

# MBA Mortgage Finance Forecast

June 22, 2009

	2008				2009				2010				2011				2008	2009	2010	2011
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
<b>Housing Measures (Thous)</b>																				
Housing Starts	1,059	1,017	868	658	528	504	488	520	571	633	703	758	820	880	990	1,100	906	510	666	948
Single-Family	734	670	598	461	358	384	375	410	450	500	550	600	650	700	800	900	622	382	525	763
Two or More	324	347	270	197	169	120	113	110	121	133	153	158	170	180	190	200	284	128	141	185
Home Sales																				
Total Existing Homes	4,927	4,900	5,007	4,740	4,590	4,791	4,968	5,065	5,162	5,298	5,413	5,524	5,646	5,798	6,245	6,546	4,913	4,854	5,349	6,059
New Homes	564	510	460	391	347	342	355	365	387	416	445	473	501	531	587	645	485	352	430	566
Median Price of Total Existing Homes (Thous \$)	198.5	208.1	201.6	180.8	167.6	180.8	184.7	174.3	170.1	186.1	190.3	180.6	175.7	192.0	197.5	187.5	198.1	176.8	181.8	188.2
Median Price of New Homes (Thous \$)	235.7	236.7	227.8	221.5	206.4	210.2	209.2	211.0	204.2	216.3	215.1	217.5	210.3	223.3	221.5	225.0	231.9	209.2	213.3	220.0
<b>Interest Rates (%)</b>																				
30-Year Fixed Rate Mortgage	5.9	6.1	6.3	5.9	5.1	5.1	5.6	5.7	5.9	6.1	6.2	6.3	6.3	6.3	6.4	6.4	6.0	5.4	6.1	6.4
10-Year Treasury Yield	3.7	3.9	3.9	3.3	2.7	3.3	3.9	4.1	4.2	4.3	4.4	4.5	4.6	4.6	4.7	4.7	3.7	3.5	4.3	4.6
1-Year Treasury ARM	5.1	5.2	5.2	5.2	4.9	4.9	5.1	5.1	5.1	5.2	5.2	5.2	5.3	5.4	5.5	5.7	5.2	5.0	5.2	5.5
1-Year Treasury Yield	2.1	2.1	2.1	1.0	0.6	0.8	1.2	1.3	1.3	1.3	1.4	1.4	1.6	1.8	2.0	2.3	1.8	1.0	1.3	1.9
<b>Mortgage Originations</b>																				
Total 1- to 4-Family (Bil \$)	452	527	358	281	443	665	524	402	384	548	526	480	349	506	533	479	1,617	2,034	1,938	1,867
Purchase	181	263	233	177	131	213	220	173	165	268	274	221	185	298	325	273	854	737	928	1,081
Refinance	271	263	125	104	312	452	304	229	219	279	253	259	164	207	208	206	764	1,297	1,010	785
Refinance Share (%)	60	50	35	37	70	68	58	57	57	51	48	54	47	41	39	43	47	64	52	42
ARM Share (%)	8	8	8	3	3	4	4	4	5	5	6	6	6	7	7	7	6	4	6	7

**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.

Copyright 2009 Mortgage Bankers Association. All rights reserved.

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