

Housing Forecast: April 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	595	690	745	800	875	993	1,108	1,200	906	554	708	1,044
Single-Family (1 unit)	358	425	498	481	500	550	595	635	703	810	915	995	622	445	570	856
percent change													-40.5%	-28.5%	28.1%	50.1%
Multifamily (2+ units)	169	115	88	77	95	140	150	165	172	183	193	205	284	109	137	188
New Home Sales	338	372	406	369	328	347	386	435	504	583	652	708	485	374	374	612
percent change													-37.5%	-22.9%	-0.1%	63.7%
Total Existing Home Sales	4,610	4,780	5,280	5,970	5,179	5,628	5,402	5,646	5,681	5,966	6,076	6,059	4,913	5,156	5,464	5,946
percent change													-13.1%	4.9%	6.0%	8.8%
Total Home Sales (new + existing)	4,948	5,152	5,686	6,339	5,507	5,975	5,788	6,081	6,185	6,550	6,728	6,767	5,398	5,530	5,838	6,557
percent change													-16.0%	2.4%	5.6%	12.3%
Home Prices (NSA, thous. \$)																
Median New	207.8	218.7	212.6	217.7	207.2	216.2	209.5	214.5	205.9	216.0	210.8	217.9	232.1	215.6	211.8	212.6
Median Total Existing	167.6	174.4	178.1	170.8	167.2	172.4	175.5	168.3	166.1	172.2	176.6	171.0	198.1	172.5	170.8	171.4
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	3.74	3.88	4.01	4.14	4.26	4.37	4.47	3.67	3.26	3.84	4.31
FRM Rate	5.06	5.03	5.16	4.92	5.00	5.17	5.30	5.43	5.55	5.65	5.74	5.81	6.04	5.04	5.23	5.69
ARM Rate 1 yr	4.88	4.83	4.72	4.43	4.25	4.36	4.45	4.57	4.69	4.82	4.95	5.07	5.18	4.71	4.41	4.89
Originations (NSA, bil. \$)																
Mortgage Originations	476	596	445	406	321	345	319	291	301	407	418	387	1,580	1,922	1,277	1,513
Purchase	111	157	177	161	114	203	207	186	167	274	288	249	765	606	709	979
Refi	365	439	267	245	207	143	112	106	134	132	130	138	815	1,316	567	534
Refi Share (%)	77%	74%	60%	60%	65%	41%	35%	36%	44%	33%	31%	36%	52%	68%	44%	35%
Liquidations	471	625	514	445	384	384	343	320	289	323	326	311	1,675	2,056	1,431	1,249
Mortgage Debt Outstanding (NSA, bil. \$)																
MDO Single-Family First Lien	9,891	9,862	9,793	9,753	9,690	9,651	9,627	9,599	9,611	9,695	9,788	9,863	9,887	9,753	9,599	9,863
% Change	0.2%	-1.2%	-2.8%	-1.6%	-2.6%	-1.6%	-1.0%	-1.2%	0.5%	3.5%	3.9%	3.1%	-1.0%	-1.3%	-1.6%	2.7%
MDO Total Single-Family	10,987	10,936	10,844	10,786	10,716	10,673	10,647	10,615	10,629	10,721	10,824	10,907	11,000	10,786	10,615	10,907
% Change	-0.5%	-1.8%	-3.3%	-2.1%	-2.6%	-1.6%	-1.0%	-1.2%	0.5%	3.5%	3.9%	3.1%	-1.0%	-1.9%	-1.6%	2.7%
ARM Share of Applications (% of conv#)	3%	3%	6%	5%	5%	7%	8%	10%	11%	12%	12%	12%	11%	4%	7%	12%

April 10, 2010

Notes: Interest rate forecasts are based on rates from March 31, 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 Opinions, analyses, estimates, forecasts and other views of Fannie Mae's Economics and Mortgage Market Analysis (EMMA) 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. Although the EMMA 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 EMMA 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.