

MBA Mortgage Finance Forecast

December 12, 2023

	2023				2024				2025				2023	2024	2025	2026
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
Housing Measures																
Housing Starts (SAAR, Thous)	1,385	1,450	1,367	1,383	1,378	1,372	1,366	1,388	1,413	1,442	1,464	1,476	1,396	1,376	1,449	1,444
Single-Family	834	930	968	987	996	1,016	1,035	1,072	1,111	1,128	1,152	1,170	930	1,030	1,140	1,134
Two or More	552	520	399	396	382	356	331	316	302	314	312	306	467	346	309	310
Home Sales (SAAR, Thous)																
Total Existing Homes	4,327	4,250	4,020	3,921	4,097	4,283	4,471	4,646	4,788	4,793	4,886	4,872	4,129	4,374	4,835	4,920
New Homes	638	691	703	716	740	751	766	765	786	794	799	808	687	756	797	796
FHFA US House Price Index (YOY % Change)	4.6	3.3	5.5	5.7	5.7	5.3	4.7	4.1	3.6	3.4	3.2	3.3	5.7	4.1	3.3	3.9
Median Price of Total Existing Homes (Thous \$)	366.7	397.5	400.9	389.0	395.7	397.1	393.1	392.9	393.4	394.1	394.5	395.1	388.5	394.7	394.1	393.4
Median Price of New Homes (Thous \$)	434.8	418.7	428.9	415.4	426.2	431.7	431.2	431.6	433.7	435.7	438.2	440.5	424.4	430.2	437.0	430.4
Interest Rates																
30-Year Fixed Rate Mortgage (%)	6.4	6.5	7.0	7.4	7.0	6.6	6.3	6.1	5.9	5.8	5.6	5.5	7.4	6.1	5.5	5.4
10-Year Treasury Yield (%)	3.6	3.6	4.2	4.5	4.2	4.0	3.8	3.7	3.7	3.7	3.6	3.6	4.5	3.7	3.6	3.6
Mortgage Originations																
Total 1- to 4-Family (Bil \$)	333	463	444	399	422	517	543	519	501	619	620	598	1,639	2,001	2,339	2,436
Purchase	267	371	363	324	323	401	408	379	346	461	456	436	1,325	1,511	1,699	1,782
Refinance	66	92	81	75	99	116	135	140	155	158	164	162	314	490	639	654
Refinance Share (%)	20	20	18	19	23	22	25	27	31	26	27	27	19	24	27	27
FHA Originations (Bil \$)													197	219	233	224
Total 1- to 4-Family (000s loans)	895	1,239	1,165	1,034	1,090	1,314	1,371	1,304	1,258	1,524	1,517	1,455	4,333	5,079	5,754	5,790
Purchase	686	948	913	804	790	968	973	894	810	1,070	1,049	996	3,350	3,625	3,926	3,981
Refinance	210	291	252	230	299	345	398	410	448	454	468	459	983	1,453	1,829	1,809
Refinance Share (%)	23	23	22	22	27	26	29	31	36	30	31	32	23	29	32	31
Mortgage Debt Outstanding																
1- to 4-Family (Bil \$)	13,671	13,767	13,822	13,879	13,931	13,988	14,050	14,117	14,190	14,264	14,343	14,425	13,879	14,117	14,690	14,783

Notes:

As of the August 2023 forecast, 2022 origination volume was revised based on the 2022 Home Mortgage Disclosure Act data. Total 1-to-4-family originations and refinance share are MBA estimates. These exclude second mortgages and home equity loans. 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. The FHFA US House Price Index is the forecasted year over year percent change of the FHFA Purchase-Only House Price Index. Copyright 2023 Mortgage Bankers Association. All rights reserved. THE HISTORICAL DATA AND PROJECTIONS ARE PROVIDED "AS IS" WITH NO WARRANTIES OF ANY KIND.

