

MBA Mortgage Finance Forecast

July 15, 2020

	2019				2020				2021				2019	2020	2021	2022
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	2019	2020	2021	2022
Housing Measures																
Housing Starts (SAAR, Thous)	1,204	1,257	1,288	1,433	1,484	986	1,110	1,160	1,195	1,260	1,310	1,340	1,295	1,185	1,276	1,388
Single-Family	859	850	897	964	968	716	840	870	885	920	950	970	893	848	931	1,003
Two or More	345	407	390	469	517	270	270	290	310	340	360	370	403	337	345	385
Home Sales (SAAR, Thous)																
Total Existing Homes	5,207	5,287	5,410	5,420	5,483	4,474	5,205	5,345	5,404	5,479	5,558	5,633	5,331	5,127	5,518	5,778
New Homes	669	661	699	711	701	680	696	715	725	733	738	742	685	698	734	769
FHFA US House Price Index (YOY % Change)	5.5	5.1	4.8	5.1	5.0	4.7	4.3	4.0	3.7	3.4	3.1	2.9	5.1	4.0	2.9	2.2
Median Price of Total Existing Homes (Thous \$)	253.0	276.8	276.9	272.3	272.4	287.2	286.3	285.7	287.1	291.7	290.3	290.3	269.7	282.9	289.9	284.6
Median Price of New Homes (Thous \$)	312.3	321.2	317.0	326.6	330.8	315.5	328.5	333.8	337.8	334.9	337.8	339.6	319.3	327.1	337.5	340.7
Interest Rates																
30-Year Fixed Rate Mortgage (%)	4.4	4.0	3.7	3.7	3.5	3.2	3.2	3.3	3.4	3.4	3.5	3.5	3.7	3.3	3.5	3.7
10-Year Treasury Yield (%)	2.7	2.3	1.8	1.8	1.4	0.7	0.8	0.9	1.1	1.1	1.2	1.3	1.8	0.9	1.3	1.8
Mortgage Originations																
Total 1- to 4-Family (Bil \$)	325	501	651	696	563	928	740	585	502	579	554	480	2,173	2,816	2,115	1,907
Purchase	228	355	375	314	257	348	380	315	302	379	392	332	1,272	1,300	1,405	1,478
Refinance	97	146	276	382	306	580	360	270	200	200	162	148	901	1,516	710	429
Refinance Share (%)	30	29	42	55	54	63	49	46	40	35	29	31	41	54	34	22
Mortgage Debt Outstanding																
1- to 4-Family (Bil \$)	10,362	10,446	10,574	10,677	10,780	10,871	10,977	11,069	11,165	11,277	11,392	11,506	10,677	11,069	11,506	11,999

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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