

## Housing Forecast: July 2010

	----- 2009 -----				----- 2010 -----				----- 2011 -----				2008	2009	2010	2011
	09.1	09.2	09.3	09.4	10.1	10.2	10.3	10.4	11.1	11.2	11.3	11.4				
<b>Housing Starts and Sales (saar, thous)</b>																
Housing Starts	530	537	586	565	617	605	656	715	797	883	993	1,055	906	554	648	932
Single-Family (1 unit)	362	423	496	488	524	495	500	550	625	700	800	850	622	445	517	744
percent change													-40.5%	-28.5%	16.3%	43.8%
Multifamily (2+ units)	168	114	90	76	93	110	156	165	172	183	193	205	284	109	131	188
New Home Sales	353	368	401	373	362	340	345	408	484	540	605	640	485	374	364	567
percent change													-37.5%	-22.9%	-2.7%	55.9%
Total Existing Home Sales	4,610	4,780	5,280	5,970	5,140	5,345	4,876	5,216	5,335	5,423	5,474	5,507	4,913	5,156	5,144	5,434
percent change													-13.1%	4.9%	-0.2%	5.6%
Total Home Sales (new + existing)	4,963	5,148	5,681	6,343	5,502	5,685	5,222	5,625	5,818	5,962	6,079	6,147	5,398	5,530	5,508	6,002
percent change													-16.0%	2.4%	-0.4%	9.0%
<b>Home Prices (NSA, thous. \$)</b>																
Median New	207.8	218.7	212.6	218.8	221.8	213.7	206.7	213.3	218.5	211.9	206.4	214.9	232.1	216.7	213.9	212.9
Median Total Existing	167.6	174.4	178.1	170.8	166.4	170.3	173.2	166.5	163.9	168.9	172.9	167.7	198.1	172.5	169.1	168.4
FHFA Index (YOY % change Purchase Only)	-7.1%	-5.9%	-3.8%	-1.5%	-3.1%	-3.4%	-3.5%	-1.6%	0.4%	0.6%	1.1%	1.6%	-8.3%	-1.5%	-1.6%	1.6%
<b>Interest Rates, Percent</b>																
Yield on 10-yr Treasury Notes (%)	2.74	3.31	3.52	3.46	3.7	3.4	3.0	3.1	3.2	3.2	3.3	3.4	3.7	3.3	3.3	3.3
30-year fixed mortgage rate (%)	5.06	5.03	5.16	4.92	5.0	4.9	4.6	4.6	4.7	4.8	4.9	5.0	6.0	5.0	4.8	4.9
1-year mortgage rate (%)	4.88	4.83	4.72	4.43	4.3	4.0	3.8	3.8	3.9	4.0	4.0	4.1	5.2	4.7	4.0	4.0
<b>Originations (NSA, bil. \$)</b>																
Mortgage Originations	476	596	444	406	308	404	391	295	247	299	305	279	1,580	1,922	1,397	1,130
Purchase	111	157	177	161	109	185	170	156	135	207	219	194	765	606	620	755
Refi	365	439	267	245	198	219	221	139	112	92	86	85	815	1,316	777	375
Refi Share (%)	77%	74%	60%	60%	65%	54%	57%	47%	45%	31%	28%	30%	52%	68%	56%	33%
Liquidations	469	623	509	451	398	431	506	442	383	357	332	311	1,658	2,052	1,776	1,383
<b>Mortgage Debt Outstanding (NSA, bil. \$)</b>																
MDO Single-Family First Lien	9,963	9,937	9,872	9,827	9,737	9,709	9,595	9,448	9,311	9,254	9,226	9,195	9,957	9,827	9,448	9,195
% Change	0.3%	-1.1%	-2.6%	-1.8%	-3.6%	-1.1%	-4.6%	-6.0%	-5.6%	-2.5%	-1.2%	-1.4%	-0.8%	-1.3%	-3.9%	-2.7%
MDO Total Single-Family	11,060	11,012	10,923	10,859	10,749	10,719	10,593	10,430	10,280	10,216	10,186	10,151	11,071	10,859	10,430	10,151
% Change	-0.4%	-1.7%	-3.2%	-2.4%	-4.0%	-1.1%	-4.6%	-6.0%	-5.6%	-2.5%	-1.2%	-1.4%	-0.9%	-1.9%	-3.9%	-2.7%
ARM Share of Applications (% of conv#)	3%	3%	6%	5%	5%	6%	5%	6%	8%	9%	10%	10%	11%	4%	6%	9%

July 12, 2010

Notes: Interest rate forecasts are based on rates from June 30, 2010.

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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