

Housing Forecast: December 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	780	895	905	935	965	990	609	781	949	
Single-Family (1 Unit)	418	422	424	473	487	516	546	615	630	650	675	695	431	541	663	
<i>Percent Change: Year-over-Year</i>													-8.6%	25.7%	22.4%	
Multifamily (2+ Units)	165	151	190	205	227	220	234	280	275	285	290	295	178	240	286	
New Single-Family Home Sales	294	308	298	327	352	362	367	382	408	436	457	483	306	366	446	
<i>Percent Change: Year-over-Year</i>													-5.3%	19.5%	21.9%	
Total Existing Home Sales (Single-Family, Condos and Co-Ops)	4,340	4,177	4,247	4,367	4,567	4,537	4,683	4,881	4,915	4,955	4,981	5,007	4,260	4,667	4,965	
<i>Percent Change: Year-over-Year</i>													1.7%	9.6%	6.4%	
Total Home Sales (New + Existing)	4,634	4,485	4,545	4,694	4,919	4,899	5,050	5,263	5,323	5,391	5,438	5,489	4,566	5,033	5,410	
<i>Percent Change: Year-over-Year</i>													1.2%	10.2%	7.5%	
Home Prices (NSA, Thous. \$)																
Median New	227	229	222	219	234	236	246	227	242	240	248	230	227	236	240	
Median Total Existing	158	169	169	162	158	181	184	168	164	184	185	170	166	173	176	
FHFA Purchase-Only Index (Percent Change: Quarterly YoY, Annual Q4/Q4)	-5.7%	-5.8%	-3.8%	-2.4%	0.8%	3.3%	2.5%	2.9%	2.3%	0.6%	1.2%	1.6%	-2.4%	2.9%	1.6%	
Mortgage Rates (Percent)																
30-Year Fixed Rate Mortgage	4.8	4.7	4.3	4.0	3.9	3.8	3.5	3.3	3.3	3.3	3.4	3.5	4.5	3.7	3.4	
1-Year Adjustable Rate Mortgage	3.3	3.1	2.9	2.9	2.8	2.8	2.7	2.6	2.5	2.5	2.5	2.6	3.0	2.7	2.5	
Single-Family Mortgage Originations (NSA, Bil. \$, 1-4 Units)																
Mortgage Originations	277	346	410	463	380	417	541	532	435	440	376	300	1,496	1,871	1,551	
Purchase	98	148	145	125	105	143	141	129	114	174	166	141	515	518	595	
Refinance	179	198	265	338	275	274	400	404	321	266	210	159	981	1,353	956	
Refinance Share (%)	65%	57%	65%	73%	72%	66%	74%	76%	74%	60%	56%	53%	66%	72%	62%	
Mortgage Debt Outstanding (NSA, Bil. \$)																
MDO Single-Family First Lien (1-4 Units)	9,434	9,388	9,345	9,305	9,240	9,201	9,136	9,130	9,110	9,105	9,097	9,064	9,305	9,130	9,064	
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>	-2.1%	-1.9%	-1.8%	-1.7%	-2.7%	-1.7%	-2.8%	-0.2%	-0.9%	-0.2%	-0.3%	-1.5%	-1.9%	-1.9%	-0.7%	
MDO Total Single-Family (1-4 Units)	10,338	10,272	10,214	10,158	10,071	10,013	9,926	9,910	9,881	9,871	9,856	9,814	10,158	9,910	9,814	
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>	-2.8%	-2.5%	-2.2%	-2.2%	-3.4%	-2.3%	-3.4%	-0.6%	-1.1%	-0.4%	-0.6%	-1.7%	-2.4%	-2.4%	-1.0%	
Adjustable Rate Mortgage Share of Conventional Mortgage Applications (%)	5%	6%	7%	6%	6%	6%	5%	4%	4%	4%	5%	7%	6%	5%	5%	

December 10, 2012

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

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