Housing Forecast: January 2014

	--------------- 2013 ---------------				--------------- 2014 ---------------				2012	2013	2014	2015
	13.1	13.2	13.3	13.4	14.1	14.2	14.3	14.4	2012	2013	2014	2015
Housing Starts and Sales (SAAR, Thous. Units)												
Housing Starts	957	869	882	990	1,015	1,075	1,140	1,193	781	925	1,106	1,356
Single-Family (1 Unit)	630	598	596	660	680	740	800	850	535	621	768	995
Percent Change: Year-over-Year									24.3%	16.0%	23.6%	29.6%
Multifamily (2+ Units)	328	270	287	330	335	335	340	343	245	304	338	361
New Single-Family Home Sales	449	442	388	457	474	501	543	571	368	434	522	678
Percent Change: Year-over-Year									20.3%	18.0%	20.2%	30.0%
Total Existing Home Sales (Single-Family, Condos and Co-Ops)	4,943	5,057	5,357	5,000	5,055	5,132	5,247	5,266	4,660	5,089	5,175	5,348
Percent Change: Year-over-Year									9.4%	9.2%	1.7%	3.3%
Total Home Sales (New + Existing)	5,392	5,499	5,745	5,457	5,529	5,633	5,790	5,837	5,028	5,523	5,697	6,026
Percent Change: Year-over-Year									10.1%	9.9%	3.1%	5.8%
Home Prices (NSA, Thous. $)												
Median New	258	268	261	273	281	285	275	289	245	265	283	297
Median Total Existing	176	203	207	195	191	216	218	207	177	195	208	219
FHFA Purchase-Only Index (Percent Change: Quarterly YoY, Annual Q4/Q4)	7.0%	7.6%	8.5%	8.1%	7.9%	5.8%	5.5%	6.2%	5.5%	8.1%	6.2%	4.8%
Mortgage Rates (Percent)												
30-Year Fixed Rate Mortgage	3.5	3.7	4.4	4.3	4.6	4.7	4.9	5.0	3.7	4.0	4.8	5.4
5-Year Adjustable Rate Mortgage	2.6	2.7	3.2	3.0	3.2	3.4	3.6	3.8	2.8	2.9	3.5	4.2
1-Year Adjustable Rate Mortgage	2.6	2.6	2.7	2.6	2.6	2.8	2.9	3.1	2.7	2.6	2.9	3.6
Single-Family Mortgage Originations (NSA, Bil. $, 1-4 Units)												
Mortgage Originations	516	559	440	303	276	350	343	286	2,153	1,817	1,255	1,145
Purchase	139	196	193	160	145	223	222	196	613	688	786	845
Refinance	377	363	247	142	131	127	121	90	1,540	1,129	469	300
Refinance Share (%)	73%	65%	56%	47%	48%	36%	35%	32%	72%	62%	37%	26%
Liquidations	546	567	412	297	248	295	280	255	2,323	1,823	1,078	935
Mortgage Debt Outstanding (NSA, Bil. $)												
MDO Single-Family First Lien (1-4 Units)	9,130	9,122	9,149	9,155	9,184	9,239	9,302	9,333	9,160	9,155	9,333	9,542
Percent Change: Quarterly Annualized Rate, Annual Q4/Q4	-1.3%	-0.4%	1.2%	0.3%	1.3%	2.4%	2.7%	1.3%	-1.8%	-0.1%	1.9%	2.2%
MDO Total Single-Family (1-4 Units)	9,878	9,852	9,864	9,865	9,891	9,946	10,008	10,035	9,930	9,865	10,035	10,254
Percent Change: Quarterly Annualized Rate, Annual Q4/Q4	-2.1%	-1.0%	0.5%	0.1%	1.0%	2.2%	2.5%	1.1%	-2.5%	-0.6%	1.7%	2.2%
Adjustable Rate Mortgage Share of Conventional Mortgage Applications (%)	5%	6%	7%	8%	10%	12%	13%	14%	5%	7%	12%	18%

January 10, 2014
Note: Interest rate forecasts are based on rates from December 31, 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