

Housing Forecast: August 2011

	2009				2010				2011				2012				2009	2010	2011	2012	2013
	09.1	09.2	09.3	09.4	10.1	10.2	10.3	10.4	11.1	11.2	11.3	11.4	12.1	12.2	12.3	12.4					
Housing Starts and Sales (saar, Thous)																					
Housing Starts	526	534	588	568	615	602	584	539	582	576	564	586	605	642	741	788	554	587	577	694	962
Single-Family (1 unit)	356	426	502	486	521	492	434	436	414	426	414	426	440	467	541	583	445	471	420	508	704
percent change																	-28.5%	5.8%	-10.8%	20.8%	38.6%
Multifamily (2+ units)	169	109	86	82	94	110	150	102	168	150	150	160	165	175	200	205	109	116	157	186	259
New Home Sales	349	369	405	374	358	336	291	300	299	315	311	314	318	322	328	347	375	323	310	329	462
percent change																	-22.7%	-13.9%	-4.1%	6.2%	40.5%
Total Existing Home Sales	4,627	4,777	5,283	5,910	5,183	5,570	4,170	4,747	5,140	4,860	4,869	4,993	5,024	5,052	5,113	5,168	5,156	4,908	4,965	5,089	5,249
percent change																	4.9%	-4.8%	1.2%	2.5%	3.1%
Total Home Sales (new + existing)	4,976	5,145	5,688	6,284	5,542	5,906	4,461	5,047	5,439	5,175	5,180	5,307	5,343	5,374	5,441	5,514	5,531	5,231	5,275	5,418	5,711
percent change																	2.5%	-5.4%	0.8%	2.7%	5.4%
Home Prices (NSA, thous. \$)																					
Median New	207.8	218.7	212.6	218.8	221.6	219.4	222.2	221.7	224.1	213.5	214.3	215.6	220.5	208.3	212.5	214.9	216.7	221.8	216.9	214.1	217.3
Median Total Existing	167.6	174.4	178.1	170.8	166.4	176.6	176.9	169.9	157.9	169.6	170.6	165.2	155.4	165.5	169.1	164.7	172.5	173.0	165.8	163.7	166.2
FHFA Index (YOY % change Purchase Only)	-7.6%	-6.3%	-4.4%	-1.8%	-3.0%	-1.8%	-2.9%	-4.2%	-5.6%	-4.7%	-5.0%	-2.2%	0.0%	-1.0%	0.9%	0.4%	-1.8%	-4.2%	-2.2%	0.4%	3.2%
Interest Rates, Percent																					
Yield on 10-yr Treasury Notes (%)	2.74	3.31	3.52	3.46	3.7	3.5	2.8	2.9	3.5	3.2	2.7	2.8	2.9	3.1	3.2	3.3	3.3	3.2	3.1	3.1	3.5
30-year fixed mortgage rate (%)	5.06	5.03	5.16	4.92	5.0	4.9	4.4	4.4	4.8	4.7	4.5	4.5	4.6	4.7	4.8	4.9	5.0	4.7	4.6	4.7	5.1
1-year mortgage rate (%)	4.88	4.83	4.72	4.42	4.3	4.0	3.6	3.3	3.3	3.1	2.9	3.0	3.1	3.1	3.2	3.3	4.7	3.8	3.1	3.2	3.6
Originations (NSA, bil. \$)																					
Mortgage Originations	475	596	425	418	303	339	408	462	311	288	301	195	194	250	260	231	1,914	1,512	1,094	935	1,156
Purchase	109	157	162	161	105	145	116	102	97	109	107	87	115	177	195	169	589	469	400	656	857
Refi	366	439	263	257	198	194	292	359	214	179	194	107	80	73	65	62	1,325	1,043	694	279	299
Refi Share (%)	77%	74%	62%	62%	65%	57%	72%	78%	69%	62%	64%	55%	41%	29%	25%	27%	69%	69%	63%	30%	26%
Liquidations	462	626	489	463	419	384	464	493	360	329	317	306	273	278	273	250	2,040	1,760	1,312	1,074	1,230
Mortgage Debt Outstanding																					
MDO Single-Family First Lien	9,968	9,938	9,875	9,829	9,713	9,668	9,612	9,581	9,532	9,491	9,474	9,363	9,285	9,257	9,244	9,224	9,829	9,581	9,363	9,224	9,150
% Change	0.5%	-1.2%	-2.5%	-1.8%	-4.6%	-1.8%	-2.3%	-1.3%	-2.0%	-1.7%	-0.7%	-4.6%	-3.3%	-1.2%	-0.6%	-0.8%	-1.3%	-2.5%	-2.3%	-1.5%	-0.8%
MDO Total Single-Family	11,064	11,013	10,926	10,862	10,727	10,664	10,588	10,531	10,458	10,400	10,368	10,243	10,153	10,116	10,094	10,065	10,862	10,531	10,243	10,065	9,997
% Change	-0.2%	-1.8%	-3.1%	-2.3%	-4.9%	-2.3%	-2.8%	-2.1%	-2.8%	-2.2%	-1.2%	-4.7%	-3.5%	-1.4%	-0.9%	-1.1%	-1.9%	-3.0%	-2.7%	-1.7%	-0.7%
ARM Share of Applications (% of conv#)	2.2%	3.5%	6.3%	5.5%	4.9%	6.0%	6%	5%	5%	6%	5%	5%	5%	7%	6%	6%	4%	5%	5%	6%	6%

August 10, 2011

Notes: Interest rate forecasts are based on rates from July 29, 2011.

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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