



Housing Forecast: June 2026

	2025				2026				2027				2025	2026	2027
	25.1	25.2	25.3	25.4	26.1	26.2	26.3	26.4	27.1	27.2	27.3	27.4			
SAAR, Thous. Units															
Total Housing Starts	1,397	1,356	1,347	1,323	1,413	1,405	1,337	1,324	1,329	1,336	1,341	1,344	1,356	1,370	1,337
<i>Percent Change: YoY</i>													-0.8	1.0	-2.3
Single-Family (1 Unit)	1,012	941	890	923	946	920	901	905	912	921	929	934	941	918	924
<i>Percent Change: YoY</i>													-7.1	-2.5	0.7
Multifamily (2+ Units)	385	415	458	401	466	485	437	419	417	415	412	410	415	452	413
<i>Percent Change: YoY</i>													17.0	8.9	-8.5
Total Home Sales	4,741	4,676	4,733	4,867	4,680	4,796	4,854	4,925	5,017	5,089	5,165	5,254	4,754	4,814	5,131
<i>Percent Change: YoY</i>													0.2	1.3	6.6
New Single-Family	654	663	687	711	627	669	687	691	692	699	701	704	679	668	699
<i>Percent Change: YoY</i>													-1.1	-1.5	4.6
Existing (Single-Family, Condos/Co-Ops)	4,087	4,013	4,047	4,157	4,053	4,127	4,167	4,234	4,325	4,390	4,464	4,549	4,076	4,146	4,432
<i>Percent Change: YoY</i>													0.4	1.7	6.9
Percent Change: Quarterly YoY, Annual Q4/Q4															
Fannie Mae HPI	3.7	2.8	2.4	2.5	2.8	3.4	3.8	3.2	2.6	2.2	2.0	1.9	2.5	3.2	1.9
Percent: Quarterly Avg, Annual Avg															
30-Year Fixed Rate Mortgage	6.8	6.8	6.6	6.2	6.1	6.4	6.4	6.4	6.4	6.3	6.3	6.3	6.6	6.3	6.3
NSA, Bil. \$, 1-4 Units															
Single-Family Mortgage Originations	370	506	501	581	546	594	607	598	508	660	656	641	1,958	2,345	2,465
Purchase	278	380	377	349	282	404	402	365	293	440	441	400	1,385	1,453	1,574
Refinance	92	126	123	232	264	190	204	233	215	221	215	240	573	892	891
Refinance Share (<i>Percent</i>)	25	25	25	40	48	32	34	39	42	33	33	38	29	38	36

June 10, 2026

Note: The Fannie Mae HPI forecast is updated on the first month of every quarter (January, April, July, and October). Note: Interest rate forecasts are based on rates from May 29, 2026; all other forecasts are based on the date above.

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®, Freddie Mac. Forecasts: Fannie Mae Economic and Strategic Research

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