



Housing Forecast: August 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	1,418	1,347	1,393	1,319	1,334	1,338	1,339	1,340	1,356	1,369	1,338
Percent Change: YoY													-0.8	1.0	-2.3
Single-Family (1 Unit)	1,012	941	890	923	945	902	889	881	901	909	914	918	941	904	910
Percent Change: YoY													-7.1	-3.9	0.7
Multifamily (2+ Units)	385	415	458	401	473	445	504	437	432	429	425	422	415	465	427
Percent Change: YoY													17.0	12.1	-8.1
Total Home Sales	4,741	4,676	4,733	4,867	4,675	4,751	4,746	4,781	4,846	4,912	4,972	5,032	4,754	4,738	4,940
Percent Change: YoY													0.2	-0.3	4.3
New Single-Family	654	663	687	711	622	631	628	647	665	671	677	682	679	632	674
Percent Change: YoY													-1.1	-6.9	6.6
Existing (Single-Family, Condos/Co-Ops)	4,087	4,013	4,047	4,157	4,053	4,120	4,118	4,134	4,181	4,241	4,296	4,350	4,076	4,106	4,267
Percent Change: YoY													0.4	0.7	3.9
Percent Change: Quarterly YoY, Annual Q4/Q4															
Fannie Mae HPI	3.6	2.7	2.1	2.1	2.6	3.2	3.2	2.3	1.3	0.9	0.9	1.0	2.1	2.3	1.0
Percent: Quarterly Avg, Annual Avg															
30-Year Fixed Rate Mortgage	6.8	6.8	6.6	6.2	6.1	6.4	6.7	6.8	6.8	6.8	6.7	6.7	6.6	6.5	6.7
NSA, Bil. \$, 1-4 Units															
Single-Family Mortgage Originations	370	505	500	581	542	558	530	538	467	612	613	602	1,956	2,168	2,294
Purchase	278	379	377	349	282	405	397	356	280	413	420	380	1,383	1,440	1,493
Refinance	92	125	123	232	261	153	133	182	187	199	193	223	573	728	801
Refinance Share (Percent)	25	25	25	40	48	27	25	34	40	32	31	37	29	34	35

August 13, 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 July 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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