

# MBA Mortgage Finance Forecast

September 19, 2018

	2017				2018				2019				2017	2018	2019	2020
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
<b>Housing Measures</b>																
Housing Starts (SAAR, Thous)	1,231	1,171	1,172	1,259	1,317	1,254	1,230	1,280	1,300	1,310	1,310	1,310	1,208	1,270	1,308	1,325
Single-Family	835	828	849	894	889	897	880	900	910	920	930	930	852	892	923	945
Two or More	396	342	322	365	428	358	350	380	390	390	380	380	356	379	385	380
Home Sales (SAAR, Thous)																
Total Existing Homes	5,620	5,563	5,393	5,593	5,507	5,413	5,394	5,442	5,488	5,587	5,594	5,621	5,542	5,439	5,572	5,680
New Homes	619	604	584	655	656	646	635	640	651	662	666	672	616	644	663	678
FHFA US House Price Index (YOY % Change)	5.8	6.5	6.4	6.4	6.9	6.6	6.2	5.9	5.5	5.1	4.7	4.4	6.4	5.9	4.4	3.1
Median Price of Total Existing Homes (Thous \$)	230.7	253.6	252.9	246.6	243.8	266.6	269.8	274.7	273.2	277.1	280.2	281.1	245.9	263.7	277.9	283.2
Median Price of New Homes (Thous \$)	311.6	316.6	322.9	335.4	330.7	308.9	309.0	315.8	327.7	328.8	330.0	331.5	321.1	316.1	329.5	339.7
<b>Interest Rates</b>																
30-Year Fixed Rate Mortgage (%)	4.2	4.0	3.9	3.9	4.3	4.5	4.6	4.7	4.8	4.9	5.1	5.2	3.9	4.7	5.2	5.2
10-Year Treasury Yield (%)	2.4	2.3	2.2	2.4	2.8	2.9	2.9	3.0	3.0	3.1	3.2	3.3	2.4	3.0	3.3	3.3
<b>Mortgage Originations</b>																
Total 1- to 4-Family (Bil \$)	361	463	471	415	346	447	443	370	328	443	450	371	1,710	1,606	1,592	1,631
Purchase	212	316	320	262	218	329	332	270	228	343	350	276	1,110	1,149	1,197	1,236
Refinance	149	147	151	153	128	118	111	100	100	100	100	95	600	457	395	395
Refinance Share (%)	41	32	32	37	37	26	24	27	28	22	22	26	35	28	25	24
<b>Mortgage Debt Outstanding</b>																
1- to 4-Family (Bil \$)	9,770	9,840	9,930	10,010	10,090	10,180	10,280	10,370	10,460	10,560	10,670	10,760	10,010	10,370	10,760	11,130

**Notes:**

Housing starts and home sales are seasonally adjusted at annual rate.

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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