



Housing Forecast: January 2017

| | 2016 | | | | 2017 | | | | 2018 | | | | 2015 | 2016 | 2017 | 2018 |
|--|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| | 16.1 | 16.2 | 16.3 | 16.4 | 17.1 | 17.2 | 17.3 | 17.4 | 18.1 | 18.2 | 18.3 | 18.4 | | | | |
| Housing Starts and Sales (SAAR, Thous. Units) | | | | | | | | | | | | | | | | |
| Housing Starts | 1,151 | 1,159 | 1,145 | 1,200 | 1,190 | 1,215 | 1,250 | 1,280 | 1,310 | 1,330 | 1,340 | 1,350 | 1,112 | 1,164 | 1,234 | 1,333 |
| Single-Family (1 Unit) | 790 | 755 | 758 | 835 | 810 | 825 | 860 | 900 | 920 | 940 | 960 | 980 | 715 | 785 | 849 | 950 |
| <i>Percent Change: Year-over-Year</i> | | | | | | | | | | | | | 10.3% | 9.8% | 8.2% | 11.9% |
| Multifamily (2+ Units) | 361 | 405 | 387 | 365 | 380 | 390 | 390 | 380 | 390 | 390 | 380 | 370 | 397 | 379 | 385 | 383 |
| New Single-Family Home Sales | 529 | 565 | 584 | 588 | 585 | 600 | 624 | 653 | 659 | 673 | 688 | 703 | 501 | 566 | 616 | 680 |
| <i>Percent Change: Year-over-Year</i> | | | | | | | | | | | | | 14.6% | 13.1% | 8.7% | 10.6% |
| Total Existing Home Sales (Single-Family, Condos and Co-Ops) | 5,300 | 5,503 | 5,383 | 5,517 | 5,407 | 5,521 | 5,544 | 5,568 | 5,515 | 5,568 | 5,672 | 5,780 | 5,250 | 5,426 | 5,510 | 5,634 |
| <i>Percent Change: Year-over-Year</i> | | | | | | | | | | | | | 6.3% | 3.3% | 1.6% | 2.2% |
| Total Home Sales (New + Existing) | 5,829 | 6,068 | 5,967 | 6,105 | 5,992 | 6,121 | 6,168 | 6,221 | 6,174 | 6,240 | 6,360 | 6,482 | 5,751 | 5,992 | 6,125 | 6,314 |
| <i>Percent Change: Year-over-Year</i> | | | | | | | | | | | | | 7.0% | 4.2% | 2.2% | 3.1% |
| Home Prices (NSA, Thous. \$) | | | | | | | | | | | | | | | | |
| Median New | 305 | 313 | 306 | 323 | 322 | 331 | 322 | 339 | 337 | 344 | 333 | 350 | 297 | 311 | 329 | 341 |
| Median Total Existing | 216 | 239 | 240 | 234 | 228 | 253 | 252 | 245 | 239 | 263 | 261 | 254 | 220 | 232 | 245 | 254 |
| FHFA Purchase-Only Index (% Change: Quarterly YoY, Annual Q4/Q4) | 6.1% | 5.9% | 6.0% | 5.7% | 5.4% | 5.7% | 5.3% | 5.2% | 4.6% | 4.1% | 3.7% | 3.6% | 5.9% | 5.7% | 5.2% | 3.6% |
| Mortgage Rates (Percent) | | | | | | | | | | | | | | | | |
| 30-Year Fixed Rate Mortgage | 3.7 | 3.6 | 3.4 | 3.8 | 4.2 | 4.2 | 4.2 | 4.3 | 4.3 | 4.3 | 4.3 | 4.4 | 4.5 | 3.6 | 4.2 | 4.3 |
| 5-Year Adjustable Rate Mortgage | 2.9 | 2.8 | 2.8 | 3.0 | 3.3 | 3.3 | 3.4 | 3.5 | 3.5 | 3.6 | 3.7 | 3.7 | 3.3 | 2.9 | 3.4 | 3.6 |
| Single-Family Mortgage Originations (NSA, Bil. \$, 1-4 Units) | | | | | | | | | | | | | | | | |
| Mortgage Originations | 359 | 489 | 572 | 520 | 350 | 431 | 418 | 370 | 308 | 419 | 423 | 385 | 1,730 | 1,940 | 1,568 | 1,535 |
| Purchase | 189 | 291 | 286 | 253 | 190 | 300 | 303 | 265 | 210 | 323 | 329 | 292 | 922 | 1,019 | 1,058 | 1,154 |
| Refinance | 170 | 198 | 286 | 267 | 160 | 131 | 114 | 104 | 98 | 95 | 94 | 93 | 808 | 922 | 510 | 381 |
| Refinance Share (%) | 47% | 41% | 50% | 51% | 46% | 30% | 27% | 28% | 32% | 23% | 22% | 24% | 47% | 48% | 33% | 25% |

January 10, 2017

Note: Interest rate forecasts are based on rates from December 30, 2016.

Note: Unshaded areas denote actuals. Shaded areas denote forecasts.

Sources: Actuals: Census Bureau, National Association of REALTORS®, Federal Housing Finance Agency, Freddie Mac, Federal Reserve Board. Forecasts: Fannie Mae Economic & Strategic Research

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