

Housing Forecast: February 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	715	736	774	898	927	945	960	990	1,060	1,140	1,240	1,320	780	956	1,190	
Single-Family (1 Unit)	487	516	545	592	625	655	675	695	760	840	920	985	536	663	876	
<i>Percent Change: Year-over-Year</i>													24.4%	23.7%	32.3%	
Multifamily (2+ Units)	227	220	229	306	302	290	285	295	300	300	320	335	246	293	314	
New Single-Family Home Sales	352	362	371	377	387	407	421	436	527	584	640	686	367	413	609	
<i>Percent Change: Year-over-Year</i>													19.9%	12.5%	47.5%	
Total Existing Home Sales (Single-Family, Condos and Co-Ops)	4,567	4,537	4,663	4,897	5,100	5,131	5,228	5,277	5,359	5,424	5,511	5,577	4,650	5,184	5,468	
<i>Percent Change: Year-over-Year</i>													9.1%	11.5%	5.5%	
Total Home Sales (New + Existing)	4,919	4,899	5,034	5,274	5,487	5,538	5,649	5,713	5,887	6,008	6,151	6,263	5,017	5,597	6,077	
<i>Percent Change: Year-over-Year</i>													9.8%	11.6%	8.6%	
Home Prices (NSA, Thous. \$)																
Median New	234	236	248	246	245	243	255	251	251	250	262	258	244	248	255	
Median Total Existing	158	181	184	179	166	187	188	183	170	192	193	188	177	181	186	
FHFA Purchase-Only Index (Percent Change: Quarterly YoY, Annual Q4/Q4)	0.8%	3.3%	4.0%	7.8%	6.2%	5.7%	4.0%	1.6%	3.6%	2.5%	3.5%	3.1%	7.8%	1.6%	3.1%	
Mortgage Rates (Percent)																
30-Year Fixed Rate Mortgage	3.9	3.8	3.5	3.4	3.5	3.7	3.9	4.1	4.3	4.4	4.5	4.6	3.7	3.8	4.4	
5-Year Adjustable Rate Mortgage	2.8	2.8	2.8	2.7	2.8	2.9	3.1	3.3	3.5	3.6	3.7	3.8	2.8	3.0	3.6	
1-Year Adjustable Rate Mortgage	2.8	2.8	2.7	2.6	2.6	2.8	2.9	3.1	3.2	3.3	3.4	3.5	2.7	2.9	3.3	
Single-Family Mortgage Originations (NSA, Bil. \$, 1-4 Units)																
Mortgage Originations	380	425	546	574	451	430	349	278	254	310	301	252	1,926	1,507	1,117	
Purchase	105	145	146	133	117	180	182	149	134	209	212	176	530	628	731	
Refinance	275	279	400	441	334	249	167	129	121	101	89	75	1,395	880	386	
Refinance Share (%)	72%	66%	73%	77%	74%	58%	48%	46%	47%	33%	30%	30%	72%	58%	35%	
Mortgage Debt Outstanding (NSA, Bil. \$)																
MDO Single-Family First Lien (1-4 Units)	9,240	9,201	9,136	9,095	9,058	9,027	9,018	9,027	9,018	9,105	9,192	9,232	9,095	9,027	9,232	
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>	-2.7%	-1.7%	-2.8%	-1.8%	-1.6%	-1.3%	-0.4%	0.4%	-0.4%	3.9%	3.9%	1.8%	-2.2%	-0.8%	2.3%	
MDO Total Single-Family (1-4 Units)	10,071	10,013	9,926	9,872	9,825	9,786	9,770	9,774	9,759	9,847	9,936	9,974	9,872	9,774	9,974	
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>	-3.4%	-2.3%	-3.4%	-2.2%	-1.9%	-1.6%	-0.6%	0.2%	-0.6%	3.7%	3.7%	1.5%	-2.8%	-1.0%	2.0%	
Adjustable Rate Mortgage Share of Conventional Mortgage Applications (%)	6%	6%	5%	4%	4%	5%	7%	9%	11%	12%	13%	13%	5%	6%	12%	

February 11, 2013

Note: Interest rate forecasts are based on rates from January 31, 2012.

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

Opinions, analyses, estimates, forecasts, and other views of Fannie Mae's Economic & Strategic Research (ESR) group included in these materials should not be construed as indicating

Fannie Mae's business prospects or expected results, are based on a number of assumptions, and are subject to change without notice. How this information affects Fannie Mae will depend

on many factors. Although the ESR group bases its opinions, analyses, estimates, forecasts, and other views on information it considers reliable, it does not guarantee that the information provided

in these materials is accurate, current or suitable for any particular purpose. Changes in the assumptions or the information underlying these views could produce materially different results.

The analyses, opinions, estimates, forecasts, and other views published by the ESR group represent the views of that group as of the date indicated and do not necessarily represent the views

of Fannie Mae or its management.