1,645	1,129
Purchase	105	145	146	133	117	179	175	147	134	208	208	175	530	619	725
Refinance	275	279	400	441	373	291	205	158	123	103	92	86	1,395	1,027	405
Refinance Share (%)	72%	66%	73%	77%	76%	62%	54%	52%	48%	33%	31%	33%	72%	62%	36%
Mortgage Debt Outstanding (NSA, Bil. \$)															
<i>MDO Single-Family First Lien (1-4 Units)</i>	9,248	9,208	9,140	9,154	9,138	9,140	9,146	9,175	9,182	9,264	9,343	9,378	9,154	9,175	9,378
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>	-2.7%	-1.7%	-2.9%	0.6%	-0.7%	0.1%	0.3%	1.3%	0.3%	3.6%	3.5%	1.5%	-1.7%	0.2%	2.2%
<i>MDO Total Single-Family (1-4 Units)</i>	10,079	10,021	9,931	9,924	9,900	9,896	9,897	9,923	9,925	10,008	10,088	10,120	9,924	9,923	10,120
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>	-3.4%	-2.3%	-3.5%	-0.3%	-1.0%	-0.1%	0.0%	1.1%	0.1%	3.4%	3.2%	1.3%	-2.4%	0.0%	2.0%
Adjustable Rate Mortgage Share of Conventional Mortgage Applications (%)	6%	6%	5%	4%	4%	5%	7%	9%	10%	12%	13%	13%	5%	6%	12%

March 11, 2013

Note: Interest rate forecasts are based on rates from February 28, 2012.

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

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