

# MBA Mortgage Finance Forecast

May 15, 2020

	2019				2020				2021				2019	2020	2021	2022
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
<b>Housing Measures</b>																
Housing Starts (SAAR, Thous)	1,213	1,256	1,282	1,441	1,466	880	940	1,120	1,170	1,250	1,300	1,320	1,298	1,102	1,260	1,366
Single-Family	864	847	894	970	962	700	750	820	850	900	930	950	894	808	908	996
Two or More	349	409	388	470	505	180	190	300	320	350	370	370	404	294	353	370
Home Sales (SAAR, Thous)																
Total Existing Homes	5,207	5,287	5,410	5,420	5,483	4,657	4,926	5,311	5,460	5,555	5,699	5,819	5,331	5,094	5,633	5,855
New Homes	669	661	699	710	715	626	643	696	722	722	740	759	685	670	736	775
FHFA US House Price Index (YOY % Change)	5.5	5.1	4.8	5.1	5.0	4.9	4.6	4.3	4.0	3.7	3.5	3.2	5.1	4.3	3.2	2.4
Median Price of Total Existing Homes (Thous \$)	253.0	276.8	276.9	272.3	272.4	276.7	276.0	283.2	296.0	290.7	287.7	286.2	269.7	277.1	290.1	287.3
Median Price of New Homes (Thous \$)	312.3	321.2	317.0	326.6	326.8	330.7	328.2	325.3	337.8	344.5	349.3	353.1	319.3	327.8	346.2	355.7
<b>Interest Rates</b>																
30-Year Fixed Rate Mortgage (%)	4.4	4.0	3.7	3.7	3.5	3.4	3.4	3.4	3.3	3.4	3.5	3.5	3.7	3.4	3.5	3.7
10-Year Treasury Yield (%)	2.7	2.3	1.8	1.8	1.4	0.9	0.9	1.0	1.0	1.1	1.2	1.3	1.8	1.0	1.3	1.8
<b>Mortgage Originations</b>																
Total 1- to 4-Family (Bil \$)	325	501	651	696	563	792	575	509	489	568	523	495	2,173	2,439	2,075	1,907
Purchase	228	355	375	314	257	348	308	335	302	386	361	347	1,272	1,248	1,396	1,478
Refinance	97	146	276	382	306	444	267	174	187	182	162	148	901	1,191	679	429
Refinance Share (%)	30	29	42	55	54	56	46	34	38	32	31	30	41	49	33	22
<b>Mortgage Debt Outstanding</b>																
1- to 4-Family (Bil \$)	10,362	10,446	10,574	10,677	10,780	10,884	10,993	11,095	11,196	11,314	11,436	11,556	10,677	11,095	11,556	12,058

**Notes:**

Housing starts and home sales are seasonally adjusted.

Total existing home sales include condos and co-ops.

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.

Total 1-to-4-family originations and refinance share are MBA estimates. These exclude second mortgages and home equity loans.

The FHFA US House Price Index is the forecasted year over year percent change of the FHFA All Transactions House Price Index.

The mortgage debt outstanding forecast is for 1-4 unit mortgage debt and excludes home equity loans. Annual MDO numbers reflect EOP values.

Copyright 2020 Mortgage Bankers Association. All rights reserved.

THE HISTORICAL DATA AND PROJECTIONS ARE PROVIDED "AS IS" WITH NO WARRANTIES OF ANY KIND.

MORTGAGE BANKERS ASSOCIATION