

**Housing Forecast: April 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					
<b>Housing Starts and Sales (saar, Thous)</b>																					
Housing Starts	530	537	586	565	617	602	588	534	550	570	610	720	785	815	885	940	554	587	613	856	1,146
Single-Family (1 unit)	362	423	496	488	524	491	435	436	410	450	475	575	625	640	685	735	445	471	478	671	888
percent change																	-28.5%	5.8%	1.4%	40.6%	32.2%
Multifamily (2+ units)	168	114	90	76	93	111	153	99	140	120	135	145	160	175	200	205	109	116	135	185	259
New Home Sales	353	368	401	373	360	335	291	300	274	308	326	395	420	431	463	497	375	322	326	453	604
percent change																	-22.7%	-14.2%	1.3%	39.0%	33.4%
Total Existing Home Sales	4,627	4,777	5,283	5,910	5,183	5,570	4,170	4,747	5,095	5,163	5,255	5,287	5,384	5,475	5,688	5,702	5,156	4,908	5,200	5,562	5,724
percent change																	4.9%	-4.8%	5.9%	7.0%	2.9%
Total Home Sales (new + existing)	4,980	5,145	5,685	6,283	5,543	5,905	4,461	5,046	5,369	5,471	5,581	5,683	5,804	5,906	6,150	6,199	5,531	5,230	5,526	6,015	6,328
percent change																	2.5%	-5.4%	5.7%	8.8%	5.2%
<b>Home Prices (NSA, thous. \$)</b>																					
Median New	207.8	218.7	212.6	218.8	221.6	219.4	222.2	220.2	214.0	205.3	210.3	212.1	210.5	205.5	213.3	216.9	216.7	221.9	210.4	211.6	220.7
Median Total Existing	167.6	174.4	178.1	170.8	166.4	176.6	176.9	169.9	160.7	165.3	167.5	163.6	158.0	165.4	169.8	167.3	172.5	173.0	164.2	165.2	172.3
FHFA Index (YOY % change Purchase Only)	-7.2%	-5.9%	-4.0%	-1.5%	-3.3%	-1.8%	-3.3%	-4.0%	-3.5%	-5.3%	-3.4%	-0.9%	1.2%	0.9%	1.7%	2.2%	-1.5%	-4.0%	-0.9%	2.2%	5.3%
<b>Interest Rates, Percent</b>																					
Yield on 10-yr Treasury Notes (%)	2.74	3.31	3.52	3.46	3.7	3.5	2.8	2.9	3.5	3.5	3.6	3.8	3.9	4.0	4.1	4.2	3.3	3.2	3.6	4.0	4.4
30-year fixed mortgage rate (%)	5.06	5.03	5.16	4.92	5.0	4.9	4.4	4.4	4.8	5.1	5.3	5.4	5.5	5.6	5.7	5.8	5.0	4.7	5.1	5.6	5.9
1-year mortgage rate (%)	4.88	4.83	4.72	4.43	4.3	4.0	3.6	3.3	3.3	3.5	3.6	3.8	3.9	4.1	4.3	4.4	4.7	3.8	3.5	4.2	4.7
<b>Originations (NSA, bil. \$)</b>																					
Mortgage Originations	475	596	425	418	303	339	415	473	262	271	268	236	214	298	314	279	1,914	1,530	1,038	1,105	1,321
Purchase	109	157	162	161	105	145	118	105	106	176	183	160	150	235	253	223	589	474	624	861	1,012
Refi	366	439	263	257	198	194	297	368	156	95	86	76	64	63	61	56	1,325	1,056	413	244	309
Refi Share (%)	77%	74%	62%	62%	65%	57%	72%	78%	60%	35%	32%	32%	30%	21%	19%	20%	69%	69%	40%	22%	23%
Liquidations	462	626	490	464	397	384	471	507	353	316	300	269	244	300	313	287	2,042	1,759	1,238	1,144	1,254
<b>Mortgage Debt Outstanding</b>																					
MDO Single-Family First Lien	9,967	9,937	9,873	9,827	9,733	9,688	9,632	9,598	9,507	9,462	9,430	9,397	9,367	9,364	9,366	9,358	9,827	9,598	9,397	9,358	9,425
% Change	0.5%	-1.2%	-2.6%	-1.8%	-3.8%	-1.8%	-2.3%	-1.4%	-3.7%	-1.9%	-1.3%	-1.4%	-1.3%	-0.1%	0.1%	-0.3%	-1.3%	-2.3%	-2.1%	-0.4%	0.7%
MDO Total Single-Family	11,064	11,012	10,924	10,859	10,746	10,683	10,607	10,546	10,427	10,365	10,318	10,271	10,229	10,218	10,211	10,193	10,859	10,546	10,271	10,193	10,266
% Change	-0.2%	-1.9%	-3.1%	-2.4%	-4.1%	-2.3%	-2.8%	-2.3%	-4.5%	-2.3%	-1.8%	-1.8%	-1.6%	-0.4%	-0.3%	-0.7%	-1.9%	-2.9%	-2.6%	-0.8%	0.7%
ARM Share of Applications (% of conv#)	2.2%	3.5%	6.3%	5.5%	4.9%	6.0%	6%	5%	5%	6%	7%	7%	9%	11%	12%	13%	4%	5%	6%	11%	13%

April 11, 2011

Notes: Interest rate forecasts are based on rates from March 31, 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

Opinions, analyses, estimates, forecasts, and other views of Fannie Mae's Economics and Mortgage Market Analysis (EMMA) 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 EMMA 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 EMMA 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.