

National Housing Outlook

	2008	2009	2010	2011	Forecast		
					2012	2013	2014
Real GDP, percent change	-0.4	-3.6	3.0	1.7	2.2	1.7	2.4
Nonfarm Employment, percent change	-0.6	-4.4	-0.7	1.2	1.4	1.2	1.5
Unemployment Rate	5.8	9.3	9.6	9.0	8.1	7.8	7.6
Home Construction							
Total Housing Starts, in thousands	905.5	553.9	586.9	608.8	775.0	990.0	1180.0
Single-Family Starts, in thousands	622.0	445.0	471.2	430.6	535.0	680.0	830.0
Multifamily Starts, in thousands	283.5	108.9	115.7	178.2	240.0	310.0	350.0
Home Sales							
New Home Sales, Single-Family, in thousands	485.0	374.0	323.0	304.0	365.0	460.0	530.0
Total Existing Home Sales, in thousands	4110.0	4340.0	4190.0	4260.0	4620.0	4840.0	5000.0
Existing Single-Family Home Sales, in thousands	3660.0	3870.0	3708.0	3786.0	4100.0	4300.0	4440.0
Existing Condominium & Townhouse Sales, in thousands	450.0	464.0	474.0	477.0	520.0	540.0	560.0
Home Prices							
Median New Home, \$ Thousands	232.1	216.7	221.8	227.2	240.0	244.0	248.5
Percent Change	-6.4	-6.6	2.4	2.4	5.6	1.7	1.8
Median Existing Home, \$ Thousands	198.1	172.5	172.9	166.1	174.5	179.8	184.7
Percent Change	-9.5	-12.9	0.2	-3.9	5.0	3.0	2.7
FHFA (OFHEO) Home Price Index (Purch Only), Pct Chg	-7.6	-5.4	-3.0	-4.3	3.3	2.8	2.7
Case-Shiller C-10 Home Price Index, Percent Change	-16.7	-12.9	2.1	-3.5	0.5	3.8	2.8
Interest Rates - Annual Averages							
Prime Rate	4.88	3.25	3.25	3.25	3.25	3.25	3.25
Ten-Year Treasury Note	3.66	3.26	3.22	2.78	1.80	1.89	2.50
Conventional 30-Year Fixed Rate, Commitment Rate	6.04	5.04	4.69	4.46	3.63	3.60	4.10
One-Year ARM, Effective Rate, Commitment Rate	5.18	4.71	3.78	3.00	2.70	2.80	3.40

Forecast as of: January 8, 2013

Source: Federal Reserve Board, FHFA, MBA, NAR, S&P, U.S. Department of Commerce, U.S. Department of Labor and Wells Fargo Securities, LLC