

Housing Forecast: January 2013

	----- 2012 -----				----- 2013 -----				----- 2014 -----				2011	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	875	905	935	965	990	1,060	1,140	1,240	1,320	609	775	949	1,190
Single-Family (1 Unit)	487	516	545	580	630	650	675	695	760	840	920	985	431	532	663	876
<i>Percent Change: Year-over-Year</i>													-8.6%	23.6%	24.5%	32.3%
Multifamily (2+ Units)	227	220	229	295	275	285	290	295	300	300	320	335	178	243	286	314
New Single-Family Home Sales	352	362	369	380	437	451	468	482	528	584	640	685	306	366	459	609
<i>Percent Change: Year-over-Year</i>													-5.3%	19.6%	25.5%	32.7%
Total Existing Home Sales (Single-Family, Condos and Co-Ops)	4,567	4,537	4,683	5,003	5,132	5,184	5,248	5,294	5,362	5,425	5,510	5,575	4,260	4,698	5,215	5,468
<i>Percent Change: Year-over-Year</i>													1.7%	10.3%	11.0%	4.9%
Total Home Sales (New + Existing)	4,919	4,899	5,052	5,383	5,568	5,635	5,716	5,776	5,890	6,009	6,150	6,260	4,566	5,063	5,674	6,077
<i>Percent Change: Year-over-Year</i>													1.2%	10.9%	12.1%	7.1%
Home Prices (NSA, Thous. \$)																
Median New	234	236	246	229	245	243	253	234	251	250	260	241	227	236	244	250
Median Total Existing	158	181	184	170	166	187	188	173	170	192	193	178	166	173	178	183
FHFA Purchase-Only Index (Percent Change: Quarterly YoY, Annual Q4/Q4)	0.8%	3.3%	4.0%	7.8%	6.2%	5.7%	4.0%	1.6%	3.6%	2.5%	3.5%	3.1%	-2.4%	7.8%	1.6%	3.1%
Mortgage Rates (Percent)																
30-Year Fixed Rate Mortgage	3.9	3.8	3.5	3.4	3.4	3.5	3.6	3.8	3.8	3.9	4.0	4.2	4.9	3.7	3.6	4.0
5-Year Adjustable Rate Mortgage	2.8	2.8	2.8	2.7	2.8	2.8	2.9	3.1	3.2	3.3	3.4	3.5	4.3	2.8	2.9	3.4
1-Year Adjustable Rate Mortgage	2.8	2.8	2.7	2.6	2.6	2.6	2.7	2.8	2.9	2.9	3.0	3.1	3.8	2.7	2.7	3.0
Single-Family Mortgage Originations (NSA, Bil. \$, 1-4 Units)																
Mortgage Originations	380	417	539	584	456	460	383	304	271	325	311	258	1,496	1,921	1,603	1,165
Purchase	105	143	141	129	119	185	185	152	133	208	211	176	515	518	642	727
Refinance	275	274	399	455	337	275	198	152	138	117	100	83	981	1,403	961	438
Refinance Share (%)	72%	66%	74%	78%	74%	60%	52%	50%	51%	36%	32%	32%	66%	73%	60%	38%
Mortgage Debt Outstanding (NSA, Bil. \$)																
<i>MDO Single-Family First Lien (1-4 Units)</i>	9,240	9,201	9,136	9,156	9,057	9,067	9,100	9,101	9,083	9,180	9,278	9,326	9,305	9,156	9,101	9,326
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>	-2.7%	-1.7%	-2.8%	0.9%	-4.3%	0.5%	1.5%	0.0%	-0.8%	4.3%	4.3%	2.1%	-1.9%	-1.6%	-0.6%	2.5%
<i>MDO Total Single-Family (1-4 Units)</i>	10,071	10,013	9,926	9,938	9,824	9,829	9,860	9,855	9,829	9,928	10,029	10,076	10,158	9,938	9,855	10,076
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>	-3.4%	-2.3%	-3.4%	0.5%	-4.5%	0.2%	1.2%	-0.2%	-1.0%	4.1%	4.1%	1.9%	-2.4%	-2.2%	-0.8%	2.2%
Adjustable Rate Mortgage Share of Conventional Mortgage Applications (%)	6%	6%	5%	4%	4%	4%	6%	8%	10%	11%	12%	13%	6%	5%	6%	11%

January 10, 2013

Note: Interest rate forecasts are based on rates from December 31, 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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