

Housing Forecast: October 2012

	----- 2011 -----				----- 2012 -----				----- 2013 -----				2011	2012	2013	
	11.1	11.2	11.3	11.4	12.1	12.2	12.3	12.4	13.1	13.2	13.3	13.4				
Housing Starts and Sales (SAAR, Thous. Units)																
Housing Starts	583	573	614	678	715	736	755	780	810	842	910	990	609	746	888	
Single-Family (1 Unit)	418	422	424	473	487	516	525	535	550	572	625	695	431	516	611	
<i>Percent Change: Year-over-Year</i>													-8.6%	19.8%	18.4%	
Multifamily (2+ Units)	165	151	190	205	227	220	230	245	260	270	285	295	178	231	278	
New Single-Family Home Sales	294	308	298	327	352	363	377	381	391	406	443	492	306	368	433	
<i>Percent Change: Year-over-Year</i>													-5.3%	20.3%	17.7%	
Total Existing Home Sales (Single-Family, Condos and Co-Ops)	4,340	4,177	4,247	4,367	4,567	4,537	4,639	4,708	4,715	4,751	4,771	4,795	4,260	4,613	4,758	
<i>Percent Change: Year-over-Year</i>													1.7%	8.3%	3.2%	
Total Home Sales (New + Existing)	4,634	4,485	4,545	4,694	4,919	4,900	5,016	5,089	5,106	5,158	5,214	5,288	4,566	4,981	5,191	
<i>Percent Change: Year-over-Year</i>													1.2%	9.1%	4.2%	
Home Prices (NSA, Thous. \$)																
Median New	227	229	222	219	234	236	238	227	241	239	239	229	227	234	237	
Median Total Existing	158	169	169	162	158	181	187	168	164	183	188	170	166	174	176	
FHFA Purchase-Only Index (Percent Change: Quarterly YoY, Annual Q4/Q4)	-5.7%	-5.8%	-3.8%	-2.4%	0.8%	3.3%	2.5%	2.9%	2.3%	0.6%	1.2%	1.6%	-2.4%	2.9%	1.6%	
Mortgage Rates (Percent)																
30-Year Fixed Rate Mortgage	4.8	4.7	4.3	4.0	3.9	3.8	3.5	3.3	3.4	3.4	3.4	3.5	4.5	3.6	3.4	
1-Year Adjustable Rate Mortgage	3.3	3.1	2.9	2.9	2.8	2.8	2.7	2.5	2.5	2.4	2.5	2.5	3.0	2.7	2.5	
Single-Family Mortgage Originations (NSA, Bil. \$, 1-4 Units)																
Mortgage Originations	278	346	410	463	352	417	559	464	406	413	355	301	1,496	1,792	1,475	
Purchase	98	148	145	125	97	143	145	126	109	166	157	135	515	512	567	
Refinance	180	198	265	338	254	274	413	338	298	247	198	167	981	1,280	909	
Refinance Share (%)	65%	57%	65%	73%	72%	66%	74%	73%	73%	60%	56%	55%	66%	71%	62%	
Mortgage Debt Outstanding (NSA, Bil. \$)																
MDO Single-Family First Lien (1-4 Units)	9,443	9,397	9,355	9,314	9,250	9,215	9,205	9,198	9,139	9,159	9,170	9,158	9,314	9,198	9,158	
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>	-2.1%	-1.9%	-1.8%	-1.8%	-2.7%	-1.5%	-0.4%	-0.3%	-2.5%	0.9%	0.5%	-0.6%	-1.9%	-1.2%	-0.4%	
MDO Total Single-Family (1-4 Units)	10,348	10,282	10,224	10,167	10,081	10,028	10,008	9,990	9,919	9,935	9,942	9,922	10,167	9,990	9,922	
<i>Percent Change: Quarterly Annualized Rate, Annual Q4/Q4</i>	-2.8%	-2.5%	-2.2%	-2.2%	-3.3%	-2.1%	-0.8%	-0.7%	-2.8%	0.6%	0.3%	-0.8%	-2.4%	-1.7%	-0.7%	
Adjustable Rate Mortgage Share of Conventional Mortgage Applications (%)	5%	6%	7%	6%	6%	6%	5%	5%	6%	6%	6%	8%	6%	6%	6%	

October 10, 2012

Note: Interest rate forecasts are based on rates from September 28, 2012.

Note: All mortgage originations data are Fannie Mae estimates as there is no universal source for market-wide originations data.

2011 mortgage originations were revised as part of an annual benchmark to the Home Mortgage Disclosure Act (HMDA)

Note: Unshaded areas denote actuals. Shaded areas denote forecasts.

Sources: Actuals: Census Bureau, National Association of REALTORS®, Federal Housing Finance Agency, Freddie Mac, Federal Reserve Board. Forecasts: Fannie Mae Economic & Strategic Research

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