

Housing Forecast: July 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	735	755	775	800	842	910	990	609	745	886
Single-Family (1 Unit)	418	422	424	473	487	510	520	525	540	572	625	695	431	511	608
<i>Percent Change: Year-over-Year</i>													-8.6%	18.6%	19.1%
Multifamily (2+ Units)	165	151	190	205	227	225	235	250	260	270	285	295	178	234	278
New Single-Family Home Sales	294	308	298	327	351	357	365	368	385	406	443	493	306	360	432
<i>Percent Change: Year-over-Year</i>													-5.3%	17.8%	19.8%
Total Existing Home Sales (Single-Family, Condos and Co-Ops)	4,340	4,177	4,247	4,367	4,567	4,610	4,619	4,634	4,669	4,683	4,721	4,758	4,260	4,607	4,708
<i>Percent Change: Year-over-Year</i>													1.7%	8.2%	2.2%
Total Home Sales (New + Existing)	4,634	4,485	4,545	4,694	4,918	4,967	4,984	5,002	5,054	5,089	5,164	5,251	4,566	4,968	5,139
<i>Percent Change: Year-over-Year</i>													1.2%	8.8%	3.5%
Home Prices (NSA, Thous. \$)															
Median New	227	229	222	219	234	228	223	222	236	227	223	224	227	227	228
Median Total Existing	158	169	169	162	158	168	170	165	160	167	170	166	166	165	166
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	3.8	3.8	3.8	3.9	3.9	4.0	4.5	3.8	3.9
1-Year Adjustable Rate Mortgage	3.3	3.1	2.9	2.9	2.8	2.8	2.8	2.8	2.8	2.8	2.9	2.9	3.0	2.8	2.8
Single-Family Mortgage Originations (NSA, Bil. \$, 1-4 Units)															
Mortgage Originations	331	282	338	411	383	458	347	297	280	319	295	262	1,362	1,486	1,155
Purchase	101	129	127	109	93	147	144	122	109	157	157	135	465	505	557
Refinance	231	153	211	302	290	312	204	176	171	163	138	127	896	981	599
Refinance Share (%)	70%	54%	63%	73%	76%	68%	59%	59%	61%	51%	47%	48%	66%	66%	52%
Mortgage Debt Outstanding (NSA, Bil. \$)															
MDO Single-Family First Lien (1-4 Units)	9,524	9,478	9,435	9,395	9,329	9,322	9,312	9,306	9,274	9,344	9,415	9,455	9,395	9,306	9,455
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>	-2.2%	-1.9%	-1.8%	-1.7%	-2.8%	-0.3%	-0.4%	-0.3%	-1.4%	3.1%	3.1%	1.7%	-1.9%	-1.0%	1.6%
MDO Total Single-Family (1-4 Units)	10,450	10,382	10,324	10,268	10,179	10,160	10,138	10,121	10,080	10,150	10,221	10,259	10,268	10,121	10,259
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>	-2.9%	-2.6%	-2.2%	-2.1%	-3.4%	-0.7%	-0.8%	-0.7%	-1.6%	2.8%	2.8%	1.5%	-2.5%	-1.4%	1.4%
Adjustable Rate Mortgage Share of Conventional Mortgage Applications (%)	5%	6%	7%	6%	6%	6%	7%	7%	8%	8%	8%	9%	6%	6%	8%

July 10, 2012

Note: Interest rate forecasts are based on rates from June 29, 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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