

Housing Forecast: September 2013

	----- 2012 -----				----- 2013 -----				----- 2014 -----				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	714	741	781	896	957	872	910	985	1,085	1,165	1,250	1,328	781	931	1,207	
Single-Family (1 Unit)	486	517	547	597	630	598	610	665	760	840	920	985	535	626	876	
<i>Percent Change: Year-over-Year</i>													24.3%	16.9%	40.1%	
Multifamily (2+ Units)	228	224	235	299	328	274	300	320	325	325	330	343	245	306	331	
New Single-Family Home Sales	351	360	376	386	449	447	406	440	506	562	619	665	368	435	588	
<i>Percent Change: Year-over-Year</i>													20.3%	18.3%	35.1%	
Total Existing Home Sales (Single-Family, Condos and Co-Ops)	4,497	4,510	4,740	4,897	4,943	5,063	5,091	5,130	5,189	5,228	5,268	5,360	4,660	5,057	5,261	
<i>Percent Change: Year-over-Year</i>													9.4%	8.5%	4.0%	
Total Home Sales (New + Existing)	4,848	4,870	5,116	5,283	5,392	5,510	5,497	5,570	5,695	5,790	5,887	6,025	5,028	5,492	5,849	
<i>Percent Change: Year-over-Year</i>													10.1%	9.2%	6.5%	
Home Prices (NSA, Thous. \$)																
Median New	234	236	248	250	258	267	268	271	277	279	280	283	245	266	280	
Median Total Existing	158	181	184	179	176	203	198	193	189	213	207	202	177	193	203	
FHFA Purchase-Only Index (Percent Change: Quarterly YoY, Annual Q4/Q4)	0.8%	3.3%	4.0%	5.3%	6.7%	7.6%	6.9%	7.4%	6.7%	4.1%	4.7%	4.6%	5.3%	7.4%	4.6%	
Mortgage Rates (Percent)																
30-Year Fixed Rate Mortgage	3.9	3.8	3.5	3.4	3.5	3.7	4.5	4.6	4.8	5.1	5.2	5.3	3.7	4.1	5.1	
5-Year Adjustable Rate Mortgage	2.8	2.8	2.8	2.7	2.6	2.7	3.2	3.4	3.7	3.9	4.1	4.2	2.8	3.0	4.0	
1-Year Adjustable Rate Mortgage	2.8	2.8	2.7	2.6	2.6	2.6	2.7	2.8	3.0	3.3	3.4	3.5	2.7	2.7	3.3	
Single-Family Mortgage Originations (NSA, Bil. \$, 1-4 Units)																
Mortgage Originations	447	474	552	555	503	557	395	290	251	295	281	249	2,027	1,745	1,075	
Purchase	102	153	158	138	108	174	181	162	136	207	208	185	552	625	736	
Refinance	345	321	394	416	395	383	215	128	114	88	73	64	1,475	1,119	339	
Refinance Share (%)	77%	68%	71%	75%	78%	69%	54%	44%	46%	30%	26%	26%	73%	64%	32%	
Liquidations	511	513	619	545	538	474	375	248	211	246	205	197	2,189	1,635	859	
Mortgage Debt Outstanding (NSA, Bil. \$)																
MDO Single-Family First Lien (1-4 Units)	9,253	9,214	9,146	9,156	9,120	9,203	9,223	9,265	9,305	9,354	9,429	9,482	9,156	9,265	9,482	
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>	-2.7%	-1.7%	-2.9%	0.4%	-1.5%	3.7%	0.9%	1.8%	1.7%	2.1%	3.3%	2.2%	-1.7%	1.2%	2.3%	
MDO Total Single-Family (1-4 Units)	10,085	10,026	9,937	9,925	9,868	9,952	9,968	10,008	10,045	10,093	10,169	10,220	9,925	10,008	10,220	
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>	-3.3%	-2.3%	-3.5%	-0.5%	-2.3%	3.4%	0.7%	1.6%	1.5%	1.9%	3.0%	2.0%	-2.4%	0.8%	2.1%	
Adjustable Rate Mortgage Share of Conventional Mortgage Applications (%)	6%	6%	5%	4%	5%	6%	7%	8%	9%	10%	11%	12%	5%	7%	11%	

September 10, 2013

Note: Interest rate forecasts are based on rates from August 30, 2013.

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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