

## Housing Forecast: March 2015

	2014				2015				2016				2014	2015	2016
	14.1	14.2	14.3	14.4	15.1	15.2	15.3	15.4	16.1	16.2	16.3	16.4			
<b>Housing Starts and Sales (SAAR, Thous. Units)</b>															
Housing Starts	925	985	1,030	1,065	1,085	1,130	1,180	1,225	1,245	1,315	1,350	1,365	1,003	1,155	1,319
Single-Family (1 Unit)	602	625	652	706	700	740	790	830	850	920	950	965	647	765	921
<i>Percent Change: Year-over-Year</i>													4.8%	18.2%	20.4%
Multifamily (2+ Units)	323	360	378	359	385	390	390	395	395	395	400	400	356	390	398
New Single-Family Home Sales	431	427	434	466	478	495	521	549	580	618	641	651	437	511	623
<i>Percent Change: Year-over-Year</i>													1.9%	16.9%	21.8%
Total Existing Home Sales (Single-Family, Condos and Co-Ops)	4,603	4,867	5,123	5,070	5,092	5,131	5,175	5,194	5,208	5,257	5,267	5,321	4,940	5,148	5,263
<i>Percent Change: Year-over-Year</i>													-2.9%	4.2%	2.2%
Total Home Sales (New + Existing)	5,034	5,294	5,557	5,536	5,570	5,626	5,696	5,744	5,788	5,875	5,907	5,972	5,377	5,659	5,886
<i>Percent Change: Year-over-Year</i>													-2.6%	5.2%	4.0%
<b>Home Prices (NSA, Thous. \$)</b>															
Median New	274	282	278	300	286	293	288	313	299	304	299	325	283	295	307
Median Total Existing	191	212	216	208	200	220	225	217	209	228	233	225	208	215	224
FHFA Purchase-Only Index (Percent Change: Quarterly YoY, Annual Q4/Q4)	6.9%	5.6%	4.7%	4.9%	4.7%	3.9%	4.1%	4.6%	4.6%	4.0%	3.9%	4.0%	4.9%	4.6%	4.0%
<b>Mortgage Rates (Percent)</b>															
30-Year Fixed Rate Mortgage	4.4	4.2	4.1	4.0	3.7	3.8	3.9	4.0	4.1	4.1	4.2	4.2	4.2	3.9	4.2
5-Year Adjustable Rate Mortgage	3.1	3.0	3.0	3.0	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.0	3.1	3.5
1-Year Adjustable Rate Mortgage	2.5	2.4	2.4	2.4	2.4	2.6	2.7	2.8	2.9	3.0	3.1	3.2	2.4	2.6	3.0
<b>Single-Family Mortgage Originations (NSA, Bil. \$, 1-4 Units)</b>															
Mortgage Originations	240	312	336	296	272	329	333	304	261	321	320	304	1,184	1,239	1,206
Purchase	123	190	194	169	119	192	195	178	142	217	220	203	676	684	781
Refinance	116	122	142	127	153	138	138	126	119	104	100	101	507	554	424
Refinance Share (%)	49%	39%	42%	43%	56%	42%	41%	42%	46%	33%	31%	33%	43%	45%	35%
Liquidations	261	318	317	300	247	307	284	273	258	252	249	246	1,195	1,111	1,007
<b>Mortgage Debt Outstanding (NSA, Bil. \$)</b>															
MDO Single-Family First Lien (1-4 Units)	9,162	9,157	9,176	9,172	9,197	9,219	9,268	9,299	9,302	9,370	9,441	9,498	9,172	9,299	9,498
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>	-0.9%	-0.2%	0.8%	-0.2%	1.1%	1.0%	2.1%	1.4%	0.1%	3.0%	3.0%	2.5%	-0.1%	1.4%	2.1%
MDO Total Single-Family (1-4 Units)	9,853	9,841	9,855	9,846	9,873	9,898	9,952	9,987	9,993	10,069	10,147	10,212	9,846	9,987	10,212
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>	-1.4%	-0.5%	0.6%	-0.4%	1.1%	1.0%	2.2%	1.4%	0.2%	3.1%	3.1%	2.6%	-0.4%	1.4%	2.2%
Adjustable Rate Mortgage Share of Conventional Mortgage Applications (%)	9%	10%	9%	9%	7%	8%	8%	8%	8%	8%	8%	8%	9%	8%	8%

March 10, 2015

Note: Interest rate forecasts are based on rates from February 27, 2015.

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.