

# MBA Mortgage Finance Forecast

December 20, 2024

	2024				2025				2026				2024	2025	2026	2027
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
<b>Housing Measures</b>																
Housing Starts (SAAR, Thous)	1,407	1,340	1,332	1,336	1,366	1,383	1,420	1,432	1,448	1,445	1,422	1,430	1,354	1,400	1,436	1,449
Single-Family	1,062	1,004	971	998	1,032	1,054	1,094	1,118	1,141	1,144	1,120	1,123	1,009	1,075	1,132	1,138
Two or More	345	336	361	338	334	329	326	314	307	301	302	307	345	326	304	311
Home Sales (SAAR, Thous)																
Total Existing Homes	4,200	4,050	3,890	4,044	4,053	4,115	4,317	4,495	4,516	4,535	4,552	4,582	4,046	4,245	4,546	4,687
New Homes	663	693	712	723	759	770	785	790	804	799	786	797	698	776	797	816
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	407.9	407.2	414.5	416.2	405.2	412.7	417.6	416.9	413.1	406	411	415	416
Median Price of New Homes (Thous \$)	429.2	414.5	420.5	427.6	433.2	426.3	427.4	418.4	425.7	431.7	426.3	428.1	423	426	428	431
<b>Interest Rates</b>																
30-Year Fixed Rate Mortgage (%)	6.7	7.0	6.5	6.6	6.6	6.5	6.4	6.4	6.3	6.3	6.3	6.3	6.6	6.4	6.3	6.3
10-Year Treasury Yield (%)	4.2	4.4	3.9	4.3	4.4	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3
<b>Mortgage Originations</b>																
Total 1- to 4-Family (Bil \$)	377	429	479	494	416	526	570	556	550	630	616	573	1,779	2,068	2,369	2,455
Purchase	291	336	357	304	282	360	385	369	358	436	428	390	1,288	1,396	1,612	1,681
Refinance	86	93	122	190	134	166	185	187	192	194	188	183	491	672	757	774
Refinance Share (%)	23	22	25	38	32	32	33	34	35	31	31	32	28	33	32	32
FHA Originations (Bil \$)													204	211	242	227
Total 1- to 4-Family (000s loans)	1,076	1,203	1,343	1,426	1,171	1,470	1,591	1,551	1,535	1,731	1,685	1,569	5,049	5,784	6,521	6,637
Purchase	773	880	924	779	718	912	971	927	896	1,088	1,064	967	3,356	3,527	4,015	4,118
Refinance	303	323	419	647	453	558	621	624	639	643	622	602	1,693	2,256	2,506	2,519
Refinance Share (%)	28	27	31	45	39	38	39	40	42	37	37	38	34	39	38	38
<b>Mortgage Debt Outstanding</b>																
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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