

## Housing Forecast: October 2014

	2014				2015				2012	2013	2014	2015
	14.1	14.2	14.3	14.4	15.1	15.2	15.3	15.4				
<b>Housing Starts and Sales (SAAR, Thous. Units)</b>												
Housing Starts	925	985	1,030	1,048	1,115	1,145	1,190	1,230	781	925	997	1,170
Single-Family (1 Unit)	602	625	650	665	730	750	800	850	535	618	636	783
<i>Percent Change: Year-over-Year</i>									24.3%	15.4%	2.9%	23.1%
Multifamily (2+ Units)	323	360	380	383	385	395	390	380	245	307	361	388
New Single-Family Home Sales	431	430	463	472	488	502	539	563	368	429	449	523
<i>Percent Change: Year-over-Year</i>									20.3%	16.6%	4.6%	16.5%
Total Existing Home Sales (Single-Family, Condos and Co-Ops)	4,603	4,870	5,106	5,112	5,088	5,127	5,146	5,190	4,660	5,090	4,923	5,138
<i>Percent Change: Year-over-Year</i>									9.4%	9.2%	-3.3%	4.4%
Total Home Sales (New + Existing)	5,034	5,300	5,568	5,584	5,575	5,630	5,684	5,753	5,028	5,519	5,371	5,661
<i>Percent Change: Year-over-Year</i>									10.1%	9.8%	-2.7%	5.4%
<b>Home Prices (NSA, Thous. \$)</b>												
Median New	274	281	277	288	289	295	290	302	245	269	280	294
Median Total Existing	191	212	218	209	202	222	229	219	177	197	207	218
FHFA Purchase-Only Index (Percent Change: Quarterly YoY, Annual Q4/Q4)	6.8%	5.3%	4.7%	5.6%	5.6%	5.1%	4.9%	4.9%	5.4%	7.7%	5.6%	4.9%
<b>Mortgage Rates (Percent)</b>												
30-Year Fixed Rate Mortgage	4.4	4.2	4.1	4.3	4.4	4.5	4.6	4.7	3.7	4.0	4.2	4.5
5-Year Adjustable Rate Mortgage	3.1	3.0	3.0	3.2	3.3	3.4	3.6	3.7	2.8	2.9	3.1	3.5
1-Year Adjustable Rate Mortgage	2.5	2.4	2.4	2.5	2.6	2.8	2.9	3.1	2.7	2.6	2.5	2.8
<b>Single-Family Mortgage Originations (NSA, Bil. \$, 1-4 Units)</b>												
Mortgage Originations	240	301	297	260	218	272	270	253	2,154	1,866	1,098	1,013
Purchase	123	186	191	174	137	198	200	177	614	743	674	712
Refinance	116	116	106	87	81	74	70	76	1,540	1,123	425	301
Refinance Share (%)	49%	38%	36%	33%	37%	27%	26%	30%	72%	60%	39%	30%
Liquidations	262	301	262	236	193	232	224	235	2,290	1,888	1,061	882
<b>Mortgage Debt Outstanding (NSA, Bil. \$)</b>												
MDO Single-Family First Lien (1-4 Units)	9,170	9,170	9,205	9,229	9,254	9,295	9,341	9,359	9,214	9,192	9,229	9,359
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>									-1.5%	-0.2%	0.4%	1.4%
MDO Total Single-Family (1-4 Units)	9,860	9,855	9,888	9,909	9,936	9,981	10,032	10,054	9,984	9,895	9,909	10,054
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>									-2.2%	-0.9%	0.1%	1.5%
Adjustable Rate Mortgage Share of Conventional Mortgage Applications (%)	9%	10%	9%	10%	10%	11%	12%	12%	5%	7%	10%	11%

October 10, 2014

Note: Interest rate forecasts are based on rates from September 30, 2014.

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

2013 mortgage originations data were revised as part of an annual benchmark to data reported pursuant 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  
 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.