



ECONOMIC FORECAST

January 2026

(Updated January 21, 2026)

	2025				2026				2027			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4

ECONOMIC OUTLOOK

Economic Growth-

GDP - (QoQ)	-0.6%	3.8%	4.3%	1.6%	2.1%	2.0%	1.8%	1.8%	1.8%	1.8%	1.8%	1.6%
GDP - (YTD)	-0.6%	1.6%	2.5%	2.3%	2.1%	2.1%	2.0%	1.9%	1.8%	1.8%	1.8%	1.7%
Consumer Spding (YTD)	0.6%	2.5%	3.5%	2.6%	2.9%	2.5%	1.6%	1.4%	1.7%	2.1%	2.3%	2.3%
	0.6%	1.6%	2.2%	2.3%	2.9%	2.7%	2.3%	2.1%	1.7%	1.9%	2.0%	2.2%
Govt Spending (YTD)	-1.0%	-0.1%	2.2%	-3.5%	6.5%	1.1%	0.7%	0.3%	0.2%	0.1%	-0.1%	-0.3%
	-1.0%	-0.6%	0.4%	-0.6%	6.5%	3.8%	2.8%	2.2%	0.2%	0.2%	0.1%	-0.1%

Consumer Wealth-

Unemployment	4.1%	4.2%	4.4%	4.5%	4.6%	4.6%	4.5%	4.5%	4.4%	4.4%	4.3%	4.3%
Cons Inflation	2.7%	2.5%	2.9%	2.8%	3.0%	3.3%	3.0%	2.8%	60.0%	2.4%	2.3%	2.2%
Home Prices	2.0%	2.0%	1.7%	1.3%	1.2%	1.0%	0.5%	0.0%	0.3%	0.8%	1.1%	1.5%

SINGLE FAMILY HOME & VEHICLE LOAN MARKETS

Home Sales-

Home Sales	4.782	4.654	4.696	4.922	5.045	5.116	5.181	5.261	5.267	5.287	5.269	5.292
Existing Homes	4.127	3.990	4.000	4.200	4.312	4.388	4.445	4.521	4.528	4.542	4.521	4.545
New Homes	0.655	0.664	0.696	0.722	0.733	0.728	0.736	0.740	0.739	0.745	0.748	0.747

Mortgage Originations (Mils)

Single Family	1.027	1.366	1.497	1.567	1.444	1.505	1.485	1.367	1.376	1.497	1.513	1.356
Purchase App	0.699	0.935	0.957	0.855	0.815	0.957	0.981	0.869	0.873	1.006	1.016	0.869
Refi Apps	0.328	0.431	0.540	0.712	0.629	0.548	0.504	0.498	0.503	0.491	0.497	0.487
Refi Share	32%	32%	36%	45%	44%	36%	34%	36%	37%	33%	33%	36%

Vehicle Sales (Mils)-

Vehicle Sales	18.0	15.8	15.9	16.5	15.5	15.7	15.8	15.5	15.6	15.8	16.0	16.0
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MARKET RATE OUTLOOK

Benchmark Rates-

Prime	7.5%	7.5%	7.3%	6.8%	6.8%	6.8%	6.5%	6.5%	6.5%	6.5%	6.5%	6.5%
Fed Funds	4.3%	4.3%	4.1%	3.6%	3.6%	3.6%	3.3%	3.3%	3.3%	3.3%	3.3%	3.3%
3yr UST	3.9%	3.7%	3.7%	3.6%	3.6%	3.6%	3.5%	3.5%	3.4%	3.4%	3.4%	3.4%
7yr UST	4.2%	4.0%	3.9%	3.9%	3.8%	3.8%	3.8%	3.8%	3.7%	3.7%	3.7%	3.6%
10yr UST	4.5%	4.4%	4.3%	4.4%	4.4%	4.5%	4.5%	4.4%	4.3%	4.3%	4.3%	4.2%

Market Rates-

5yr Veh Loan	5.9%	5.7%	5.7%	5.4%	5.4%	5.4%	5.3%	5.3%	5.2%	5.2%	5.1%	5.1%
15yr 1st Mortg	5.9%	6.0%	6.0%	5.8%	5.7%	5.7%	5.7%	5.7%	5.7%	5.8%	5.8%	5.9%
30yr 1st Mortg	6.8%	6.8%	6.6%	6.2%	6.1%	6.1%	6.8%	6.1%	6.2%	6.2%	6.3%	6.3%
Regular Svgs	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%
1Yr Term CD	3.1%	3.1%	3.0%	3.0%	3.0%	3.0%	2.9%	2.9%	2.8%	2.8%	2.7%	2.7%