

# MBA Mortgage Finance Forecast

February 16, 2012

	2011				2012				2013				2011	2012	2013
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4			
<b>Housing Measures</b>															
Housing Starts (SAAR, Thous)	582	572	615	657	665	690	710	730	760	795	835	860	607	699	813
Single-Family	414	425	426	469	470	485	490	510	530	570	605	640	429	489	586
Two or More	168	147	190	204	195	205	220	220	230	225	230	220	177	210	226
Home Sales (SAAR, Thous)															
Total Existing Homes	4,407	4,177	4,170	4,417	4,397	4,393	4,355	4,442	4,506	4,599	4,708	4,853	4,293	4,397	4,666
New Homes	299	309	296	309	314	321	325	336	359	380	405	435	303	324	395
FHFA US House Price Index (YOY % Change)	-3.2	-4.5	-4.0	-3.1	-2.1	-1.1	0.2	0.7	1.1	1.8	2.8	3.7	-3.1	0.7	3.7
Median Price of Total Existing Homes (Thous \$)	157.9	168.7	169.2	163.2	163.5	165.3	167.0	166.8	169.0	171.3	173.0	174.8	164.8	165.6	172.0
Median Price of New Homes (Thous \$)	226.9	229.0	222.2	215.7	218.8	218.3	218.5	219.4	221.8	223.8	226.9	230.1	223.4	218.8	225.6
<b>Interest Rates</b>															
30-Year Fixed Rate Mortgage (%)	4.8	4.7	4.3	4.0	4.0	4.3	4.4	4.5	4.6	4.7	4.8	4.9	4.5	4.3	4.7
10-Year Treasury Yield (%)	3.5	3.2	2.4	2.0	2.0	2.3	2.4	2.5	2.7	2.8	2.9	3.0	2.8	2.3	2.8
<b>Mortgage Originations</b>															
Total 1- to 4-Family (Bil \$)	302	290	309	361	320	262	241	203	217	294	284	233	1,262	1,026	1,028
Purchase	106	110	108	80	77	102	113	106	128	191	193	163	404	398	675
Refinance	196	180	201	281	243	160	128	97	89	103	91	70	858	628	353
Refinance Share (%)	65	62	65	78	76	61	53	48	41	35	32	30	68	61	34
ARM Share (%)	6	7	4	4	4	5	6	6	6	7	7	7	5	5	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.

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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