

MBA Mortgage Finance Forecast

June 11, 2010

	2009				2010				2011				2012				2009	2010	2011	2012
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
Housing Measures (Thous)																				
Housing Starts	528	540	587	559	617	660	720	770	830	930	1,040	1,100	1,170	1,340	1,410	1,455	553	692	975	1,344
Single-Family	358	425	498	481	525	550	595	620	660	750	850	900	950	1,100	1,150	1,175	440	573	790	1,094
Two or More	169	115	88	77	92	110	125	150	170	180	190	200	220	240	260	280	113	119	185	250
Home Sales																				
Total Existing Homes	4,583	4,757	5,290	5,970	5,140	5,448	4,976	5,188	5,438	5,592	5,675	5,613	5,682	6,045	6,037	5,915	5,150	5,188	5,580	5,920
New Homes	338	372	406	372	375	416	386	407	470	515	550	577	620	684	714	728	372	396	528	687
FHFA US House Price Index (YOY % Change)	-3.5	-4.0	-4.0	-4.5	-6.8	-4.9	-4.0	-3.6	-3.1	-1.8	-0.7	-0.1	0.3	2.1	2.7	3.0	-4.5	-3.6	-0.1	3.0
Median Price of Total Existing Homes (Thous \$)	167.6	174.4	178.1	170.8	166.4	173.1	172.5	171.9	168.8	177.5	175.9	174.2	185.4	191.6	187.3	183.6	172.7	171.0	174.1	187.0
Median Price of New Homes (Thous \$)	207.8	218.7	212.6	218.8	219.2	216.7	215.6	215.1	209.6	218.8	216.4	214.9	221.1	224.4	222.4	226.6	214.5	216.7	214.9	223.6
Interest Rates (%)																				
30-Year Fixed Rate Mortgage	5.1	5.0	5.2	4.9	5.0	5.0	5.1	5.4	5.7	5.7	5.8	6.0	6.2	6.4	6.5	6.6	5.0	5.7	5.8	6.4
10-Year Treasury Yield	2.7	3.3	3.5	3.5	3.7	3.5	3.5	3.8	4.0	4.0	4.1	4.3	4.5	4.7	4.8	4.9	3.3	3.6	4.1	4.7
1-Year Treasury ARM	4.9	4.8	4.7	4.7	4.8	4.7	4.8	4.9	5.0	5.2	5.4	5.6	5.9	6.2	6.4	6.5	4.8	4.8	5.3	6.3
1-Year Treasury Yield	0.6	0.5	0.4	0.3	0.5	0.4	0.4	0.6	1.0	1.3	1.6	2.0	2.6	3.2	3.6	3.8	0.4	0.5	1.5	3.3
Mortgage Originations																				
Total 1- to 4-Family (Bil \$)	410	627	518	548	398	463	329	253	223	339	343	274	266	409	391	323	2,102	1,442	1,178	1,390
Purchase	123	201	223	192	139	222	198	167	149	234	230	183	173	274	262	207	738	725	796	916
Refinance	287	426	295	356	259	241	132	86	73	105	113	90	93	135	129	116	1,364	717	382	474
Refinance Share (%)	70	68	57	65	65	52	40	34	33	31	33	33	35	33	33	36	65	50	32	34

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.

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

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

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