

## Housing Forecast: June 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	526	534	588	568	615	602	584	539	580	560	590	700	785	815	885	940	554	587	607	856	1,146
Single-Family (1 unit)	356	426	502	486	521	492	434	436	413	425	450	550	625	640	685	735	445	471	460	671	888
percent change																	-28.5%	5.8%	-2.4%	46.1%	32.2%
Multifamily (2+ units)	169	109	86	82	94	110	150	102	166	135	140	150	160	175	200	205	109	116	148	185	259
New Home Sales	353	368	401	373	358	336	291	300	296	328	340	379	421	431	463	497	375	323	336	453	604
percent change																	-22.7%	-13.9%	3.9%	35.0%	33.4%
Total Existing Home Sales	4,627	4,777	5,283	5,910	5,183	5,570	4,170	4,747	5,140	4,917	5,149	5,281	5,390	5,472	5,688	5,703	5,156	4,908	5,122	5,563	5,726
percent change																	4.9%	-4.8%	4.4%	8.6%	2.9%
Total Home Sales (new + existing)	4,980	5,145	5,685	6,283	5,541	5,906	4,461	5,047	5,436	5,245	5,488	5,660	5,811	5,903	6,151	6,201	5,531	5,231	5,457	6,016	6,330
percent change																	2.5%	-5.4%	4.3%	10.2%	5.2%
<b>Home Prices (NSA, thous. \$)</b>																					
Median New	207.8	218.7	212.6	218.8	221.6	219.4	222.2	221.7	224.1	206.0	211.1	213.5	219.3	204.6	212.1	216.1	216.7	221.8	213.7	213.0	219.2
Median Total Existing	167.6	174.4	178.1	170.8	166.4	176.6	176.9	169.9	157.9	165.8	168.1	163.6	154.6	164.7	168.9	165.6	172.5	173.0	163.9	163.4	168.2
FHFA Index (YOY % change Purchase Only)	-7.6%	-6.3%	-4.4%	-1.8%	-3.0%	-1.8%	-2.9%	-4.2%	-5.6%	-6.7%	-5.6%	-3.3%	0.1%	0.3%	1.2%	1.8%	-1.8%	-4.2%	-3.3%	1.8%	4.0%
<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	3.2	3.1	3.2	3.3	3.5	3.6	3.7	3.3	3.2	3.2	3.5	3.9
30-year fixed mortgage rate (%)	5.06	5.03	5.16	4.92	5.0	4.9	4.4	4.4	4.8	4.7	4.7	4.8	4.9	5.0	5.1	5.2	5.0	4.7	4.8	5.0	5.4
1-year mortgage rate (%)	4.88	4.83	4.72	4.42	4.3	4.0	3.6	3.3	3.3	3.1	3.2	3.3	3.4	3.5	3.6	3.7	4.7	3.8	3.2	3.5	4.0
<b>Originations (NSA, bil. \$)</b>																					
Mortgage Originations	475	596	425	418	303	339	408	462	318	327	232	192	199	275	286	252	1,914	1,512	1,070	1,012	1,287
Purchase	109	157	162	161	105	145	116	102	97	141	147	120	136	213	227	195	589	469	505	771	990
Refi	366	439	263	257	198	194	292	359	221	187	85	72	63	62	60	56	1,325	1,043	565	241	298
Refi Share (%)	77%	74%	62%	62%	65%	57%	72%	78%	70%	57%	37%	38%	31%	23%	21%	22%	69%	69%	53%	24%	23%
Liquidations	462	626	489	463	419	384	464	493	367	353	278	251	236	288	295	290	2,040	1,760	1,249	1,109	1,318
<b>Mortgage Debt Outstanding</b>																					
MDO Single-Family First Lien	9,968	9,938	9,875	9,829	9,713	9,668	9,612	9,581	9,532	9,507	9,462	9,402	9,365	9,352	9,344	9,305	9,829	9,581	9,402	9,305	9,274
% Change	0.5%	-1.2%	-2.5%	-1.8%	-4.6%	-1.8%	-2.3%	-1.3%	-2.0%	-1.1%	-1.9%	-2.5%	-1.6%	-0.6%	-0.4%	-1.6%	-1.3%	-2.5%	-1.9%	-1.0%	-0.3%
MDO Total Single-Family	11,064	11,013	10,926	10,862	10,727	10,664	10,588	10,531	10,458	10,416	10,356	10,282	10,233	10,211	10,194	10,146	10,862	10,531	10,282	10,146	10,121
% Change	-0.2%	-1.8%	-3.1%	-2.3%	-4.9%	-2.3%	-2.8%	-2.1%	-2.8%	-1.6%	-2.3%	-2.8%	-1.9%	-0.9%	-0.7%	-1.9%	-1.9%	-3.0%	-2.4%	-1.3%	-0.2%
ARM Share of Applications (% of conv#)	2.2%	3.5%	6.3%	5.5%	4.9%	6.0%	6%	5%	5%	6%	6%	6%	6%	7%	7%	7%	4%	5%	6%	7%	7%

June 10, 2011

Notes: Interest rate forecasts are based on rates from May 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

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