

## Housing Forecast: July 2013

	----- 2012 -----				----- 2013 -----				----- 2014 -----				2012	2013	2014	
	12.1	12.2	12.3	12.4	13.1	13.2	13.3	13.4	14.1	14.2	14.3	14.4				
<b>Housing Starts and Sales (SAAR, Thous. Units)</b>																
Housing Starts	714	741	781	896	957	908	980	1,015	1,085	1,165	1,250	1,328	781	965	1,207	
Single-Family (1 Unit)	486	517	547	597	630	608	665	695	760	840	920	985	535	649	876	
<i>Percent Change: Year-over-Year</i>													24.3%	21.3%	34.9%	
Multifamily (2+ Units)	228	224	235	299	328	300	315	320	325	325	330	343	245	316	331	
New Single-Family Home Sales	351	360	376	386	451	465	476	481	506	563	619	665	368	468	588	
<i>Percent Change: Year-over-Year</i>													20.3%	27.3%	25.6%	
Total Existing Home Sales (Single-Family, Condos and Co-Ops)	4,497	4,510	4,740	4,897	4,937	5,136	4,816	4,991	5,192	5,231	5,266	5,358	4,660	4,970	5,262	
<i>Percent Change: Year-over-Year</i>													9.4%	6.7%	5.9%	
Total Home Sales (New + Existing)	4,848	4,870	5,116	5,283	5,388	5,601	5,292	5,472	5,699	5,794	5,884	6,022	5,028	5,438	5,850	
<i>Percent Change: Year-over-Year</i>													10.1%	8.2%	7.6%	
<b>Home Prices (NSA, Thous. \$)</b>																
Median New	234	236	248	250	257	254	268	271	276	266	280	283	245	262	276	
Median Total Existing	158	181	184	179	176	195	198	193	189	204	207	202	177	191	200	
FHFA Purchase-Only Index (Percent Change: Quarterly YoY, Annual Q4/Q4)	6.0%	3.5%	4.1%	5.4%	6.7%	7.6%	6.9%	7.4%	6.7%	4.1%	4.7%	4.6%	5.4%	7.4%	4.6%	
<b>Mortgage Rates (Percent)</b>																
30-Year Fixed Rate Mortgage	3.9	3.8	3.5	3.4	3.5	3.7	4.5	4.7	4.8	4.9	5.0	5.1	3.7	4.1	5.0	
5-Year Adjustable Rate Mortgage	2.8	2.8	2.8	2.7	2.6	2.7	3.2	3.4	3.6	3.8	4.0	4.1	2.8	3.0	3.9	
1-Year Adjustable Rate Mortgage	2.8	2.8	2.7	2.6	2.6	2.6	2.7	2.9	3.1	3.3	3.4	3.6	2.7	2.7	3.3	
<b>Single-Family Mortgage Originations (NSA, Bil. \$, 1-4 Units)</b>																
Mortgage Originations	447	474	552	555	460	566	359	261	243	292	267	269	2,027	1,647	1,071	
Purchase	102	153	158	138	108	183	170	158	138	208	209	186	552	619	741	
Refinance	345	321	394	416	352	384	189	103	105	84	59	83	1,475	1,028	331	
Refinance Share (%)	77%	68%	71%	75%	77%	68%	53%	39%	43%	29%	22%	31%	73%	62%	31%	
Liquidations	511	513	619	545	496	514	298	221	207	229	206	219	2,189	1,528	861	
<b>Mortgage Debt Outstanding (NSA, Bil. \$)</b>																
MDO Single-Family First Lien (1-4 Units)	9,253	9,214	9,146	9,156	9,120	9,172	9,234	9,274	9,310	9,373	9,434	9,484	9,156	9,274	9,484	
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>													-1.7%	1.3%	2.3%	
MDO Total Single-Family (1-4 Units)	10,085	10,026	9,937	9,925	9,868	9,919	9,980	10,018	10,052	10,113	10,174	10,223	9,925	10,018	10,223	
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>													-2.4%	0.9%	2.0%	
Adjustable Rate Mortgage Share of Conventional Mortgage Applications (%)	6%	6%	5%	4%	5%	6%	8%	8%	8%	10%	11%	11%	5%	7%	10%	

July 10, 2013

Note: Interest rate forecasts are based on rates from June 28, 2013.

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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