

MBA Mortgage Finance Forecast

May 19, 2023

	2022				2023				2024				2022	2023	2024	2025
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
Housing Measures																
Housing Starts (SAAR, Thous)	1,720	1,647	1,450	1,398	1,395	1,374	1,362	1,369	1,372	1,409	1,467	1,519	1,554	1,375	1,442	1,576
Single-Family	1,187	1,086	905	849	841	860	890	910	938	983	1,024	1,078	1,007	875	1,006	1,141
Two or More	533	561	545	549	555	514	472	459	434	426	443	441	547	500	436	435
Home Sales (SAAR, Thous)																
Total Existing Homes	6,057	5,373	4,770	4,197	4,327	4,345	4,185	4,239	4,402	4,701	4,835	5,013	5,099	4,274	4,738	5,249
New Homes	776	609	580	598	651	644	625	636	646	683	708	737	641	639	693	760
FHFA US House Price Index (YOY % Change)	18.8	17.9	14.2	8.3	4.1	2.4	0.9	-0.6	-2.7	-3.0	-2.0	-1.4	8.3	-0.6	-1.4	2.1
Median Price of Total Existing Homes (Thous \$)	365.8	405.9	391.5	372.8	366.7	370.3	364.2	370.0	376.0	374.3	374.3	376.8	384.0	367.8	375.4	385.9
Median Price of New Homes (Thous \$)	431.3	447.0	465.4	479.5	437.2	440.6	431.8	432.4	438.1	429.8	432.9	435.5	455.8	435.5	434.1	444.4
Interest Rates																
30-Year Fixed Rate Mortgage (%)	3.9	5.3	5.7	6.6	6.4	6.4	6.0	5.6	5.5	5.3	5.0	4.8	6.6	5.6	4.8	4.5
10-Year Treasury Yield (%)	1.9	2.9	3.1	3.8	3.6	3.5	3.4	3.2	3.1	2.9	2.7	2.6	3.8	3.2	2.6	2.5
Mortgage Originations																
Total 1- to 4-Family (Bil \$)	689	678	480	398	333	463	490	522	473	604	581	590	2,245	1,808	2,249	2,468
Purchase	381	477	388	332	267	371	364	378	327	450	414	422	1,578	1,380	1,614	1,783
Refinance	308	201	92	66	66	92	126	144	146	154	167	168	667	428	635	685
Refinance Share (%)	45	30	19	17	20	20	26	28	31	25	29	28	30	24	28	28
FHA Originations (Bil \$)													158	123	137	139
Total 1- to 4-Family (000s loans)	1,939	1,789	1,206	973	816	1,125	1,202	1,286	1,180	1,505	1,463	1,490	5,907	4,429	5,638	6,200
Purchase	1,000	1,202	946	790	634	862	857	892	777	1,077	997	1,019	3,938	3,245	3,871	4,288
Refinance	938	588	260	182	182	263	345	394	403	428	466	471	1,969	1,184	1,768	1,912
Refinance Share (%)	48	33	22	19	22	23	29	31	34	28	32	32	33	27	31	31
Mortgage Debt Outstanding																
1- to 4-Family (Bil \$)	12,695	12,971	13,195	13,325	13,439	13,570	13,664	13,720	13,755	13,806	13,850	13,876	13,325	13,720	13,876	14,093

Notes:

As of the August 2022 forecast, 2021 origination volume was revised based on the 2021 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.

