

Housing Forecast: July 2011

	2009				2010				2011				2012				2009	2010	2011	2012	2013
	09.1	09.2	09.3	09.4	10.1	10.2	10.3	10.4	11.1	11.2	11.3	11.4	12.1	12.2	12.3	12.4					
Housing Starts and Sales (saar, Thous)																					
Housing Starts	526	534	588	568	615	602	584	539	582	560	573	645	760	790	860	915	554	587	590	831	1,140
Single-Family (1 unit)	356	426	502	486	521	492	434	436	414	417	433	495	600	615	660	710	445	471	440	646	881
percent change																	-28.5%	5.8%	-6.6%	46.9%	36.4%
Multifamily (2+ units)	169	109	86	82	94	110	150	102	168	143	140	150	160	175	200	205	109	116	150	185	259
New Home Sales	353	368	401	373	358	336	291	300	299	323	328	341	403	413	446	480	375	323	323	436	600
percent change																	-22.7%	-13.9%	-0.1%	35.0%	37.6%
Total Existing Home Sales	4,627	4,777	5,283	5,910	5,183	5,570	4,170	4,747	5,140	4,911	5,138	5,269	5,358	5,441	5,656	5,671	5,156	4,908	5,115	5,531	5,694
percent change																	4.9%	-4.8%	4.2%	8.2%	2.9%
Total Home Sales (new + existing)	4,980	5,145	5,685	6,283	5,541	5,906	4,461	5,047	5,439	5,234	5,467	5,610	5,761	5,854	6,101	6,152	5,531	5,231	5,437	5,967	6,294
percent change																	2.5%	-5.4%	3.9%	9.7%	5.5%
Home Prices (NSA, thous. \$)																					
Median New	207.8	218.7	212.6	218.8	221.6	219.4	222.2	221.7	224.1	213.5	214.3	215.6	220.5	208.3	212.5	214.9	216.7	221.8	216.9	214.1	217.3
Median Total Existing	167.6	174.4	178.1	170.8	166.4	176.6	176.9	169.9	157.9	169.6	170.6	165.2	155.4	165.5	169.1	164.7	172.5	173.0	165.8	163.7	166.2
FHFA Index (YOY % change Purchase Only)	-7.6%	-6.3%	-4.4%	-1.8%	-3.0%	-1.8%	-2.9%	-4.2%	-5.6%	-4.7%	-5.0%	-2.2%	0.0%	-1.0%	0.9%	0.4%	-1.8%	-4.2%	-2.2%	0.4%	3.2%
Interest Rates, Percent																					
Yield on 10-yr Treasury Notes (%)	2.74	3.31	3.52	3.46	3.7	3.5	2.8	2.9	3.5	3.2	3.2	3.3	3.4	3.6	3.7	3.8	3.3	3.2	3.3	3.6	4.0
30-year fixed mortgage rate (%)	5.06	5.03	5.16	4.92	5.0	4.9	4.4	4.4	4.8	4.7	4.7	4.7	4.9	5.0	5.1	5.2	5.0	4.7	4.7	5.0	5.4
1-year mortgage rate (%)	4.88	4.83	4.72	4.42	4.3	4.0	3.6	3.3	3.3	3.1	3.1	3.2	3.3	3.3	3.4	3.6	4.7	3.8	3.2	3.4	4.0
Originations (NSA, bil. \$)																					
Mortgage Originations	475	596	425	418	303	339	408	462	311	341	237	181	206	268	279	246	1,914	1,512	1,070	999	1,275
Purchase	109	157	162	161	105	145	116	102	97	140	145	116	133	208	223	191	589	469	497	754	973
Refi	366	439	263	257	198	194	292	359	214	202	93	65	73	60	56	55	1,325	1,043	573	245	302
Refi Share (%)	77%	74%	62%	62%	65%	57%	72%	78%	69%	59%	39%	36%	35%	23%	20%	22%	69%	69%	54%	24%	24%
Liquidations	462	626	489	463	419	384	464	493	360	304	326	285	261	291	292	264	2,040	1,760	1,275	1,109	1,328
Mortgage Debt Outstanding																					
MDO SF First Lien	9,968	9,938	9,875	9,829	9,713	9,668	9,612	9,581	9,532	9,569	9,480	9,376	9,321	9,298	9,284	9,266	9,829	9,581	9,376	9,266	9,214
% Change	0.5%	-1.2%	-2.5%	-1.8%	-4.6%	-1.8%	-2.3%	-1.3%	-2.0%	1.6%	-3.7%	-4.3%	-2.3%	-1.0%	-0.6%	-0.7%	-1.3%	-2.5%	-2.1%	-1.2%	-0.6%
MDO Total Single-Family	11,064	11,013	10,926	10,862	10,727	10,664	10,588	10,531	10,458	10,478	10,374	10,256	10,188	10,156	10,134	10,107	10,862	10,531	10,256	10,107	10,061
% Change	-0.2%	-1.8%	-3.1%	-2.3%	-4.9%	-2.3%	-2.8%	-2.1%	-2.8%	0.8%	-3.9%	-4.5%	-2.6%	-1.2%	-0.9%	-1.1%	-1.9%	-3.0%	-2.6%	-1.4%	-0.5%
ARM Share of Applications (% of conv#)	2.2%	3.5%	6.3%	5.5%	4.9%	6.0%	6%	5%	5%	6%	6%	6%	6%	6%	7%	7%	4%	5%	6%	6%	6%

July 11, 2011

Notes: Interest rate forecasts are based on rates from June 30, 2011.

Note: Unshaded areas denote actuals. Shaded areas denote forecasts.

Source: Actuals: Census, Bureau of Labor Statistics, Federal Reserve, Mortgage Bankers Association, National Association of REALTORS®, FHFA; Forecasts: Fannie Mae Economics and Mortgage Market Analysis

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