MBA Mortgage Finance Forecast

May 16, 2025

	2024				2025				2026							
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	2024	2025	2026	2027
Housing Measures																
Housing Starts (SAAR, Thous)	1,407	1,340	1,332	1,392	1,393	1,349	1,346	1,327	1,311	1,314	1,330	1,345	1,368	1,354	1,325	1,349
Single-Family	1,062	1,004	971	1,018	1,012	952	967	981	989	998	1,012	1,034	1,014	978	1,008	1,045
Two or More	345	336	361	374	381	397	379	346	322	316	318	311	354	376	317	304
Home Sales (SAAR, Thous)																
Total Existing Homes	4,200	4,050	3,890	4,163	4,127	4,126	4,335	4,475	4,476	4,488	4,527	4,588	4,076	4,266	4,520	4,680
New Homes	663	693	712	673	684	713	740	758	766	765	775	788	685	724	774	793
FHFA US House Price Index (YOY % Change)	6.8	5.9	4.6	4.5	3.4	2.9	2.0	1.3	0.8	0.5	0.4	0.3	4.5	1.3	0.3	0.3
Median Price of Total Existing Homes (Thous $)	385.1	416.9	414.1	405.0	398.0	412.1	421.8	419.7	408.7	416.3	416.0	405.1	405	413	412	419
Median Price of New Homes (Thous $)	429.2	414.5	418.6	415.6	415.5	414.4	425.6	421.5	419.0	425.3	428.2	421.3	419	419	423	428
Interest Rates																
30-Year Fixed Rate Mortgage (%)	6.7	7.0	6.5	6.6	6.8	6.7	6.7	6.6	6.5	6.5	6.4	6.3	6.6	6.6	6.3	6.3
10-Year Treasury Yield (%)	4.2	4.4	3.9	4.3	4.5	4.4	4.4	4.4	4.3	4.3	4.3	4.3	4.3	4.4	4.3	4.3
Mortgage Originations																
Total 1- to 4-Family (Bil $)	377	429	479	494	384	549	575	561	564	633	612	577	1,779	2,069	2,386	2,455
Purchase	291	336	357	304	272	367	390	368	361	428	418	382	1,288	1,397	1,589	1,681
Refinance	86	93	122	190	112	182	185	193	203	205	194	195	491	672	797	774
Refinance Share (%)	23	22	25	38	29	33	32	34	36	32	32	34	28	32	33	32
FHA Originations (Bil $)													204	211	243	227
Total 1- to 4-Family (000s loans)	1,076	1,203	1,343	1,427	1,068	1,533	1,595	1,561	1,573	1,745	1,682	1,594	5,050	5,757	6,595	6,726
Purchase	773	880	924	780	690	924	979	920	901	1,067	1,041	950	3,356	3,513	3,958	4,174
Refinance	303	323	419	647	378	609	616	641	673	678	641	644	1,693	2,244	2,637	2,553
Refinance Share (%)	28	27	31	45	35	40	39	41	43	39	38	40	34	39	40	38
Mortgage Debt Outstanding																
1- to 4-Family (Bil $)	13,997	14,105	14,216	14,322	14,406	14,498	14,590	14,680	14,766	14,865	14,961	15,050	14,322	14,680	15,050	15,399

Notes:

As of the August 2024 forecast, 2023 origination volume was revised based on the 2023 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.

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