

# MBA Mortgage Finance Forecast

January 19, 2024

	2023				2024				2025				2023	2024	2025	2026
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
<b>Housing Measures</b>																
Housing Starts (SAAR, Thous)	1,385	1,450	1,371	1,454	1,406	1,426	1,415	1,417	1,435	1,458	1,484	1,506	1,415	1,416	1,471	1,475
Single-Family	834	930	967	1,042	1,012	1,047	1,064	1,085	1,119	1,132	1,163	1,192	943	1,052	1,152	1,163
Two or More	552	520	403	412	394	379	351	332	316	326	321	314	472	364	319	312
Home Sales (SAAR, Thous)																
Total Existing Homes	4,327	4,250	4,020	3,868	4,018	4,236	4,437	4,616	4,760	4,832	4,894	4,905	4,116	4,327	4,848	4,991
New Homes	638	691	703	668	734	762	772	777	791	796	805	813	675	761	801	802
FHFA US House Price Index (YOY % Change)	4.6	3.3	5.5	5.7	5.7	5.3	4.7	4.1	3.6	3.4	3.2	3.3	5.7	4.1	3.3	3.9
Median Price of Total Existing Homes (Thous \$)	366.7	397.5	400.9	387.6	394.1	397.5	393.2	389.4	388.5	391.9	393.7	395.1	388.2	393.6	392.2	390.8
Median Price of New Homes (Thous \$)	434.8	418.7	428.9	426.2	428.3	431.9	432.6	430.5	431.9	436.6	437.3	438.5	427.1	430.8	436.1	429.2
<b>Interest Rates</b>																
30-Year Fixed Rate Mortgage (%)	6.4	6.5	7.0	7.3	6.9	6.6	6.3	6.1	5.9	5.8	5.7	5.5	7.3	6.1	5.5	5.4
10-Year Treasury Yield (%)	3.6	3.6	4.2	4.5	4.1	4.0	3.8	3.7	3.7	3.6	3.6	3.6	4.5	3.7	3.6	3.6
<b>Mortgage Originations</b>																
Total 1- to 4-Family (Bil \$)	333	463	444	399	390	499	567	551	501	619	620	598	1,639	2,007	2,339	2,436
Purchase	267	371	363	324	304	389	432	411	346	461	456	436	1,325	1,536	1,699	1,782
Refinance	66	92	81	75	86	110	135	140	155	158	164	162	314	471	639	654
Refinance Share (%)	20	20	18	19	22	22	24	25	31	26	27	27	19	23	27	27
FHA Originations (Bil \$)													197	213	213	204
Total 1- to 4-Family (000s loans)	895	1,239	1,165	1,034	1,003	1,267	1,428	1,381	1,258	1,524	1,517	1,455	4,333	5,079	5,754	5,790
Purchase	686	948	913	804	743	938	1,030	970	810	1,070	1,049	996	3,350	3,682	3,926	3,981
Refinance	210	291	252	230	260	328	398	410	448	454	468	459	983	1,397	1,829	1,809
Refinance Share (%)	23	23	22	22	26	26	28	30	36	30	31	32	23	28	32	31
<b>Mortgage Debt Outstanding</b>																
1- to 4-Family (Bil \$)	13,671	13,767	13,822	13,879	13,931	13,988	14,050	14,117	14,190	14,264	14,343	14,425	13,879	14,117	14,690	14,783

**Notes:**

As of the August 2023 forecast, 2022 origination volume was revised based on the 2022 Home Mortgage Disclosure Act data. Total 1-to-4-family originations and refinance share are MBA estimates. These exclude second mortgages and home equity loans. 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. The FHFA US House Price Index is the forecasted year over year percent change of the FHFA Purchase-Only House Price Index. Copyright 2023 Mortgage Bankers Association. All rights reserved. THE HISTORICAL DATA AND PROJECTIONS ARE PROVIDED "AS IS" WITH NO WARRANTIES OF ANY KIND.

