



**ECONOMIC FORECAST**

**February 2025**

(Updated February 19, 2025)

	2024				2025				2026			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4

**ECONOMIC OUTLOOK**

**Economic Growth-**

GDP - (QoQ)	1.6%	3.0%	3.1%	2.3%	2.4%	2.1%	1.9%	1.9%	1.7%	1.8%	1.5%	1.5%
GDP - (YTD)	1.6%	2.3%	2.6%	2.5%	2.4%	2.3%	2.1%	2.1%	1.7%	1.8%	1.7%	1.6%
Consumer Spndg (YTD)	1.9%	2.8%	3.7%	4.2%	2.9%	2.5%	2.8%	1.5%	1.0%	2.0%	1.8%	2.2%
Govt Spending (YTD)	1.8%	3.1%	5.1%	2.5%	0.8%	0.8%	-0.1%	-0.1%	0.0%	0.0%	0.0%	-0.3%
	1.8%	2.5%	3.3%	3.1%	0.8%	0.8%	0.5%	0.4%	0.0%	0.0%	0.0%	-0.1%

**Consumer Wealth-**

Unemployment	3.8%	4.0%	4.2%	4.2%	4.1%	4.3%	4.4%	4.4%	4.4%	4.4%	4.5%	4.6%
Cons Inflation	3.2%	3.2%	2.6%	2.7%	3.0%	2.9%	2.7%	2.6%	2.4%	2.5%	2.4%	2.3%
Home Prices	6.3%	6.3%	5.0%	4.0%	3.5%	3.4%	3.0%	3.0%	2.8%	2.8%	3.0%	3.1%

**SINGLE FAMILY HOME & VEHICLE LOAN MARKETS**

**Home Sales-**

Home Sales	4.863	4.740	4.605	4.779	4.915	5.037	5.214	5.294	5.336	5.384	5.405	5.389
Existing Homes	4.200	4.047	3.893	4.117	4.197	4.290	4.442	4.506	4.533	4.572	4.603	4.597
New Homes	0.663	0.693	0.712	0.662	0.718	0.747	0.772	0.788	0.803	0.812	0.802	0.792

**Mortgage Originations (Mils)**

Single Family	1.076	1.203	1.343	1.427	1.069	1.500	1.600	1.556	1.538	1.736	1.690	1.574
Purchase App	0.773	0.880	0.924	0.780	0.690	0.968	0.990	0.934	0.898	1.091	1.067	0.970
Refi Apps	0.303	0.323	0.419	0.647	0.379	0.532	0.610	0.622	0.640	0.645	0.623	0.604
Refi Share	28%	27%	31%	45%	35%	35%	38%	40%	42%	37%	37%	38%

**Vehicle Sales (Mils)-**

Vehicle Sales	15.6	16.0	16.3	17.0	16.5	17.3	17.1	17.0	16.9	17.0	17.1	17.0
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**MARKET RATE OUTLOOK**

**Benchmark Rates-**

Prime	8.5%	8.5%	8.0%	7.3%	7.3%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%
Fed Funds	5.4%	5.4%	4.9%	4.3%	4.3%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%	4.1%
3yr UST	4.6%	4.1%	4.0%	4.2%	4.2%	4.1%	4.1%	4.0%	4.0%	4.0%	4.0%	4.1%
7yr UST	4.4%	3.8%	4.2%	4.2%	4.2%	4.2%	4.2%	4.3%	4.3%	4.3%	4.3%	4.4%
10yr UST	4.2%	4.4%	3.9%	4.3%	4.6%	4.6%	4.5%	4.5%	4.4%	4.4%	4.4%	4.4%

**Market Rates-**

5yr Veh Loan	6.6%	6.5%	6.3%	6.3%	5.9%	5.8%	5.8%	5.7%	5.7%	5.7%	5.7%	5.7%
15yr 1st Mortg	6.5%	6.6%	5.8%	6.3%	6.2%	6.0%	6.0%	5.9%	5.9%	5.9%	5.8%	5.8%
30yr 1st Mortg	6.7%	7.0%	6.5%	6.6%	6.9%	6.7%	6.6%	6.5%	6.4%	6.4%	6.4%	6.4%
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	3.4%	3.4%	3.3%	3.2%	3.1%	3.1%	3.0%	3.0%	3.0%	3.0%	2.9%	2.9%