

MBA Mortgage Finance Forecast

October 15, 2023

	2023				2024				2025				2022	2023	2024	2025	2026
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4					
Housing Measures																	
Housing Starts (SAAR, Thous)	1,385	1,450	1,387	1,376	1,351	1,346	1,346	1,380	1,418	1,435	1,462	1,479	1,551	1,399	1,356	1,449	1,424
Single-Family	834	930	965	974	989	1,014	1,032	1,076	1,102	1,123	1,148	1,176	1,004	926	1,028	1,137	1,123
Two or More	552	520	422	402	362	332	314	304	316	312	314	303	547	474	328	311	302
Home Sales (SAAR, Thous)																	
Total Existing Homes	4,327	4,250	4,027	4,093	4,196	4,324	4,501	4,661	4,767	4,836	4,899	4,921	5,099	4,174	4,420	4,856	4,999
New Homes	638	694	709	727	736	747	765	762	780	791	797	811	641	692	752	795	789
FHFA US House Price Index (YOY % Change)	4.6	3.1	2.2	1.5	1.0	0.7	0.8	1.1	1.5	2.1	2.6	3.2	8.3	1.5	1.1	3.2	3.5
Median Price of Total Existing Homes (Thous \$)	366.7	397.5	413.7	396.5	393.4	389.6	387.6	384.4	384.9	383.7	380.8	386.1	384.0	393.6	388.8	386.6	385.2
Median Price of New Homes (Thous \$)	434.8	418.0	435.5	431.2	432.0	430.2	429.8	430.6	432.7	434.6	437.6	440.0	455.8	429.9	430.6	436.2	430.7
Interest Rates																	
30-Year Fixed Rate Mortgage (%)	6.4	6.5	7.0	7.2	6.8	6.6	6.3	6.1	5.9	5.8	5.6	5.5	6.6	7.2	6.1	5.5	5.4
10-Year Treasury Yield (%)	3.6	3.6	4.2	4.2	4.1	4.0	3.8	3.7	3.7	3.7	3.6	3.6	3.8	4.2	3.7	3.6	3.6
Mortgage Originations																	
Total 1- to 4-Family (Bil \$)	333	463	444	399	409	507	525	508	478	601	594	581	2,305	1,639	1,949	2,254	2,382
Purchase	267	371	363	324	314	394	393	371	328	453	434	423	1,619	1,325	1,471	1,639	1,747
Refinance	66	92	81	75	95	113	132	138	150	148	160	158	686	314	478	616	635
Refinance Share (%)	20	20	18	19	23	22	25	27	31	25	27	27	30	19	25	27	27
FHA Originations (Bil \$)													228	197	214	224	219
Total 1- to 4-Family (000s loans)	895	1,239	1,173	1,052	1,086	1,342	1,396	1,353	1,281	1,578	1,555	1,511	6,720	4,359	5,177	5,925	6,065
Purchase	686	948	919	818	791	990	985	927	818	1,123	1,069	1,035	4,382	3,370	3,693	4,044	4,182
Refinance	210	291	254	234	294	353	411	426	463	455	486	477	2,338	989	1,484	1,881	1,882
Refinance Share (%)	23	23	22	22	27	26	29	32	36	29	31	32	35	23	29	32	31
Mortgage Debt Outstanding																	
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	13,610	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.

