

Housing Forecast: May 2012

	----- 2011 -----				----- 2012 -----				----- 2013 -----				2011	2012	2013	
	11.1	11.2	11.3	11.4	12.1	12.2	12.3	12.4	13.1	13.2	13.3	13.4				
Housing Starts and Sales (SAAR, Thous. Units)																
Housing Starts	582	572	615	670	687	700	740	775	790	842	910	990	609	726	883	
Single-Family (1 Unit)	414	425	426	467	478	485	505	525	530	572	625	695	431	498	606	
<i>Percent Change: Year-over-Year</i>													-8.6%	15.7%	21.5%	
Multifamily (2+ Units)	168	147	190	204	209	215	235	250	260	270	285	295	178	227	278	
New Single-Family Home Sales	299	309	296	325	337	339	345	353	378	407	443	492	306	343	430	
<i>Percent Change: Year-over-Year</i>													-5.3%	12.3%	25.1%	
Total Existing Home Sales (Single-Family, Condos and Co-Ops)	4,340	4,177	4,247	4,367	4,570	4,502	4,537	4,598	4,620	4,644	4,699	4,734	4,260	4,552	4,674	
<i>Percent Change: Year-over-Year</i>													1.7%	6.9%	2.7%	
Total Home Sales (New + Existing)	4,639	4,486	4,543	4,692	4,907	4,841	4,882	4,951	4,997	5,050	5,142	5,226	4,566	4,895	5,104	
<i>Percent Change: Year-over-Year</i>													1.2%	7.2%	4.3%	
Home Prices (NSA, Thous. \$)																
Median New	227	229	222	219	230	222	217	216	227	220	216	217	226	221	220	
Median Total Existing	158	169	169	162	158	164	165	160	156	162	165	161	166	162	161	
FHFA Purchase-Only Index (Percent Change: Quarterly YoY, Annual Q4/Q4)	-5.7%	-5.8%	-3.8%	-2.4%	0.2%	-0.2%	-1.2%	-1.2%	-0.7%	-0.4%	0.2%	1.2%	-2.4%	-1.2%	1.2%	
Mortgage Rates (Percent)																
30-Year Fixed Rate Mortgage	4.8	4.7	4.3	4.0	3.9	3.9	4.0	4.0	4.1	4.1	4.2	4.3	4.5	4.0	4.2	
1-Year Adjustable Rate Mortgage	3.3	3.1	2.9	2.9	2.8	2.8	2.9	2.9	3.0	3.0	3.0	3.1	3.0	2.9	3.0	
Single-Family Mortgage Originations (NSA, Bil. \$, 1-4 Units)																
Mortgage Originations	331	282	338	411	384	361	296	265	247	287	279	258	1,362	1,306	1,072	
Purchase	101	129	127	109	93	135	133	114	100	147	147	127	465	475	521	
Refinance	231	153	211	302	291	227	163	151	147	141	132	131	896	831	551	
Refinance Share (%)	70%	54%	63%	73%	76%	63%	55%	57%	60%	49%	47%	51%	66%	64%	51%	
Mortgage Debt Outstanding (NSA, Bil. \$)																
MDO Single-Family First Lien (1-4 Units)	9,527	9,493	9,449	9,418	9,393	9,422	9,421	9,409	9,387	9,431	9,481	9,511	9,418	9,409	9,511	
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>													-1.7%	-0.1%	1.1%	
MDO Total Single-Family (1-4 Units)	10,453	10,398	10,337	10,291	10,252	10,273	10,264	10,244	10,216	10,261	10,307	10,333	10,291	10,244	10,333	
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>													-2.2%	-0.5%	0.9%	
Adjustable Rate Mortgage Share of Conventional Mortgage Applications (%)	5%	6%	7%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	6%	

May 10, 2012

Note: Interest rate forecasts are based on rates from April 30, 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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