

# MBA Mortgage Finance Forecast

September 19, 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	1,258	1,300	1,290	1,270	1,260	1,270	1,280	1,250	1,265	1,270	1,280
Single-Family	893	894	876	828	864	847	905	890	880	880	890	900	873	876	888	900
Two or More	428	365	357	357	349	411	395	400	390	380	380	380	377	389	383	380
Home Sales (SAAR, Thous)																
Total Existing Homes	5,507	5,407	5,307	5,143	5,323	5,333	5,503	5,412	5,455	5,460	5,506	5,515	5,341	5,393	5,484	5,587
New Homes	656	633	605	575	660	663	651	665	677	676	680	682	617	660	679	685
FHFA US House Price Index (YOY % Change)	6.9	6.7	6.6	6.1	5.6	5.0	4.6	4.3	4.0	3.7	3.4	3.1	6.1	4.3	3.1	2.2
Median Price of Total Existing Homes (Thous \$)	243.8	265.6	263.9	255.7	252.9	265.1	281.8	277.1	274.8	280.4	276.4	273.5	257.3	269.2	276.3	280.5
Median Price of New Homes (Thous \$)	330.7	313.9	325.7	322.2	307.1	317.0	318.4	324.9	320.5	326.4	328.0	334.3	323.1	316.9	327.3	332.6
<b>Interest Rates</b>																
30-Year Fixed Rate Mortgage (%)	4.3	4.5	4.6	4.8	4.4	4.0	3.7	3.8	3.8	3.8	3.9	3.9	4.8	3.8	3.9	4.0
10-Year Treasury Yield (%)	2.8	2.9	2.9	3.0	2.7	2.3	1.8	1.8	1.8	1.8	1.9	1.9	3.0	1.8	1.9	2.0
<b>Mortgage Originations</b>																
Total 1- to 4-Family (Bil \$)	342	452	457	392	325	501	605	506	361	483	471	414	1,643	1,937	1,729	1,740
Purchase	214	334	346	291	228	355	375	306	236	358	369	310	1,185	1,264	1,273	1,308
Refinance	128	118	111	101	97	146	230	200	125	125	102	104	458	673	456	432
Refinance Share (%)	37	26	24	27	30	29	38	40	35	26	22	25	28	35	26	25
<b>Mortgage Debt Outstanding</b>																
1- to 4-Family (Bil \$)	10,108	10,189	10,280	10,337	10,485	10,591	10,696	10,792	10,883	10,985	11,083	11,172	10,337	10,792	11,172	11,521

**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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