

ECONOMIC FORECAST

January 2021

	2020				2021				2022		
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3

ECONOMIC OUTLOOK

Economic Growth-

GDP - (QoQ)	-5.0%	-31.4%	33.1%	4.1%	2.3%	2.9%	5.2%	4.4%	3.8%	2.8%	2.2%
GDP - (YTD)	-5.0%	-18.2%	-1.1%	0.2%	2.3%	2.6%	3.5%	3.7%	3.8%	3.3%	2.9%
Consumer Spending - (QoQ)	-6.9%	-33.2%	40.7%	3.4%	0.5%	4.4%	6.9%	4.0%	2.7%	1.7%	1.1%
Consumer Spending - (YTD)	-6.9%	-20.1%	0.2%	1.0%	0.5%	2.5%	3.9%	4.0%	2.7%	2.2%	1.8%
Government Spending - (QoQ)	1.3%	2.5%	-4.9%	-3.7%	4.0%	2.5%	0.7%	0.9%	-0.3%	0.7%	0.5%
Government Spending - (YTD)	1.3%	1.9%	-0.4%	-1.2%	4.0%	3.3%	2.4%	2.0%	-0.3%	0.2%	0.3%

Consumer Wealth-

Unemployment Rate	3.8%	13.0%	8.8%	6.7%	6.4%	6.1%	5.3%	4.7%	4.5%	4.5%	4.4%
Consumer Inflation	2.1%	0.4%	1.2%	1.4%	1.5%	2.2%	2.2%	2.3%	2.5%	2.5%	2.2%
Home Prices	4.2%	4.4%	5.9%	7.6%	8.1%	8.0%	7.9%	7.5%	7.5%	7.3%	7.3%

SINGLE FAMILY HOME & VEHICLE LOAN MARKETS

Consumer Demand-

Total Home Sales (Mil)	6.184	5.016	7.100	7.568	7.130	7.183	7.208	7.236	7.262	7.314	7.334
Existing Home (Mil)	5.483	4.313	6.127	6.673	6.203	6.226	6.224	6.241	6.261	6.303	6.315
New Home Sales (Mil)	0.701	0.703	0.973	0.895	0.927	0.957	0.984	0.995	1.001	1.011	1.019
Single Family Homes (Thous)	1.869	3.052	3.497	3.228	2.567	2.161	2.019	1.815	1.568	1.644	1.830
Purchase Apps (Thous)	0.891	1.203	1.427	1.350	1.052	1.239	1.436	1.387	1.135	1.237	1.424
Refinancing Apps (Thous)	0.978	1.849	2.070	1.878	1.515	0.922	0.583	0.428	0.433	0.407	0.406
Refi Apps Share	52%	61%	59%	58%	59%	43%	29%	24%	28%	25%	22%
Vehicle Sales (Mil)	15.4	11.6	15.7	15.8	16.0	15.7	16.8	16.5	16.8	17.0	17.3

MARKET RATE OUTLOOK

Benchmark Rates-

Prime	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%
Fed Funds	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
3yr UST	1.1%	0.2%	0.2%	0.2%	0.2%	0.2%	0.3%	0.3%	0.3%	0.3%	0.3%
10yr UST	1.4%	0.7%	0.6%	0.9%	1.2%	1.4%	1.5%	1.6%	1.7%	1.9%	2.0%

Market Rates-

5yr Vehicle Loan Rate	3.5%	3.3%	3.2%	3.1%	3.1%	3.0%	3.1%	3.1%	3.2%	3.3%	3.3%
15yr First-lien Mortgage	3.4%	3.2%	3.0%	2.7%	2.8%	2.9%	3.0%	3.2%	3.3%	3.5%	3.5%
30yr First-lien Mortgage	3.5%	3.2%	3.0%	2.8%	2.9%	3.1%	3.3%	3.4%	3.5%	3.7%	3.8%