# MBA Mortgage Finance Forecast

January 21, 2026

| | 2025 | | | | 2026 | | | | 2027 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | 2024 | 2025 | 2026 | 2027 | 2028 |
| **Housing Measures** | | | | | | | | | | | | | | | | | |
| Housing Starts (SAAR, Thous) | 1,401 | 1,354 | 1,311 | 1,311 | 1,304 | 1,305 | 1,303 | 1,298 | 1,299 | 1,301 | 1,290 | 1,294 | 1,367 | 1,344 | 1,303 | 1,296 | 1,292 |
| Single-Family | 1,015 | 937 | 903 | 903 | 900 | 912 | 927 | 942 | 951 | 959 | 953 | 962 | 1,013 | 940 | 920 | 956 | 968 |
| Two or More | 386 | 409 | 408 | 408 | 404 | 393 | 376 | 356 | 348 | 342 | 337 | 332 | 354 | 403 | 382 | 340 | 324 |
| Home Sales (SAAR, Thous) | | | | | | | | | | | | | | | | | |
| Total Existing Homes | 4,127 | 3,990 | 4,020 | 4,200 | 4,312 | 4,388 | 4,445 | 4,521 | 4,528 | 4,542 | 4,521 | 4,545 | 4,076 | 4,084 | 4,416 | 4,534 | 4,640 |
| New Homes | 655 | 664 | 696 | 722 | 733 | 728 | 736 | 740 | 739 | 745 | 748 | 747 | 685 | 684 | 734 | 744 | 748 |
| FHFA US House Price Index (YOY % Change) | 4.3 | 3.0 | 2.2 | 1.2 | 0.9 | 0.7 | 0.6 | 0.6 | 0.3 | 0.3 | 0.4 | 0.5 | 4.6 | 1.2 | 0.6 | 0.5 | 1.1 |
| Median Price of Total Existing Homes (Thous $) | 397.8 | 423.5 | 420.1 | 410.1 | 413.9 | 413.9 | 415.7 | 411.9 | 407.5 | 408.5 | 410.2 | 402.1 | 405 | 413 | 414 | 407 | 409 |
| Median Price of New Homes (Thous $) | 419.2 | 414.7 | 407.7 | 401.2 | 407.4 | 404.7 | 402.2 | 404.2 | 406.7 | 408.9 | 406.3 | 403.8 | 419 | 411 | 405 | 406 | 417 |
| **Interest Rates** | | | | | | | | | | | | | | | | | |
| 30-Year Fixed Rate Mortgage (%) | 6.8 | 6.8 | 6.6 | 6.2 | 6.1 | 6.1 | 6.1 | 6.1 | 6.2 | 6.2 | 6.3 | 6.3 | 6.6 | 6.2 | 6.1 | 6.3 | 6.6 |
| 10-Year Treasury Yield (%) | 4.5 | 4.4 | 4.3 | 4.1 | 4.2 | 4.2 | 4.2 | 4.2 | 4.3 | 4.3 | 4.4 | 4.4 | 4.3 | 4.1 | 4.2 | 4.4 | 4.6 |
| **Mortgage Originations** | | | | | | | | | | | | | | | | | |
| Total 1- to 4-Family (Bil $) | 384 | 515 | 565 | 586 | 543 | 572 | 567 | 521 | 525 | 574 | 581 | 519 | 1,685 | 2,050 | 2,203 | 2,199 | 2,213 |
| Purchase | 272 | 367 | 378 | 339 | 324 | 381 | 391 | 347 | 349 | 402 | 407 | 348 | 1,338 | 1,356 | 1,443 | 1,506 | 1,541 |
| Refinance | 112 | 148 | 187 | 247 | 219 | 191 | 176 | 174 | 176 | 172 | 174 | 171 | 348 | 694 | 760 | 693 | 672 |
| Refinance Share (%) | 29 | 29 | 33 | 42 | 40 | 33 | 31 | 33 | 34 | 30 | 30 | 33 | 21 | 34 | 34 | 32 | 30 |
| FHA Originations (Bil $) | | | | | | | | | | | | | 194 | 209 | 225 | 224 | 204 |
| Total 1- to 4-Family (000s loans) | 1,027 | 1,366 | 1,497 | 1,566 | 1,445 | 1,505 | 1,485 | 1,367 | 1,376 | 1,497 | 1,512 | 1,357 | 4,572 | 5,457 | 5,801 | 5,741 | 5,734 |
| Purchase | 699 | 935 | 957 | 855 | 815 | 957 | 981 | 869 | 873 | 1,006 | 1,016 | 869 | 3,526 | 3,446 | 3,622 | 3,764 | 3,828 |
| Refinance | 328 | 431 | 540 | 711 | 629 | 548 | 504 | 498 | 503 | 491 | 496 | 487 | 1,047 | 2,011 | 2,179 | 1,977 | 1,906 |
| Refinance Share (%) | 32 | 32 | 36 | 45 | 44 | 36 | 34 | 36 | 37 | 33 | 33 | 36 | 23 | 37 | 38 | 34 | 33 |
| **Mortgage Debt Outstanding** | | | | | | | | | | | | | | | | | |
| 1- to 4-Family (Bil $) | 14,408 | 14,523 | 14,597 | 14,672 | 14,753 | 14,833 | 14,900 | 14,962 | 15,026 | 15,100 | 15,169 | 15,235 | 14,359 | 14,672 | 14,962 | 15,457 | 15,529 |

Notes:

**As of the August 2025 forecast, 2024 origination volume was revised based on the 2024 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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