

Housing Forecast: September 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				
Housing Starts and Sales (SAAR, Thous. Units)																
Housing Starts	583	573	614	678	715	736	755	780	810	842	910	990	609	746	888	
Single-Family (1 Unit)	418	422	424	473	487	518	525	535	550	572	625	695	431	516	611	
<i>Percent Change: Year-over-Year</i>													-8.6%	19.9%	18.2%	
Multifamily (2+ Units)	165	151	190	205	227	218	230	245	260	270	285	295	178	230	278	
New Single-Family Home Sales	294	308	298	327	352	363	375	381	392	407	443	492	306	368	433	
<i>Percent Change: Year-over-Year</i>													-5.3%	20.2%	17.9%	
Total Existing Home Sales (Single-Family, Condos and Co-Ops)	4,340	4,177	4,247	4,367	4,567	4,537	4,578	4,689	4,698	4,704	4,719	4,755	4,260	4,593	4,719	
<i>Percent Change: Year-over-Year</i>													1.7%	7.8%	2.7%	
Total Home Sales (New + Existing)	4,634	4,485	4,545	4,694	4,919	4,900	4,953	5,069	5,090	5,110	5,161	5,247	4,566	4,960	5,152	
<i>Percent Change: Year-over-Year</i>													1.2%	8.6%	3.9%	
Home Prices (NSA, Thous. \$)																
Median New	227	229	222	219	234	235	224	223	237	234	224	224	227	229	230	
Median Total Existing	158	169	169	162	158	181	170	165	161	180	171	166	166	169	169	
FHFA Purchase-Only Index (Percent Change: Quarterly YoY, Annual Q4/Q4)	-5.7%	-5.8%	-3.8%	-2.4%	0.8%	2.7%	0.6%	1.1%	0.5%	-0.6%	1.0%	1.0%	-2.4%	1.1%	1.0%	
Mortgage Rates (Percent)																
30-Year Fixed Rate Mortgage	4.8	4.7	4.3	4.0	3.9	3.8	3.6	3.6	3.6	3.6	3.7	3.7	4.5	3.7	3.7	
1-Year Adjustable Rate Mortgage	3.3	3.1	2.9	2.9	2.8	2.8	2.7	2.7	2.6	2.7	2.7	2.7	3.0	2.7	2.7	
Single-Family Mortgage Originations (NSA, Bil. \$, 1-4 Units)																
Mortgage Originations	331	282	338	411	383	413	436	347	313	340	299	266	1,362	1,578	1,219	
Purchase	101	129	127	109	93	144	138	121	108	155	154	133	465	497	550	
Refinance	231	153	211	302	290	269	298	225	206	185	145	133	896	1,081	669	
Refinance Share (%)	70%	54%	63%	73%	76%	65%	68%	65%	66%	54%	48%	50%	66%	69%	55%	
Mortgage Debt Outstanding (NSA, Bil. \$)																
MDO Single-Family First Lien (1-4 Units)	9,524	9,478	9,435	9,395	9,329	9,323	9,329	9,330	9,310	9,390	9,470	9,514	9,395	9,330	9,514	
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>	-2.2%	-1.9%	-1.8%	-1.7%	-2.8%	-0.3%	0.3%	0.0%	-0.8%	3.5%	3.5%	1.9%	-1.9%	-0.7%	2.0%	
MDO Total Single-Family (1-4 Units)	10,450	10,382	10,324	10,268	10,179	10,161	10,157	10,147	10,120	10,200	10,281	10,323	10,268	10,147	10,323	
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>	-2.9%	-2.6%	-2.2%	-2.1%	-3.4%	-0.7%	-0.2%	-0.4%	-1.1%	3.2%	3.2%	1.6%	-2.5%	-1.2%	1.7%	
Adjustable Rate Mortgage Share of Conventional Mortgage Applications (%)	5%	6%	7%	6%	6%	6%	5%	6%	6%	6%	7%	8%	6%	6%	7%	

September 10, 2012

Note: Interest rate forecasts are based on rates from August 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
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