

MBA Mortgage Finance Forecast

January 20, 2021

	2020				2021				2022				2019	2020	2021	2022	2023
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4					
Housing Measures																	
Housing Starts (SAAR, Thous)	1,484	1,079	1,432	1,531	1,490	1,471	1,480	1,482	1,480	1,495	1,505	1,504	1,295	1,382	1,481	1,496	1,510
Single-Family	968	766	1,037	1,181	1,150	1,120	1,125	1,140	1,150	1,170	1,180	1,185	893	988	1,134	1,171	1,210
Two or More	517	313	395	350	340	351	355	342	330	325	325	319	403	394	347	325	300
Home Sales (SAAR, Thous)																	
Total Existing Homes	5,483	4,313	6,127	6,673	6,203	6,226	6,224	6,241	6,261	6,303	6,315	6,301	5,331	5,649	6,223	6,295	6,341
New Homes	701	703	973	895	927	957	984	995	1,001	1,011	1,019	1,022	685	818	966	1,013	1,036
FHFA US House Price Index (YOY % Change)	5.0	4.0	4.7	5.3	5.5	5.5	5.3	5.1	4.9	4.7	4.4	4.2	5.1	5.3	5.1	4.2	3.6
Median Price of Total Existing Homes (Thous \$)	272.4	309.2	311.7	316.0	311.3	304.3	302.9	302.7	303.5	304.2	304.8	305.2	269.7	302.3	312.0	310.8	308.6
Median Price of New Homes (Thous \$)	329.6	322.8	335.6	337.8	334.8	338.9	342.4	344.6	345.6	346.7	348.1	349.8	319.3	331.4	332.7	336.8	338.5
Interest Rates																	
30-Year Fixed Rate Mortgage (%)	3.5	3.2	3.0	2.8	2.9	3.1	3.3	3.4	3.5	3.7	3.8	3.9	3.7	2.8	3.4	3.9	4.4
10-Year Treasury Yield (%)	1.4	0.7	0.6	0.9	1.2	1.4	1.5	1.6	1.7	1.9	2.0	2.1	1.8	0.9	1.6	2.1	2.6
Mortgage Originations																	
Total 1- to 4-Family (Bil \$)	563	928	1,076	1,006	820	683	638	578	512	536	601	552	2,253	3,573	2,719	2,201	2,173
Purchase	257	348	418	401	320	378	443	433	362	395	459	412	1,225	1,424	1,574	1,628	1,653
Refinance	306	580	658	605	500	305	195	145	150	141	142	140	1,028	2,149	1,145	573	520
Refinance Share (%)	54	63	61	60	61	45	31	25	29	26	24	25	46	60	42	26	24
FHA Originations (Bil \$)													255	335	251	202	192
Total 1- to 4-Family (000s loans)	1,869	3,052	3,497	3,229	2,567	2,161	2,018	1,816	1,568	1,645	1,831	1,663	7,779	11,646	8,562	6,706	6,388
Purchase	891	1,203	1,427	1,350	1,052	1,239	1,436	1,387	1,135	1,237	1,424	1,266	4,392	4,871	5,114	5,063	4,952
Refinance	978	1,848	2,070	1,878	1,515	922	583	428	433	407	406	397	3,387	6,775	3,448	1,644	1,436
Refinance Share (%)	52	61	59	58	59	43	29	24	28	25	22	24	44	58	40	25	22
Mortgage Debt Outstanding																	
1- to 4-Family (Bil \$)	10,775	10,875	10,984	11,135	11,297	11,442	11,596	11,755	11,916	12,081	12,254	12,424	10,677	11,135	11,755	12,424	13,100

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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