

MBA Mortgage Finance Forecast

June 20, 2007

	2006				2007				2008				2009	2006	2007	2008
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1			
Housing Measures (Thous)																
Housing Starts	2,127	1,861	1,704	1,555	1,460	1,410	1,375	1,389	1,417	1,422	1,449	1,474	1,499	1,801	1,409	1,441
Single-Family	1,752	1,520	1,393	1,232	1,172	1,110	1,065	1,075	1,100	1,100	1,125	1,150	1,175	1,465	1,106	1,119
Two or More	376	341	311	323	288	300	310	314	317	322	324	324	324	336	303	322
Home Sales																
Total Existing Homes	6,863	6,627	6,287	6,263	6,423	6,051	6,042	6,032	6,124	6,169	6,228	6,289	6,316	6,478	6,137	6,203
New Homes	1,132	1,086	994	986	863	899	881	869	886	899	899	913	927	1,051	878	899
Median Price of Total Existing Homes (Thous \$)	216.9	226.8	225.0	219.3	213.9	223.9	215.6	215.5	212.7	225.0	218.1	216.5	226.5	221.9	217.2	218.1
Median Price of New Homes (Thous \$)	244.8	246.1	236.2	245.1	254.0	231.2	234.8	244.5	245.5	245.7	238.2	245.0	255.2	246.5	241.1	243.6
Interest Rates (%)																
30-Year Fixed Rate Mortgage	6.2	6.6	6.6	6.2	6.2	6.4	6.7	6.7	6.7	6.7	6.7	6.7	6.7	6.4	6.5	6.7
10-Year Treasury Yield	4.6	5.1	4.9	4.6	4.7	4.9	5.2	5.2	5.2	5.2	5.2	5.2	5.1	4.8	4.9	5.1
1-Year Treasury ARM	5.3	5.7	5.6	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5
1-Year Treasury Yield	4.6	5.0	5.1	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	4.9	5.0	5.0
Mortgage Originations																
Total 1- to 4-Family (Bil \$)	626	752	723	714	656	734	645	527	593	587	558	549	596	2,816	2,562	2,287
Purchase	319	429	390	321	282	375	361	306	320	341	329	329	346	1,460	1,323	1,319
Refinance	307	324	333	393	374	360	284	221	273	247	229	220	250	1,356	1,239	968
Refinance Share (%)	49	43	46	55	57	49	44	42	46	42	41	40	42	48	48	42
ARM Share (%)	28	25	19	14	11	11	12	14	15	15	15	14	14	22	12	15

Notes:

Housing starts and home sales are seasonally adjusted at annual rate.

Total existing home sales include condos and co-ops.

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

Refinance share is percent of total dollar volume of closed loans.

ARM share is percent of total number of closed conventional purchase loans.

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