

MBA Mortgage Finance Forecast

August 17, 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				
Housing Measures (Thous)																				
Housing Starts	1,059	1,017	868	658	528	541	605	628	641	690	742	784	850	940	1,030	1,080	906	575	714	975
Single-Family	734	670	598	461	358	423	490	510	520	560	592	624	680	760	840	880	622	445	574	790
Two or More	324	347	270	197	169	118	115	118	121	130	150	160	170	180	190	200	284	130	140	185
Home Sales																				
Total Existing Homes	4,927	4,900	5,007	4,740	4,583	4,757	4,995	5,055	5,167	5,293	5,398	5,609	5,793	6,063	6,167	6,283	4,913	4,848	5,367	6,076
New Homes	564	510	460	391	338	356	401	418	422	451	468	487	519	565	609	633	485	378	457	582
Median Price of Total Existing Homes (Thous \$)	198.5	208.1	201.6	180.8	167.6	174.4	183.4	167.9	165.6	176.4	189.4	173.4	168.4	182.4	196.4	179.5	198.1	173.3	176.2	181.7
Median Price of New Homes (Thous \$)	235.7	236.7	227.8	221.5	207.8	214.1	212.1	211.9	206.9	217.1	218.3	218.5	211.1	224.1	225.2	224.5	231.9	211.5	215.2	221.2
Interest Rates (%)																				
30-Year Fixed Rate Mortgage	5.9	6.1	6.3	5.9	5.1	5.0	5.2	5.3	5.6	5.7	5.8	5.9	6.1	6.1	6.2	6.2	6.0	5.2	5.8	6.1
10-Year Treasury Yield	3.7	3.9	3.9	3.3	2.7	3.3	3.7	3.9	4.1	4.2	4.3	4.4	4.5	4.5	4.6	4.6	3.7	3.4	4.3	4.6
1-Year Treasury ARM	5.1	5.2	5.2	5.2	4.9	4.8	4.8	4.9	4.9	5.0	5.0	5.0	5.2	5.3	5.5	5.7	5.2	4.8	5.0	5.4
1-Year Treasury Yield	2.1	2.1	2.1	1.0	0.6	0.5	0.5	0.6	0.8	0.8	0.9	1.0	1.2	1.5	1.9	2.3	1.8	0.6	0.9	1.7
Mortgage Originations																				
Total 1- to 4-Family (Bil \$)	494	410	340	380	448	606	483	407	396	536	547	483	365	526	542	451	1,624	1,944	1,962	1,884
Purchase	197	205	221	240	116	212	227	171	166	262	279	217	190	311	331	253	863	726	925	1,083
Refinance	296	205	119	141	332	394	256	236	230	273	268	266	175	216	211	198	761	1,218	1,037	801
Refinance Share (%)	60	50	35	37	74	65	53	58	58	51	49	55	48	41	39	44	47	63	53	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.