

Housing Forecast: May 2010

	----- 2009 -----				----- 2010 -----				----- 2011 -----				2008	2009	2010	2011
	09.1	09.2	09.3	09.4	10.1	10.2	10.3	10.4	11.1	11.2	11.3	11.4				
Housing Starts and Sales (SAAR, thous.)																
Housing Starts	528	540	587	559	617	690	745	800	875	993	1,108	1,200	906	554	713	1,044
Single-Family (1 unit)	358	425	498	481	525	550	595	635	703	810	915	995	622	445	576	856
percent change													-40.5%	-28.5%	29.5%	48.5%
Multifamily (2+ units)	169	115	88	77	92	140	150	165	172	183	193	205	284	109	137	188
New Home Sales	338	372	406	372	358	347	386	435	504	583	652	708	485	374	381	612
percent change													-37.5%	-22.9%	1.9%	60.5%
Total Existing Home Sales	4,610	4,780	5,280	5,970	5,137	5,628	5,402	5,646	5,681	5,966	6,076	6,059	4,913	5,156	5,453	5,946
percent change													-13.1%	4.9%	5.8%	9.0%
Total Home Sales (new + existing)	4,948	5,152	5,686	6,342	5,494	5,975	5,788	6,081	6,185	6,550	6,728	6,767	5,398	5,530	5,834	6,557
percent change													-16.0%	2.4%	5.5%	12.4%
Home Prices (NSA, thous. \$)																
Median New	207.8	218.7	212.6	218.8	217.1	216.2	209.5	215.6	215.7	216.0	210.8	219.0	232.1	215.6	214.6	215.4
Median Total Existing	167.6	174.4	178.1	170.8	166.7	172.4	175.5	168.3	165.6	172.2	176.6	171.0	198.1	172.5	170.7	171.3
FHFA Index (YOY % change Purchase Only)	-7.1%	-5.9%	-3.8%	-1.3%	-2.1%	-2.0%	-2.1%	-0.4%	1.0%	1.1%	1.8%	2.3%	-8.2%	-1.3%	-0.4%	2.3%
Interest Rates, Percent																
10-Year T-Note	2.74	3.31	3.52	3.46	3.72	3.59	3.67	3.79	3.91	4.02	4.12	4.22	3.67	3.26	3.69	4.07
FRM Rate	5.06	5.03	5.16	4.92	5.00	5.10	5.23	5.37	5.49	5.59	5.68	5.75	6.04	5.04	5.17	5.63
ARM Rate 1 yr	4.88	4.83	4.72	4.43	4.26	4.19	4.31	4.44	4.56	4.68	4.79	4.90	5.18	4.71	4.30	4.73
Originations (NSA, bil. \$)																
Mortgage Originations	476	596	445	406	302	361	324	294	315	410	417	381	1,580	1,922	1,282	1,524
Purchase	111	157	177	161	107	200	207	186	172	274	288	249	765	606	700	983
Refi	365	439	267	245	195	161	117	108	143	137	129	133	815	1,316	582	541
Refi Share (%)	77%	74%	60%	60%	65%	45%	36%	37%	45%	33%	31%	35%	52%	68%	45%	36%
Liquidations	471	625	514	445	370	386	350	323	298	326	325	308	1,675	2,056	1,429	1,258
Mortgage Debt Outstanding (NSA, bil.\$)																
MDO Single-Family First Lien	9,891	9,862	9,793	9,753	9,685	9,660	9,635	9,606	9,623	9,708	9,799	9,873	9,887	9,753	9,606	9,873
% Change	0.2%	-1.2%	-2.8%	-1.6%	-2.8%	-1.0%	-1.0%	-1.2%	0.7%	3.6%	3.8%	3.0%	-1.0%	-1.3%	-1.5%	2.8%
MDO Total Single-Family	10,987	10,936	10,844	10,786	10,710	10,683	10,655	10,623	10,642	10,735	10,837	10,918	11,000	10,786	10,623	10,918
% Change	-0.5%	-1.8%	-3.3%	-2.1%	-2.8%	-1.0%	-1.0%	-1.2%	0.7%	3.6%	3.8%	3.0%	-1.0%	-1.9%	-1.5%	2.8%
ARM Share of Applications (% of conv#)	3%	3%	6%	5%	5%	7%	9%	10%	12%	13%	13%	13%	11%	4%	8%	12%

May 10, 2010

Notes: Interest rate forecasts are based on rates from April 30, 2010.

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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