

MBA Mortgage Finance Forecast

November 16, 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	1,457	1,460	1,479	1,482	1,472	1,479	1,491	1,484	1,490	1,295	1,363	1,473	1,486	1,515
Single-Family	968	766	1,040	1,112	1,110	1,119	1,122	1,132	1,149	1,161	1,164	1,170	893	972	1,121	1,161	1,195
Two or More	517	313	390	345	350	360	360	340	330	330	320	320	403	391	353	325	320
Home Sales (SAAR, Thous)																	
Total Existing Homes	5,483	4,313	6,127	6,414	6,221	6,217	6,175	6,218	6,258	6,267	6,254	6,261	5,331	5,584	6,208	6,260	6,259
New Homes	701	703	973	978	954	961	958	967	976	978	980	986	685	839	960	980	997
FHFA US House Price Index (YOY % Change)	5.0	4.0	3.4	3.1	2.7	2.4	2.2	2.0	1.9	1.8	1.7	1.7	5.1	3.1	2.0	1.7	1.5
Median Price of Total Existing Homes (Thous \$)	272.4	309.2	297.2	294.9	285.0	284.3	284.6	284.4	284.8	285.9	286.5	287.3	274.6	293.4	296.6	290.3	287.2
Median Price of New Homes (Thous \$)	329.6	326.4	330.6	339.0	336.9	339.9	341.9	344.5	346.3	347.3	349.0	350.3	323.6	331.4	333.2	336.6	339.4
Interest Rates																	
30-Year Fixed Rate Mortgage (%)	3.5	3.2	3.0	2.9	3.0	3.0	3.2	3.3	3.4	3.5	3.6	3.6	3.5	2.9	3.3	3.6	4.1
10-Year Treasury Yield (%)	1.4	0.7	0.6	0.9	1.0	1.1	1.3	1.4	1.5	1.7	1.9	1.9	1.4	0.9	1.4	1.9	2.4
Mortgage Originations																	
Total 1- to 4-Family (Bil \$)	563	928	962	937	700	648	639	574	512	536	601	552	2,253	3,390	2,561	2,201	2,173
Purchase	257	348	410	406	355	380	435	420	362	395	459	412	1,225	1,421	1,590	1,628	1,653
Refinance	306	580	552	531	345	268	204	154	150	141	142	140	1,028	1,969	971	573	520
Refinance Share (%)	54	63	57	57	49	41	32	27	29	26	24	25	46	58	38	26	24
FHA Originations (Bil \$)													255	326	249	216	210
Total 1- to 4-Family (000s loans)	1,869	3,052	3,174	3,080	2,272	2,117	2,106	1,894	1,657	1,740	1,959	1,793	7,779	11,175	8,388	7,149	6,958
Purchase	891	1,203	1,416	1,396	1,199	1,283	1,470	1,415	1,199	1,309	1,524	1,365	4,392	4,907	5,367	5,398	5,394
Refinance	978	1,849	1,758	1,684	1,074	834	636	478	458	431	435	428	3,387	6,268	3,022	1,751	1,564
Refinance Share (%)	52	61	55	55	47	39	30	25	28	25	22	24	44	56	36	24	22
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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