

MBA Mortgage Finance Forecast

February 19, 2025

	2024				2025				2026				2024	2025	2026	2027
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
Housing Measures																
Housing Starts (SAAR, Thous)	1,407	1,340	1,332	1,379	1,394	1,388	1,429	1,444	1,451	1,459	1,435	1,433	1,365	1,414	1,445	1,443
Single-Family	1,062	1,004	971	1,003	1,032	1,054	1,102	1,126	1,141	1,152	1,132	1,131	1,010	1,079	1,139	1,138
Two or More	345	336	361	376	362	334	327	318	310	307	303	302	355	335	306	305
Home Sales (SAAR, Thous)																
Total Existing Homes	4,200	4,050	3,890	4,117	4,197	4,290	4,442	4,506	4,533	4,572	4,603	4,597	4,064	4,359	4,576	4,692
New Homes	663	693	712	662	718	747	772	788	803	812	802	792	683	756	802	805
FHFA US House Price Index (YOY % Change)	6.9	5.9	4.4	3.8	2.9	2.1	1.5	1.3	1.2	1.1	1.2	1.3	3.8	1.3	1.3	2.0
Median Price of Total Existing Homes (Thous \$)	385.1	416.9	414.1	408.2	408.5	415.2	416.8	409.3	411.5	418.3	417.2	412.8	406	412	415	416
Median Price of New Homes (Thous \$)	429.2	414.5	420.5	424.2	425.2	428.5	427.5	415.3	424.2	427.6	428.2	424.8	422	424	426	431
Interest Rates																
30-Year Fixed Rate Mortgage (%)	6.7	7.0	6.5	6.6	6.9	6.9	6.7	6.5	6.4	6.4	6.4	6.4	6.6	6.5	6.4	6.4
10-Year Treasury Yield (%)	4.2	4.4	3.9	4.3	4.6	4.6	4.5	4.5	4.4	4.4	4.4	4.4	4.3	4.5	4.4	4.4
Mortgage Originations																
Total 1- to 4-Family (Bil \$)	377	429	479	494	384	540	574	557	550	630	616	573	1,779	2,055	2,369	2,455
Purchase	291	336	357	304	272	382	392	371	358	436	428	390	1,288	1,417	1,612	1,681
Refinance	86	93	122	190	112	158	182	186	192	194	188	183	491	638	757	774
Refinance Share (%)	23	22	25	38	29	29	32	33	35	31	31	32	28	31	32	32
FHA Originations (Bil \$)													204	210	242	227
Total 1- to 4-Family (000s loans)	1,076	1,203	1,343	1,427	1,072	1,500	1,600	1,555	1,538	1,736	1,690	1,574	5,050	5,726	6,538	6,668
Purchase	773	880	924	780	693	968	990	934	898	1,091	1,067	970	3,356	3,584	4,026	4,137
Refinance	303	323	419	647	379	532	610	622	640	645	623	604	1,693	2,142	2,512	2,530
Refinance Share (%)	28	27	31	45	35	35	38	40	42	37	37	38	34	37	38	38
Mortgage Debt Outstanding																
1- to 4-Family (Bil \$)	13,990	14,094	14,178	14,268	14,363	14,468	14,571	14,665	14,753	14,853	14,949	15,035	14,268	14,665	15,035	15,418

Notes:

As of the August 2024 forecast, 2023 origination volume was revised based on the 2023 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.

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