

# MBA Mortgage Finance Forecast

May 19, 2021

	2020				2021				2022				2020	2021	2022	2023
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
<b>Housing Measures</b>																
Housing Starts (SAAR, Thous)	1,484	1,079	1,432	1,584	1,613	1,554	1,554	1,562	1,572	1,619	1,666	1,697	1,395	1,571	1,639	1,718
Single-Family	968	766	1,037	1,227	1,155	1,154	1,184	1,202	1,242	1,284	1,346	1,382	1,000	1,174	1,314	1,413
Two or More	517	313	395	357	458	400	370	360	330	335	320	315	396	397	325	305
<b>Home Sales (SAAR, Thous)</b>																
Total Existing Homes	5,483	4,313	6,137	6,777	6,303	6,019	6,102	6,162	6,272	6,430	6,590	6,618	5,678	6,147	6,478	6,624
New Homes	701	703	973	873	959	875	902	928	952	973	1,038	1,063	813	916	1,007	1,094
<b>FHFA US House Price Index (YOY % Change)</b>																
Median Price of Total Existing Homes (Thous \$)	272.4	288.3	309.2	311.7	309.7	315.3	310.4	311.5	312.3	312.6	313.3	313.5	295.4	304.7	311.5	311.8
Median Price of New Homes (Thous \$)	329.6	322.8	331.9	335.6	350.3	349.7	344.6	347.8	349.0	350.7	352.1	353.9	330.0	335.1	341.9	345.0
<b>Interest Rates</b>																
30-Year Fixed Rate Mortgage (%)	3.5	3.2	3.0	2.8	2.9	3.1	3.3	3.5	3.7	4.0	4.1	4.2	2.8	3.5	4.2	4.9
10-Year Treasury Yield (%)	1.4	0.7	0.6	0.9	1.3	1.7	1.9	2.0	2.1	2.3	2.4	2.5	0.9	2.0	2.5	3.1
<b>Mortgage Originations</b>																
Total 1- to 4-Family (Bil \$)	563	928	1,076	1,261	1,094	1,050	678	578	512	610	605	586	3,828	3,400	2,313	2,295
Purchase	257	348	418	410	320	460	443	433	362	469	463	446	1,433	1,656	1,740	1,775
Refinance	306	580	658	851	774	590	235	145	150	141	142	140	2,395	1,744	573	520
Refinance Share (%)	54	63	61	67	71	56	35	25	29	23	23	24	63	51	25	23
FHA Originations (Bil \$)													350	266	178	159
Total 1- to 4-Family (000s loans)	1,869	3,052	3,497	3,578	3,231	3,116	1,982	1,634	1,422	1,698	1,638	1,530	11,996	9,963	6,288	5,850
Purchase	891	1,203	1,427	1,343	1,000	1,428	1,331	1,248	1,029	1,329	1,277	1,187	4,864	5,008	4,822	4,606
Refinance	978	1,848	2,070	2,235	2,230	1,688	651	385	393	368	361	343	7,132	4,955	1,466	1,244
Refinance Share (%)	52	61	59	62	69	54	33	24	28	22	22	22	59	50	23	21
<b>Mortgage Debt Outstanding</b>																
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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