

## Housing Forecast: January 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			
<b>Housing Starts and Sales (saar, Thous)</b>															
Housing Starts	582	572	615	662	670	690	710	745	791	843	910	990	608	704	883
Single-Family (1 unit)	414	425	426	447	455	465	475	495	531	573	625	695	428	473	606
percent change													-9.2%	10.4%	28.2%
Multifamily (2+ units)	168	147	190	215	215	225	235	250	260	270	285	295	180	231	278
New Home Sales	299	309	297	314	324	331	338	352	378	408	443	490	305	336	430
percent change													-5.4%	10.4%	27.7%
Total Existing Home Sales	4,407	4,177	4,170	4,358	4,367	4,394	4,418	4,443	4,471	4,529	4,581	4,615	4,278	4,406	4,549
percent change													2.1%	3.0%	3.3%
Total Home Sales (new + existing)	4,705	4,486	4,467	4,672	4,691	4,725	4,756	4,796	4,848	4,937	5,024	5,105	4,583	4,742	4,978
percent change													1.6%	3.5%	5.0%
<b>Home Prices (NSA, thous. \$)</b>															
Median New	226.9	229.0	221.5	214.7	222.0	222.9	216.4	211.4	219.8	221.8	217.2	214.0	223.0	218.2	218.2
Median Total Existing	157.9	168.7	169.2	164.5	154.5	164.2	165.3	162.0	153.0	163.4	165.9	164.0	165.1	161.5	161.6
FHFA Index (YOY % change Purchase Only)	-5.7%	-5.8%	-3.8%	-4.6%	-2.4%	-2.5%	-3.5%	-1.1%	-0.2%	0.1%	0.8%	1.7%	-4.6%	-1.1%	1.7%
<b>Interest Rates, Percent</b>															
10-Year T-Note	3.5	3.2	2.4	2.0	1.9	2.0	2.1	2.1	2.2	2.3	2.3	2.4	2.8	2.0	2.3
FRM Rate	4.8	4.7	4.3	4.0	3.9	4.0	4.0	4.1	4.1	4.2	4.3	4.3	4.5	4.0	4.2
ARM Rate 1 yr	3.3	3.1	2.9	2.9	2.8	2.9	3.0	3.0	3.0	3.1	3.1	3.2	3.0	2.9	3.1
<b>Originations (NSA, bil. \$)</b>															
Mortgage Originations	331	282	337	408	290	267	245	210	222	277	265	238	1,358	1,011	1,001
Purchase	101	129	127	108	90	134	134	114	115	176	178	155	464	471	625
Refi	231	153	211	300	200	132	111	96	106	101	87	83	894	540	377
Refi Share (%)	70%	54%	63%	73%	69%	50%	45%	46%	48%	36%	33%	35%	66%	53%	38%
Liquidations	379	316	380	457	335	266	239	256	288	270	253	252	1,531	1,096	1,064
<b>Mortgage Debt Outstanding</b>															
MDO SF First Lien	9,525	9,491	9,449	9,399	9,354	9,355	9,361	9,315	9,249	9,255	9,267	9,253	9,399	9,315	9,253
% Change	-2.0%	-1.4%	-1.8%	-2.1%	-1.9%	0.0%	0.3%	-1.9%	-2.8%	0.3%	0.5%	-0.6%	-1.8%	-0.9%	-0.7%
MDO Total Single-Family	10,450	10,395	10,336	10,268	10,208	10,197	10,196	10,139	10,063	10,068	10,072	10,049	10,268	10,139	10,049
% Change	-2.7%	-2.1%	-2.3%	-2.6%	-2.3%	-0.4%	-0.1%	-2.2%	-3.0%	0.2%	0.2%	-0.9%	-2.4%	-1.3%	-0.9%
ARM Share of Applications (% of conv#)	5%	6%	7%	6%	6%	6%	6%	5%	5%	5%	6%	6%	6%	6%	6%

January 9, 2012

Notes: Interest rate forecasts are based on rates from December 30, 2011.

Note: Unshaded areas denote actuals. Shaded areas denote forecasts.

Note: All mortgage originations data are Fannie Mae estimates as there is no universal source for market-wide mortgage originations data.

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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