

## Housing Forecast: December 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	582	572	610	624	620	635	665	697	554	587	597	654	841
Single-Family (1 unit)	356	426	502	486	521	492	434	436	414	425	423	426	430	435	440	467	445	471	422	443	586
percent change																	-28.5%	5.8%	-10.3%	4.9%	32.2%
Multifamily (2+ units)	169	109	86	82	94	110	150	102	168	147	187	198	190	200	225	230	109	116	175	211	255
New Home Sales	349	369	405	374	358	336	291	300	299	309	297	306	313	316	320	338	375	323	303	322	420
percent change																	-22.7%	-13.9%	-6.3%	6.4%	30.4%
Total Existing Home Sales	4,627	4,777	5,283	5,910	5,183	5,570	4,170	4,747	5,137	4,883	4,880	4,901	4,912	4,949	4,974	5,011	5,156	4,908	4,950	4,962	5,188
percent change																	4.9%	-4.8%	0.9%	0.2%	4.6%
Total Home Sales (new + existing)	4,976	5,145	5,688	6,284	5,542	5,906	4,461	5,047	5,436	5,192	5,177	5,206	5,225	5,265	5,294	5,349	5,531	5,231	5,253	5,283	5,608
percent change																	2.5%	-5.4%	0.4%	0.6%	6.1%
<b>Home Prices (NSA, thous. \$)</b>																					
Median New	207.8	218.7	212.6	218.8	221.6	219.4	222.2	221.7	226.9	229.0	220.3	216.1	223.5	224.7	216.9	213.7	216.7	221.8	223.1	219.7	220.8
Median Total Existing	167.6	174.4	178.1	170.8	166.4	176.6	176.9	169.9	157.9	168.7	169.4	165.6	155.6	165.5	166.8	163.8	172.5	173.0	165.4	162.9	163.7
FHFA Index (YOY % change Purchase Only)	-7.7%	-6.3%	-4.5%	-1.9%	-3.0%	-1.8%	-2.9%	-4.1%	-5.7%	-5.8%	-5.2%	-4.1%	-2.0%	-1.8%	-1.3%	-0.8%	-1.9%	-4.1%	-4.1%	-0.8%	2.0%
<b>Interest Rates, Percent</b>																					
10-Year T-Note	2.74	3.31	3.52	3.46	3.7	3.5	2.8	2.9	3.5	3.2	2.4	2.1	2.1	2.2	2.3	2.4	3.3	3.2	2.8	2.2	2.5
FRM Rate	5.06	5.03	5.16	4.92	5.0	4.9	4.4	4.4	4.8	4.7	4.3	4.0	4.0	4.0	4.0	4.1	5.0	4.7	4.5	4.0	4.3
ARM Rate 1 yr	4.88	4.83	4.72	4.42	4.3	4.0	3.6	3.3	3.3	3.1	2.9	2.9	2.9	2.9	2.9	3.0	4.7	3.8	3.0	2.9	3.1
<b>Originations (NSA, bil. \$)</b>																					
Mortgage Originations	475	596	425	418	314	365	463	544	332	286	345	398	276	274	236	205	1,914	1,687	1,361	991	987
Purchase	109	157	162	161	110	182	133	120	97	107	105	89	84	132	130	114	589	545	397	460	609
Refi	366	439	263	257	204	183	330	424	235	179	240	310	192	142	106	91	1,325	1,141	963	531	378
Refi Share (%)	77%	74%	62%	62%	65%	50%	71%	78%	71%	62%	70%	78%	70%	52%	45%	45%	69%	68%	71%	54%	38%
Liquidations	463	626	489	454	434	414	522	578	379	320	387	435	320	280	249	228	2,032	1,948	1,520	1,077	1,055
<b>Mortgage Debt Outstanding</b>																					
MDO Single-Family First Lien	9,963	9,933	9,870	9,833	9,714	9,665	9,606	9,572	9,525	9,491	9,449	9,413	9,368	9,362	9,349	9,327	9,833	9,572	9,413	9,327	9,259
% Change	0.5%	-1.2%	-2.5%	-1.5%	-4.8%	-2.0%	-2.4%	-1.4%	-2.0%	-1.4%	-1.8%	-1.5%	-1.9%	-0.2%	-0.6%	-1.0%	-1.2%	-2.7%	-1.7%	-0.9%	-0.7%
MDO Total Single-Family	11,059	11,008	10,921	10,865	10,727	10,660	10,581	10,522	10,450	10,395	10,336	10,283	10,223	10,206	10,183	10,152	10,865	10,522	10,283	10,152	10,055
% Change	-0.2%	-1.9%	-3.1%	-2.0%	-5.0%	-2.5%	-2.9%	-2.2%	-2.7%	-2.1%	-2.3%	-2.0%	-2.3%	-0.7%	-0.9%	-1.2%	-1.8%	-3.2%	-2.3%	-1.3%	-1.0%
ARM Share of Applications (% of conv#)	2.2%	3.5%	6.3%	5.5%	4.9%	6.0%	6%	5%	5%	6%	7%	7%	6%	6%	6%	6%	4%	5%	6%	6%	6%

December 12, 2011

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

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

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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