



Housing Forecast: April 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	1,401	1,354	1,346	1,328	1,387	1,327	1,315	1,326	1,329	1,335	1,341	1,348	1,357	1,338	1,338
<i>Percent Change: YoY</i>													-0.7	-1.4	0.0
Single-Family (1 Unit)	1,015	941	885	929	912	889	897	915	919	924	931	936	943	903	927
<i>Percent Change: YoY</i>													-6.9	-4.2	2.7
Multifamily (2+ Units)	386	413	461	399	475	437	418	411	411	411	411	412	415	435	411
<i>Percent Change: YoY</i>													17.1	5.0	-5.5
Total Home Sales	4,741	4,678	4,735	4,865	4,695	4,727	4,830	4,952	5,050	5,126	5,204	5,284	4,755	4,801	5,166
<i>Percent Change: YoY</i>													0.2	1.0	7.6
New Single-Family	655	665	688	709	652	675	692	695	696	698	701	704	679	678	700
<i>Percent Change: YoY</i>													-1.0	-0.1	3.1
Existing (Single-Family, Condos/Co-Ops)	4,087	4,013	4,047	4,157	4,043	4,052	4,138	4,258	4,354	4,428	4,503	4,580	4,076	4,123	4,466
<i>Percent Change: YoY</i>													0.4	1.2	8.3
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	6.3	6.2	6.1	6.1	6.1	6.1	6.1	6.6	6.2	6.1
NSA, Bil. \$, 1-4 Units															
Single-Family Mortgage Originations	371	506	502	581	533	611	611	587	536	672	661	633	1,960	2,342	2,501
Purchase	278	381	378	350	273	395	399	365	296	442	446	403	1,387	1,432	1,587
Refinance	92	126	123	232	260	216	212	222	240	229	215	230	573	911	915
Refinance Share (Percent)	25	25	25	40	49	35	35	38	45	34	33	36	29	39	37

April 13, 2026

Note: The Fannie Mae HPI forecast is updated on the first month of every quarter. Note: Interest rate forecasts are based on rates from March 31, 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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