

Housing Forecast: July 2020

2019				2020				2021						
19.1	19.2	19.3	19.4	20.1	20.2	20.3	20.4	21.1	21.2	21.3	21.4	2019	2020	2021
1,204	1,257	1,288	1,433	1,484	1,007	1,110	1,142	1,171	1,195	1,226	1,261	1,290	1,186	1,213
												3.2	-8.1	2.3
859	850	897	964	968	722	815	831	842	858	880	907	888	834	872
												1.4	-6.1	4.5
345	407	390	469	517	285	295	311	329	337	346	354	402	352	342
														-3.0
5,864	5,957	6,108	6,131	6,184	4,967	6,085	5,188	5,554	5,778	5,881	5,966	6,023		5,794
												1.1	-6.9	3.4
667	663	698	711	701	661	660	645	648	652	658	667			656
														-1.6
5,197	5,293	5,410	5,420	5,483	4,306	5,425	4,543	4,906	5,126	5,223	5,299			5,138
												0.0	-7.5	4.0
212	221	217	227	221	240	225	241	220	245	227	242	222	227	241
														341
253	211	211	212	212	293	293	284	219	297	294	285	212	286	289
5.4	5.2	5.1	5.3	5.8	5.7	5.6	4.4	2.4	1.5	0.6	1.0	5.3	4.4	1.0
4.4	4.0	3.7	3.7	3.5	3.2	3.0	3.0	2.9	2.9	2.8	2.8	3.9	3.2	2.8
3.9	3.6	3.4	3.4	3.3	3.2	3.0	2.9	2.8	2.7	2.6	2.6	3.6	3.1	2.7
334	540	716	715	739	1,072	790	538	476	659	640	570	2,305	3,139	2,345
227	360	381	323	286	303	390	278	230	366	363	319	1,291	1,258	1,279
107	180	335	392	453	769	400	260	245	293	277	251	1,013	1,881	1,066
32	33	47	55	61	72	51	48	52	44	43	44	44	60	45
	19.1 1,204 859 345 5,864 667 5,197 312 253 5.4 4.4 3.9	19.1 19.2 1,204 1,257 859 850 345 407 5,864 5,957 667 663 5,197 5,293 312 321 253 277 5.4 5.2 4.4 4.0 3.9 3.6 334 540 227 360 107 180	19.1 19.2 19.3 1,204 1,257 1,288 859 850 897 345 407 390 5,864 5,957 6,108 667 663 698 5,197 5,293 5,410 312 321 317 253 277 277 5.4 5.2 5.1 4.4 4.0 3.7 3.9 3.6 3.4 334 540 716 227 360 381 107 180 335	19.1 19.2 19.3 19.4 1,204 1,257 1,288 1,433 859 850 897 964 345 407 390 469 5,864 5,957 6,108 6,131 667 663 698 711 5,197 5,293 5,410 5,420 312 321 317 327 253 277 277 272 5.4 5.2 5.1 5.3 4.4 4.0 3.7 3.7 3.9 3.6 3.4 3.4 334 540 716 715 227 360 381 323 107 180 335 392	19.1 19.2 19.3 19.4 20.1 1,204 1,257 1,288 1,433 1,484 859 850 897 964 968 345 407 390 469 517 5,864 5,957 6,108 6,131 6,184 667 663 698 711 701 5,197 5,293 5,410 5,420 5,483 312 321 317 327 272 5.4 5.2 5.1 5.3 5.8 4.4 4.0 3.7 3.7 3.5 3.9 3.6 3.4 3.4 3.3 334 540 716 715 739 227 360 381 323 286 107 180 335 392 453	19.1 19.2 19.3 19.4 20.1 20.2 1,204 1,257 1,288 1,433 1,484 1,007 859 850 897 964 968 722 345 407 390 469 517 285 5,864 5,957 6,108 6,131 6,184 4,967 667 663 698 711 701 661 5,197 5,293 5,410 5,420 5,483 4,306 312 321 317 327 331 340 253 277 277 272 272 293 5.4 5.2 5.1 5.3 5.8 5.7 4.4 4.0 3.7 3.7 3.5 3.2 3.9 3.6 3.4 3.4 3.3 3.2 334 540 716 715 739 1,072 227 360 381 323 286 303 107 180 335 392 453 769 <	19.1 19.2 19.3 19.4 20.1 20.2 20.3 1,204 1,257 1,288 1,433 1,484 1,007 1,110 859 850 897 964 968 722 815 345 407 390 469 517 285 295 5,864 5,957 6,108 6,131 6,184 4,967 6,085 667 663 698 711 701 661 660 5,197 5,293 5,410 5,420 5,483 4,306 5,425 312 321 317 327 272 272 293 293 5.4 5.2 5.1 5.3 5.8 5.7 5.6 4.4 4.0 3.7 3.7 3.5 3.2 3.0 3.9 3.6 3.4 3.4 3.3 3.2 3.0 334 540 716 715 739 1,072 <td< td=""><td>19.1 19.2 19.3 19.4 20.1 20.2 20.3 20.4 1,204 1,257 1,288 1,433 1,484 1,007 1,110 1,142 859 850 897 964 968 722 815 831 345 407 390 469 517 285 295 311 5,864 5,957 6,108 6,131 6,184 4,967 6,085 5,188 667 663 698 711 701 661 660 645 5,197 5,293 5,410 5,420 5,483 4,306 5,425 4,543 312 321 317 327 272 293 293 284 5.4 5.2 5.1 5.3 5.8 5.7 5.6 4.4 4.4 4.0 3.7 3.7 3.5 3.2 3.0 3.0 3.9 3.6 3.4 3.4 3.3</td><td>19.1 19.2 19.3 19.4 20.1 20.2 20.3 20.4 21.1 1,204 1,257 1,288 1,433 1,484 1,007 1,110 1,142 1,171 859 850 897 964 968 722 815 831 842 345 407 390 469 517 285 295 311 329 5,864 5,957 6,108 6,131 6,184 4,967 6,085 5,188 5,554 667 663 698 711 701 661 660 645 648 5,197 5,293 5,410 5,420 5,483 4,306 5,425 4,543 4,906 312 321 317 327 272 272 293 293 284 279 5.4 5.2 5.1 5.3 5.8 5.7 5.6 4.4 2.4 4.4 4.0 3.7 3.7<</td><td>19.1 19.2 19.3 19.4 20.1 20.2 20.3 20.4 21.1 21.2 1,204 1,257 1,288 1,433 1,484 1,007 1,110 1,142 1,171 1,195 859 850 897 964 968 722 815 831 842 858 345 407 390 469 517 285 295 311 329 337 5,864 5,957 6,108 6,131 6,184 4,967 6,085 5,188 5,554 5,778 667 663 698 711 701 661 660 645 648 652 5,197 5,293 5,410 5,420 5,483 4,306 5,425 4,543 4,906 5,126 312 321 317 327 272 272 293 293 284 279 297 5.4 5.2 5.1 5.3 5.8</td><td>19.1 19.2 19.3 19.4 20.1 20.2 20.3 20.4 21.1 21.2 21.3 1,204 1,257 1,288 1,433 1,484 1,007 1,110 1,142 1,171 1,195 1,226 859 850 897 964 968 722 815 831 842 858 880 345 407 390 469 517 285 295 311 329 337 346 5,864 5,957 6,108 6,131 6,184 4,967 6,085 5,188 5,554 5,778 5,881 667 663 698 711 701 661 660 645 648 652 658 5,197 5,293 5,410 5,420 5,483 4,306 5,425 4,543 4,906 5,126 5,223 312 321 317 327 272 272 293 293 284 279</td></td<> <td>19.1 19.2 19.3 19.4 20.1 20.2 20.3 20.4 21.1 21.2 21.3 21.4 1,204 1,257 1,288 1,433 1,484 1,007 1,110 1,142 1,171 1,195 1,226 1,261 859 850 897 964 968 722 815 831 842 858 880 907 345 407 390 469 517 285 295 311 329 337 346 354 5,864 5,957 6,108 6,131 6,184 4,967 6,085 5,188 5,554 5,778 5,881 5,966 667 663 698 711 701 661 660 645 648 652 658 667 5,197 5,293 5,410 5,420 5,483 4,306 5,425 4,543 4,906 5,126 5,223 5,299 312 321</td> <td>19.1 19.2 19.3 19.4 20.1 20.2 20.3 20.4 21.1 21.2 21.3 21.4 2019 1,204 1,257 1,288 1,433 1,484 1,007 1,110 1,142 1,171 1,195 1,226 1,261 1,290 859 850 897 964 968 722 815 831 842 858 880 907 888 345 407 390 469 517 285 295 311 329 337 346 354 402 5,864 5,957 6,108 6,131 6,184 4,967 6,085 5,188 5,554 5,778 5,881 5,966 6,023 1,1 667 663 698 711 701 661 660 645 648 652 658 667 683 1,07 5,197 5,293 5,410 5,420 5,483 4,306 5,425 4,</td> <td>19.1 19.2 19.3 19.4 20.1 20.2 20.3 20.4 21.1 21.2 21.3 21.4 2019 2020 1,204 1,257 1,288 1,433 1,484 1,007 1,110 1,142 1,171 1,195 1,226 1,261 1,290 1,186 859 850 897 964 968 722 815 831 842 858 880 907 888 834 345 407 390 469 517 285 295 311 329 337 346 354 402 352 5,864 5,957 6,108 6,131 6,184 4,967 6,085 5,188 5,554 5,778 5,881 5,966 6023 5,606 667 663 698 711 701 661 660 645 648 652 658 667 683 667 5,197 5,293 5,410 5,420<!--</td--></td>	19.1 19.2 19.3 19.4 20.1 20.2 20.3 20.4 1,204 1,257 1,288 1,433 1,484 1,007 1,110 1,142 859 850 897 964 968 722 815 831 345 407 390 469 517 285 295 311 5,864 5,957 6,108 6,131 6,184 4,967 6,085 5,188 667 663 698 711 701 661 660 645 5,197 5,293 5,410 5,420 5,483 4,306 5,425 4,543 312 321 317 327 272 293 293 284 5.4 5.2 5.1 5.3 5.8 5.7 5.6 4.4 4.4 4.0 3.7 3.7 3.5 3.2 3.0 3.0 3.9 3.6 3.4 3.4 3.3	19.1 19.2 19.3 19.4 20.1 20.2 20.3 20.4 21.1 1,204 1,257 1,288 1,433 1,484 1,007 1,110 1,142 1,171 859 850 897 964 968 722 815 831 842 345 407 390 469 517 285 295 311 329 5,864 5,957 6,108 6,131 6,184 4,967 6,085 5,188 5,554 667 663 698 711 701 661 660 645 648 5,197 5,293 5,410 5,420 5,483 4,306 5,425 4,543 4,906 312 321 317 327 272 272 293 293 284 279 5.4 5.2 5.1 5.3 5.8 5.7 5.6 4.4 2.4 4.4 4.0 3.7 3.7<	19.1 19.2 19.3 19.4 20.1 20.2 20.3 20.4 21.1 21.2 1,204 1,257 1,288 1,433 1,484 1,007 1,110 1,142 1,171 1,195 859 850 897 964 968 722 815 831 842 858 345 407 390 469 517 285 295 311 329 337 5,864 5,957 6,108 6,131 6,184 4,967 6,085 5,188 5,554 5,778 667 663 698 711 701 661 660 645 648 652 5,197 5,293 5,410 5,420 5,483 4,306 5,425 4,543 4,906 5,126 312 321 317 327 272 272 293 293 284 279 297 5.4 5.2 5.1 5.3 5.8	19.1 19.2 19.3 19.4 20.1 20.2 20.3 20.4 21.1 21.2 21.3 1,204 1,257 1,288 1,433 1,484 1,007 1,110 1,142 1,171 1,195 1,226 859 850 897 964 968 722 815 831 842 858 880 345 407 390 469 517 285 295 311 329 337 346 5,864 5,957 6,108 6,131 6,184 4,967 6,085 5,188 5,554 5,778 5,881 667 663 698 711 701 661 660 645 648 652 658 5,197 5,293 5,410 5,420 5,483 4,306 5,425 4,543 4,906 5,126 5,223 312 321 317 327 272 272 293 293 284 279	19.1 19.2 19.3 19.4 20.1 20.2 20.3 20.4 21.1 21.2 21.3 21.4 1,204 1,257 1,288 1,433 1,484 1,007 1,110 1,142 1,171 1,195 1,226 1,261 859 850 897 964 968 722 815 831 842 858 880 907 345 407 390 469 517 285 295 311 329 337 346 354 5,864 5,957 6,108 6,131 6,184 4,967 6,085 5,188 5,554 5,778 5,881 5,966 667 663 698 711 701 661 660 645 648 652 658 667 5,197 5,293 5,410 5,420 5,483 4,306 5,425 4,543 4,906 5,126 5,223 5,299 312 321	19.1 19.2 19.3 19.4 20.1 20.2 20.3 20.4 21.1 21.2 21.3 21.4 2019 1,204 1,257 1,288 1,433 1,484 1,007 1,110 1,142 1,171 1,195 1,226 1,261 1,290 859 850 897 964 968 722 815 831 842 858 880 907 888 345 407 390 469 517 285 295 311 329 337 346 354 402 5,864 5,957 6,108 6,131 6,184 4,967 6,085 5,188 5,554 5,778 5,881 5,966 6,023 1,1 667 663 698 711 701 661 660 645 648 652 658 667 683 1,07 5,197 5,293 5,410 5,420 5,483 4,306 5,425 4,	19.1 19.2 19.3 19.4 20.1 20.2 20.3 20.4 21.1 21.2 21.3 21.4 2019 2020 1,204 1,257 1,288 1,433 1,484 1,007 1,110 1,142 1,171 1,195 1,226 1,261 1,290 1,186 859 850 897 964 968 722 815 831 842 858 880 907 888 834 345 407 390 469 517 285 295 311 329 337 346 354 402 352 5,864 5,957 6,108 6,131 6,184 4,967 6,085 5,188 5,554 5,778 5,881 5,966 6023 5,606 667 663 698 711 701 661 660 645 648 652 658 667 683 667 5,197 5,293 5,410 5,420 </td

July 10, 2020

Note: Interest rate forecasts are based on rates from June 30, 2020.

Note: All mortgage originations data are Fannie Mae estimates as there is no universal source for market-wide originations data.

Note: Unshaded areas denote actuals. Shaded areas denote forecasts.

Sources: Actuals: Census Bureau, National Association of REALTORS®, Federal Housing Finance Agency, Freddie Mac, Federal Reserve Board. Forecasts: Fannie Mae Economic & Strategic Research

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