

Housing Forecast: May 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					
Housing Starts and Sales (saar, Thous)																					
Housing Starts	530	537	586	565	617	602	588	534	563	570	610	720	785	815	885	940	554	587	616	856	1,146
Single-Family (1 unit)	362	423	496	488	524	491	435	436	415	450	475	575	625	640	685	735	445	471	479	671	888
percent change																	-28.5%	5.8%	1.6%	40.2%	32.2%
Multifamily (2+ units)	168	114	90	76	93	111	153	99	148	120	135	145	160	175	200	205	109	116	137	185	259
New Home Sales	353	368	401	373	360	335	291	300	294	314	326	395	420	431	462	497	375	322	332	453	604
percent change																	-22.7%	-14.2%	3.4%	36.1%	33.4%
Total Existing Home Sales	4,627	4,777	5,283	5,910	5,183	5,570	4,170	4,747	5,140	5,161	5,258	5,286	5,384	5,471	5,686	5,703	5,156	4,908	5,211	5,561	5,724
percent change																	4.9%	-4.8%	6.2%	6.7%	2.9%
Total Home Sales (new + existing)	4,980	5,145	5,685	6,283	5,543	5,905	4,461	5,047	5,434	5,475	5,584	5,682	5,804	5,902	6,149	6,200	5,531	5,230	5,544	6,014	6,327
percent change																	2.5%	-5.4%	6.0%	8.5%	5.2%
Home Prices (NSA, thous. \$)																					
Median New	207.8	218.7	212.6	218.8	221.6	219.4	222.2	221.7	220.2	205.3	210.3	213.5	216.6	205.5	213.3	218.4	216.7	221.8	212.3	213.4	222.6
Median Total Existing	167.6	174.4	178.1	170.8	166.4	176.6	176.9	169.9	157.9	165.3	167.5	163.6	155.3	165.4	169.8	167.3	172.5	173.0	163.5	164.5	171.6
FHFA Index (YOY % change Purchase Only)	-7.2%	-5.9%	-4.0%	-1.5%	-3.3%	-1.8%	-3.3%	-4.0%	-3.8%	-5.9%	-4.4%	-2.0%	0.6%	0.9%	1.9%	2.5%	-1.5%	-4.0%	-2.0%	2.5%	5.1%
Interest Rates, Percent																					
Yield on 10-yr Treasury Notes (%)	2.74	3.31	3.52	3.46	3.7	3.5	2.8	2.9	3.5	3.3	3.4	3.5	3.6	3.8	3.9	4.0	3.3	3.2	3.4	3.8	4.2
30-year fixed mortgage rate (%)	5.06	5.03	5.16	4.92	5.0	4.9	4.4	4.4	4.8	4.9	5.1	5.2	5.3	5.4	5.5	5.5	5.0	4.7	5.0	5.4	5.7
1-year mortgage rate (%)	4.88	4.83	4.72	4.42	4.3	4.0	3.6	3.3	3.3	3.3	3.5	3.6	3.7	3.9	4.0	4.2	4.7	3.8	3.4	3.9	4.4
Originations (NSA, bil. \$)																					
Mortgage Originations	475	596	425	418	303	339	408	462	303	273	261	204	196	280	296	250	1,914	1,512	1,041	1,021	1,298
Purchase	109	157	162	161	105	145	116	102	96	165	171	136	137	214	228	197	589	469	568	778	994
Refi	366	439	263	257	198	194	292	359	206	108	90	69	58	66	67	53	1,325	1,043	473	244	304
Refi Share (%)	77%	74%	62%	62%	65%	57%	72%	78%	68%	40%	35%	34%	30%	23%	23%	21%	69%	69%	45%	24%	23%
Liquidations	462	626	490	464	397	384	464	496	385	312	293	264	258	314	325	293	2,042	1,742	1,254	1,190	1,372
Mortgage Debt Outstanding																					
MDO Single-Family First Lien	9,967	9,937	9,873	9,827	9,733	9,688	9,632	9,598	9,515	9,476	9,444	9,384	9,322	9,289	9,259	9,216	9,827	9,598	9,384	9,216	9,142
% Change	0.5%	-1.2%	-2.6%	-1.8%	-3.8%	-1.8%	-2.3%	-1.4%	-3.4%	-1.6%	-1.3%	-2.5%	-2.6%	-1.4%	-1.3%	-1.8%	-1.3%	-2.3%	-2.2%	-1.8%	-0.8%
MDO Total Single-Family	11,064	11,012	10,924	10,859	10,746	10,683	10,607	10,546	10,435	10,380	10,333	10,259	10,185	10,142	10,104	10,052	10,859	10,546	10,259	10,052	9,984
% Change	-0.2%	-1.9%	-3.1%	-2.4%	-4.1%	-2.3%	-2.8%	-2.3%	-4.2%	-2.1%	-1.8%	-2.9%	-2.9%	-1.7%	-1.5%	-2.1%	-1.9%	-2.9%	-2.7%	-2.0%	-0.7%
ARM Share of Applications (% of conv#)	2.2%	3.5%	6.3%	5.5%	4.9%	6.0%	6%	5%	5%	6%	7%	7%	9%	11%	12%	13%	4%	5%	6%	11%	13%

May 10, 2011

Notes: Interest rate forecasts are based on rates from April 29, 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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