

# MBA Mortgage Finance Forecast

July 17, 2019

	2018				2019				2020				2018	2019	2020	2021
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	2018	2019	2020	2021
<b>Housing Measures</b>																
Housing Starts (SAAR, Thous)	1,321	1,260	1,233	1,185	1,213	1,262	1,250	1,250	1,260	1,260	1,280	1,280	1,250	1,244	1,270	1,280
Single-Family	893	894	876	828	864	842	850	870	880	880	900	900	873	856	890	900
Two or More	428	365	357	357	349	420	400	380	380	380	380	380	377	387	380	380
Home Sales (SAAR, Thous)																
Total Existing Homes	5,507	5,407	5,307	5,143	5,323	5,351	5,393	5,419	5,423	5,428	5,468	5,480	5,341	5,371	5,450	5,531
New Homes	656	633	605	575	660	660	676	666	661	661	676	682	617	665	670	682
FHFA US House Price Index (YOY % Change)	6.9	6.9	6.8	6.0	5.5	5.2	5.0	4.7	4.4	4.1	3.8	3.5	6.0	4.7	3.5	2.6
Median Price of Total Existing Homes (Thous \$)	243.8	265.6	263.9	255.7	252.9	265.1	265.2	266.7	263.9	267.3	268.3	272.4	257.3	262.5	268.0	270.6
Median Price of New Homes (Thous \$)	330.7	313.9	325.7	322.2	307.1	316.8	328.1	323.7	319.8	325.6	326.8	333.0	323.1	318.9	326.3	331.4
<b>Interest Rates</b>																
30-Year Fixed Rate Mortgage (%)	4.3	4.5	4.6	4.8	4.4	4.0	3.9	3.9	3.9	3.9	4.0	4.0	4.8	3.9	4.0	4.1
10-Year Treasury Yield (%)	2.8	2.9	2.9	3.0	2.7	2.3	2.1	2.1	2.1	2.1	2.2	2.2	3.0	2.1	2.2	2.3
<b>Mortgage Originations</b>																
Total 1- to 4-Family (Bil \$)	342	452	457	392	325	501	550	411	338	460	471	414	1,643	1,787	1,683	1,740
Purchase	214	334	346	291	228	355	370	301	236	358	369	310	1,185	1,254	1,273	1,308
Refinance	128	118	111	101	97	146	180	110	102	102	102	104	458	533	410	432
Refinance Share (%)	37	26	24	27	30	29	33	27	30	22	22	25	28	30	24	25
<b>Mortgage Debt Outstanding</b>																
1- to 4-Family (Bil \$)	10,108	10,189	10,280	10,337	10,427	10,496	10,592	10,679	10,760	10,846	10,933	11,011	10,337	10,679	11,011	11,335

## Notes:

Housing starts and home sales are seasonally adjusted.

Total existing home sales include condos and co-ops.

Mortgage rate forecast is based on Freddie Mac's 30-Yr fixed rate which is based on predominantly home purchase transactions.

The 10-Year Treasury Yield and 30-Yr mortgage rate are the average for the quarter, but annual columns show Q4 values.

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.

The mortgage debt outstanding forecast is for 1-4 unit mortgage debt and excludes home equity loans. Annual MDO numbers reflect EOP values.

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