

MBA Mortgage Finance Forecast

July 20, 2023

	2022				2023				2024				2022	2023	2024	2025
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
Housing Measures																
Housing Starts (SAAR, Thous)	1,718	1,636	1,446	1,405	1,385	1,447	1,443	1,444	1,458	1,459	1,478	1,499	1,551	1,430	1,474	1,548
Single-Family	1,182	1,084	901	850	834	929	947	972	1,008	1,023	1,046	1,081	1,004	920	1,040	1,119
Two or More	535	551	545	556	552	518	496	472	450	436	432	418	547	509	434	429
Home Sales (SAAR, Thous)																
Total Existing Homes	6,057	5,373	4,770	4,197	4,327	4,250	4,295	4,319	4,403	4,454	4,622	4,840	5,099	4,298	4,580	5,049
New Homes	776	609	580	598	651	726	739	738	748	746	761	771	641	713	756	778
FHFA US House Price Index (YOY % Change)	18.8	17.9	14.2	8.3	4.3	2.0	0.7	0.0	-0.2	-0.1	0.3	1.0	8.3	0.0	1.0	3.9
Median Price of Total Existing Homes (Thous \$)	365.8	405.9	391.5	372.8	366.7	397.5	391.4	383.2	384.6	383.6	384.2	383.4	384.0	384.7	384.0	386.6
Median Price of New Homes (Thous \$)	431.3	447.0	465.4	479.5	437.2	419.4	424.3	428.5	433.5	430.7	433.2	436.2	455.8	427.4	433.4	444.1
Interest Rates																
30-Year Fixed Rate Mortgage (%)	3.9	5.3	5.7	6.6	6.4	6.5	6.6	5.9	5.7	5.5	5.2	4.9	6.6	5.9	4.9	4.6
10-Year Treasury Yield (%)	1.9	2.9	3.1	3.8	3.6	3.6	3.7	3.4	3.3	3.1	3.0	3.0	3.8	3.4	3.0	2.8
Mortgage Originations																
Total 1- to 4-Family (Bil \$)	689	678	480	398	333	463	468	495	460	575	568	583	2,245	1,759	2,186	2,468
Purchase	381	477	388	332	267	371	375	378	338	434	406	418	1,578	1,391	1,596	1,783
Refinance	308	201	92	66	66	92	93	117	122	141	162	165	667	368	590	685
Refinance Share (%)	45	30	19	17	20	20	20	24	27	25	29	28	30	21	27	28
FHA Originations (Bil \$)													158	119	133	139
Total 1- to 4-Family (000s loans)	1,939	1,789	1,206	973	816	1,128	1,139	1,211	1,131	1,431	1,429	1,472	5,907	4,294	5,462	6,200
Purchase	1,000	1,202	946	790	634	876	884	891	797	1,039	977	1,009	3,938	3,285	3,822	4,288
Refinance	938	588	260	182	182	252	254	320	334	392	452	462	1,969	1,009	1,640	1,912
Refinance Share (%)	48	33	22	19	22	22	22	26	30	27	32	31	33	23	30	31
Mortgage Debt Outstanding																
1- to 4-Family (Bil \$)	12,695	12,971	13,195	13,325	13,439	13,570	13,664	13,720	13,755	13,806	13,850	13,876	13,325	13,720	13,876	14,093

Notes:

As of the August 2022 forecast, 2021 origination volume was revised based on the 2021 Home Mortgage Disclosure Act data. Total 1-to-4-family originations and refinance share are MBA estimates. These exclude second mortgages and home equity loans. Mortgage rate forecast is based on Freddie Mac's 30-Yr fixed rate which is based on predominantly home purchase transactions. The 10-Year Treasury Yield and 30-Yr mortgage rate are the average for the quarter, but annual columns show Q4 values. The FHFA US House Price Index is the forecasted year over year percent change of the FHFA Purchase-Only House Price Index. Copyright 2023 Mortgage Bankers Association. All rights reserved. THE HISTORICAL DATA AND PROJECTIONS ARE PROVIDED "AS IS" WITH NO WARRANTIES OF ANY KIND.

