

MBA Mortgage Finance Forecast

February 19, 2021

	2020				2021				2022				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	1,592	1,582	1,606	1,622	1,612	1,622	1,642	1,637	1,614	1,397	1,606	1,629	1,615
Single-Family	968	766	1,037	1,237	1,242	1,255	1,267	1,270	1,292	1,315	1,312	1,295	1,002	1,259	1,304	1,318
Two or More	517	313	395	355	340	351	355	342	330	327	325	319	395	347	325	298
Home Sales (SAAR, Thous)																
Total Existing Homes	5,483	4,313	6,137	6,777	6,327	6,327	6,360	6,364	6,382	6,427	6,429	6,384	5,678	6,344	6,406	6,475
New Homes	701	703	973	873	905	946	965	979	1,000	1,025	1,034	1,035	813	949	1,023	1,046
FHFA US House Price Index (YOY % Change)	6.1	5.5	7.8	8.8	9.8	10.2	10.4	10.3	10.0	9.5	9.0	8.4	8.8	10.3	8.4	6.0
Median Price of Total Existing Homes (Thous \$)	272.4	288.3	309.2	311.7	314.8	310.0	304.4	303.4	303.8	304.2	304.7	305.7	295.4	306.0	311.4	310.2
Median Price of New Homes (Thous \$)	329.6	322.8	331.9	335.6	340.0	337.2	339.9	343.1	344.7	346.3	347.7	348.7	330.0	332.6	336.2	338.2
Interest Rates																
30-Year Fixed Rate Mortgage (%)	3.5	3.2	3.0	2.8	2.8	3.1	3.3	3.4	3.6	3.7	3.8	3.9	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	1.8	1.9	2.0	2.2	0.9	1.6	2.2	2.6
Mortgage Originations																
Total 1- to 4-Family (Bil \$)	563	928	1,076	1,125	1,060	683	638	578	512	536	601	552	3,692	2,959	2,201	2,173
Purchase	257	348	418	401	320	378	443	433	362	395	459	412	1,424	1,574	1,628	1,653
Refinance	306	580	658	724	740	305	195	145	150	141	142	140	2,268	1,385	573	520
Refinance Share (%)	54	63	61	64	70	45	31	25	29	26	24	25	61	47	26	24
FHA Originations (Bil \$)													338	265	199	189
Total 1- to 4-Family (000s loans)	1,869	3,052	3,497	3,578	3,260	2,139	1,962	1,806	1,552	1,628	1,780	1,654	11,996	9,167	6,613	6,301
Purchase	891	1,203	1,427	1,343	1,041	1,227	1,396	1,380	1,123	1,225	1,385	1,260	4,864	5,043	4,992	4,884
Refinance	978	1,848	2,070	2,235	2,219	912	566	426	429	403	395	395	7,132	4,124	1,621	1,417
Refinance Share (%)	52	61	59	62	68	43	29	24	28	25	22	24	59	45	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	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 Purchase-Only 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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