

# MBA Mortgage Finance Forecast

March 20, 2025

	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	1,388	1,374	1,388	1,403	1,433	1,447	1,473	1,480	1,444	1,367	1,399	1,461	1,437
Single-Family	1,062	1,004	971	1,016	1,021	1,052	1,078	1,115	1,132	1,162	1,176	1,137	1,013	1,067	1,152	1,130
Two or More	345	336	361	372	353	336	325	318	315	311	304	307	354	333	309	307
Home Sales (SAAR, Thous)																
Total Existing Homes	4,200	4,050	3,890	4,163	4,156	4,256	4,419	4,532	4,539	4,565	4,602	4,589	4,076	4,341	4,573	4,645
New Homes	663	693	712	679	706	729	756	791	808	817	827	805	687	745	814	801
FHFA US House Price Index (YOY % Change)	6.8	5.9	4.6	4.5	3.4	2.3	1.5	1.3	1.2	1.1	1.2	1.3	4.5	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
<b>Interest Rates</b>																
30-Year Fixed Rate Mortgage (%)	6.7	7.0	6.5	6.6	6.8	6.8	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	4.5	4.5	4.5	4.5	4.4	4.4	4.4	4.4	4.3	4.5	4.4	4.4
<b>Mortgage Originations</b>																
Total 1- to 4-Family (Bil \$)	377	429	479	494	384	548	587	550	550	630	616	573	1,779	2,069	2,369	2,455
Purchase	291	336	357	304	272	374	392	368	358	436	428	390	1,288	1,406	1,612	1,681
Refinance	86	93	122	190	112	174	195	182	192	194	188	183	491	663	757	774
Refinance Share (%)	23	22	25	38	29	32	33	33	35	31	31	32	28	32	32	32
FHA Originations (Bil \$)													204	211	242	227
Total 1- to 4-Family (000s loans)	1,076	1,203	1,343	1,427	1,068	1,527	1,637	1,528	1,532	1,729	1,684	1,568	5,050	5,761	6,513	6,642
Purchase	773	880	924	780	690	944	986	922	895	1,087	1,063	966	3,356	3,543	4,010	4,122
Refinance	303	323	419	647	378	583	651	606	637	642	621	602	1,693	2,218	2,503	2,521
Refinance Share (%)	28	27	31	45	35	38	40	40	42	37	37	38	34	39	38	38
<b>Mortgage Debt Outstanding</b>																
1- to 4-Family (Bil \$)	13,997	14,105	14,216	14,322	14,406	14,498	14,590	14,680	14,766	14,865	14,961	15,050	14,322	14,680	15,050	15,399

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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