

MBA Mortgage Finance Forecast

October 21, 2020

	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	1,430	1,392	1,390	1,410	1,420	1,423	1,395	1,405	1,410	1,410	1,295	1,346	1,411	1,405	1,428
Single-Family	968	766	1,040	1,012	1,025	1,040	1,060	1,078	1,065	1,075	1,090	1,090	893	946	1,051	1,080	1,118
Two or More	517	313	390	380	365	370	360	345	330	330	320	320	403	400	360	325	310
Home Sales (SAAR, Thous)																	
Total Existing Homes	5,483	4,474	6,079	6,051	6,031	6,068	6,098	6,100	6,106	6,128	6,134	6,120	5,331	5,522	6,074	6,122	6,196
New Homes	701	676	1,017	972	932	941	950	950	953	959	953	955	685	841	943	955	969
FHFA US House Price Index (YOY % Change)	5.0	4.0	3.4	3.1	2.7	2.4	2.2	2.1	1.9	1.8	1.8	1.7	5.1	3.1	2.1	1.7	1.6
Median Price of Total Existing Homes (Thous \$)	272.4	288.3	304.2	290.5	289.1	289.5	289.0	287.7	286.9	286.4	286.4	286.5	269.7	288.9	293.0	293.3	289.5
Median Price of New Homes (Thous \$)	330.8	315.5	321.3	326.5	333.7	330.4	332.5	335.6	338.4	340.6	342.4	344.1	319.3	323.5	324.3	328.0	330.8
Interest Rates																	
30-Year Fixed Rate Mortgage (%)	3.5	3.2	3.0	3.0	3.1	3.1	3.2	3.3	3.4	3.5	3.6	3.6	3.7	3.0	3.3	3.6	3.9
10-Year Treasury Yield (%)	1.4	0.7	0.6	0.8	0.9	1.0	1.1	1.3	1.4	1.6	1.7	1.8	1.8	0.8	1.3	1.8	2.4
Mortgage Originations																	
Total 1- to 4-Family (Bil \$)	563	928	860	824	660	638	626	564	498	523	570	555	2,253	3,175	2,488	2,146	2,131
Purchase	257	348	410	403	340	370	422	410	348	382	428	415	1,225	1,418	1,542	1,573	1,611
Refinance	306	580	450	421	320	268	204	154	150	141	142	140	1,028	1,757	946	573	520
Refinance Share (%)	54	63	52	51	48	42	33	27	30	27	25	25	46	55	38	27	24
FHA Originations (Bil \$)													255	309	242	210	193
Total 1- to 4-Family (000s loans)	1,869	3,034	2,826	2,698	2,125	2,053	2,027	1,831	1,587	1,664	1,819	1,769	7,779	10,427	8,037	6,839	6,674
Purchase	891	1,196	1,405	1,374	1,138	1,231	1,402	1,360	1,136	1,242	1,393	1,350	4,392	4,866	5,131	5,119	5,143
Refinance	978	1,838	1,421	1,324	987	822	625	471	451	422	426	420	3,387	5,561	2,905	1,719	1,531
Refinance Share (%)	52	61	50	49	46	40	31	26	28	25	23	24	44	53	36	25	23
Mortgage Debt Outstanding																	
1- to 4-Family (Bil \$)	10,775	10,875	10,984	11,106	11,257	11,399	11,535	11,667	11,793	11,920	12,049	12,177	10,677	11,106	11,667	12,177	12,681

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 transaction

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 loan

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

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