



# HOUSING FINANCE AT A GLANCE

A MONTHLY CHARTBOOK

February 2026

## ERRATA

This chartbook was corrected on February 9, 2025. A highlight on page 5 notes that “Approximately one-quarter of all single-family homes are not built for sale.” A previous version incorrectly said that those homes are built for rent. These homes did go on sale to the market, but are not necessarily for rent.

## ABOUT THE CHARTBOOK

The Housing Finance Policy Center’s (HFPC) mission is to produce analyses and ideas that promote sound public policy, efficient markets, and access to economic opportunity in the area of housing finance. *At A Glance*—a monthly chartbook and data source for policymakers, academics, journalists, and others interested in the government’s role in mortgage markets—is at the heart of this mission.

We welcome feedback from our readers on how we can make *At A Glance* a more useful publication. Please email any comments or questions to [ataglance@urban.org](mailto:ataglance@urban.org).

To receive regular updates from the Housing Finance Policy Center, please visit [here](#) to sign up for our biweekly newsletter.

## ABOUT THE URBAN INSTITUTE

The Urban Institute is a nonprofit research organization that provides data and evidence to help advance upward mobility and equity. We are a trusted source for changemakers who seek to strengthen decisionmaking, create inclusive economic growth, and improve the well-being of families and communities. For more than 50 years, Urban has delivered facts that inspire solutions—and this remains our charge today.

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# Local Factors Add Nuance to Mortgage Affordability Trends

Between 2020 and 2024, the share of a median family's income to purchase a median priced home with 3.5 percent down in the US nearly doubled, from 22 percent to 40 percent. [MN1] [KV2] In other words, the typical borrower with a 3.5 percent down payment became cost-burdened. The size of the down payment did not impact the downward trajectory of affordability. While a larger down payment reduces a borrower's mortgage payment, even those putting down 20 percent were cost-burdened (page 24).

Nationally, mortgage affordability has improved in the last few years. Most recently, in December 2025, the median homeowner with 3.5 percent down would pay 34 percent of their income on their mortgage. This is still cost burdened according to the 30 percent rule of thumb but improved relative to affordability in 2023 or 2024.

## Changes in Median FHA Affordability from 2024 to 2025, Mortgage Calculator

|                        | 2024      | 2025      | Change   |
|------------------------|-----------|-----------|----------|
| Median Property Value  | \$432,337 | \$453,522 | 4.9%     |
| Loan-to-Value Ratio    | 96.5%     | 96.5%     | 0.0%     |
| Principal Loan Amount  | \$417,206 | \$437,649 | 4.9%     |
| Loan Term in Months    | 360       | 360       | 0.0%     |
| Median Mortgage Rate   | 6.80%     | 6.20%     | -0.6ppts |
| Monthly Mortgage       | \$2,720   | \$2,680   | -1.4%    |
| Household Income       | \$94,000  | \$97,572  | 3.8%     |
| Mortgage Affordability | 35%       | 33%       | -1.8ppts |

**Notes:** 2024 Borrower incomes are FHA from HMDA. Assumptions 3.8 percent increase in borrower income. We used Y/Y HPA from Black Knight, the Zillow estimate is 1.1 percent.

**Source:** Urban Institute calculations from HMDA, Freddie, Intercontinental Exchange (ICE) Technology, and Bureau of Labor Statistics.

Improvements in mortgage affordability were due in large part to a 60-basis point decrease in the 30-year fixed mortgage rate from 6.8 percent in December 2024 to 6.2 percent by December 2025. As of February 2026, rates sit at 6.09 percent. The figure above illustrates this in a simplistic mortgage calculator. It excludes a number of line items and doesn't capture the causal relationship between each of them, but it clearly shows the impact that house prices, mortgage rates and income play in determining mortgage affordability.

As shown in the calculator, the decline in mortgage rates helped to reduce the monthly mortgage payment. And income growth, assuming that FHA borrowers' income rose by the 3.8 percent increase in average hourly earnings reported in the Bureau of Labor Statistics' December 2025 Employment Situation, also supported affordability as well. But these dynamics were partially offset by continued house price appreciation.

However, nationwide performance may not be indicative of local trends. For example, house prices fell from the end of 2024 across the Southern and Western regions of the country (page 26) and in several states. Especially Florida (-3.6ppts), the District of Columbia (-3.2ppts), Hawaii (-2.7ppts), Colorado (-2.1ppts), and Arizona (-1.9ppts). By itself, an outright decline in house prices would further reduce monthly mortgage payments.

In contrast, house price appreciation between 2024 and 2025 was highest across the Northeastern and Midwestern states including Mississippi (6.5ppts), Connecticut (6.3ppts), Wisconsin (5.3ppts), Kansas (5.3ppts), and New Jersey (5.2ppts), which, on its own, would increase monthly mortgage payments.

If we estimate 2025 state median incomes using a consistent rate of change over the last 2 years, we can estimate changes in affordability due to changes in house prices and interest rates. In this case, affordability improved in 12 states from 2024 to 2025, with the largest improvements in Hawaii (-1.5ppts), Florida (-1.5ppts), Arizona (-0.08ppts), Idaho (-0.06ppts), and Georgia (-0.05ppts). Mortgage expenses as a share of income have a long way to fall and were still above 30 percent in each of these states by the end of 2025.

These are just rough estimates since we don't have every piece of the puzzle yet. But they illustrate both the nationwide improvement in affordability, and the varied experience locally. In addition, isolating principal and interest payments excludes any changes in homeowners' insurance and property taxes. While mortgage rates have declined, local factors may determine their impact on housing affordability.

## Inside this Issue

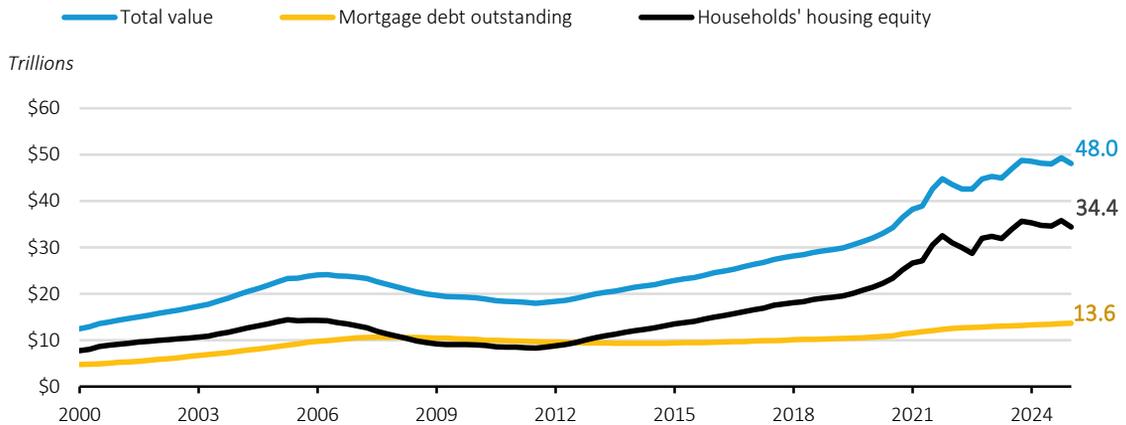
- Mortgage rates have declined by 80 basis points year-over-year, to 6.09 percent in February 2026.
- Aggregate home values have declined 1.1 percent-year over-year
- Average house prices have declined along the South and West.
- Regional affordability is improving.

# OVERVIEW // MARKET SIZE OVERVIEW

From Q3 2024 to Q3 2025, the total value of the US single-family housing market decreased by 1.1 percent, reflecting a 2.5 decrease in aggregate value of housing equity held by households and a 2.8 percent increase in mortgage debt outstanding. The year-over-year decline in aggregate home values, which largely reflect house prices, was the first since Q2 2023.

In the third quarter of 2025, agency MBS accounted for 64.7 percent (\$9.5 trillion) of total mortgage debt outstanding, while home equity loans made up 4.1 percent (\$0.6 trillion) and private-label securities made up 3.5 percent (\$0.5 trillion). Unsecuritized first liens, both bank portfolio and other, compose the remaining 27.7 percent (\$4.1 trillion), with banks making up 18.2 percent (\$2.7 trillion), and other accounting for 9.4 percent (\$1.4 trillion). Of other, nondepositories accounted for 5.2 percent (\$0.8 trillion) of the total, and credit unions accounted for 4.2 percent (\$0.6 trillion) (not shown).

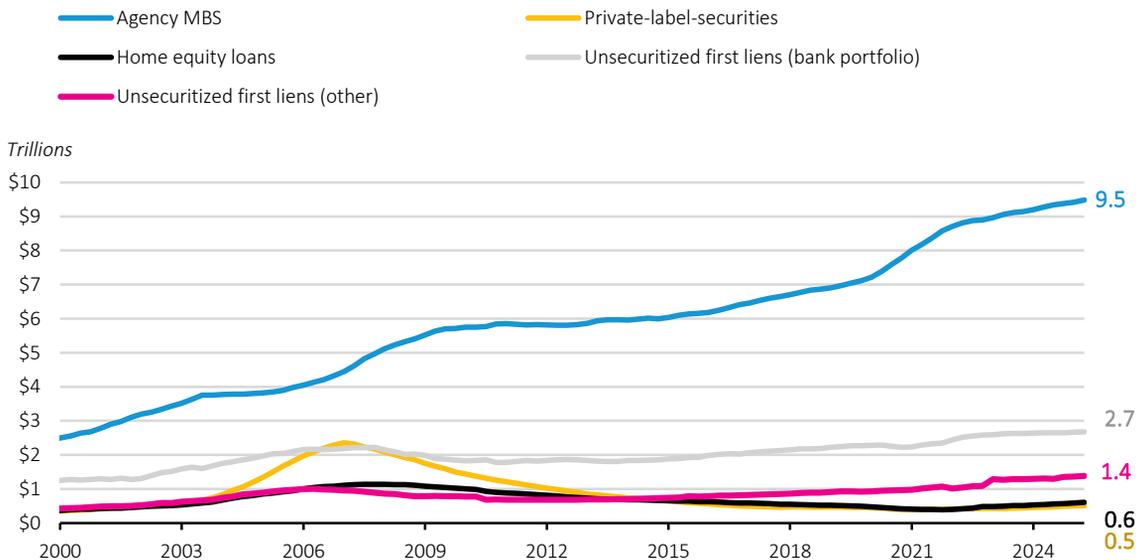
## Value of the US Single-Family Housing Market



**Sources:** Financial Accounts of the United States, table B.101, and the Urban Institute.

**Notes:** Data as of Q3 2025. Includes one-to-four-family owner-occupied mortgages. Mortgage debt outstanding in this figure does not match the totals in the figure below, as this figure does not include investor-owned properties.

## Composition of the US Single-Family Mortgage Market



**Sources:** Financial Accounts of the United States and the Urban Institute.

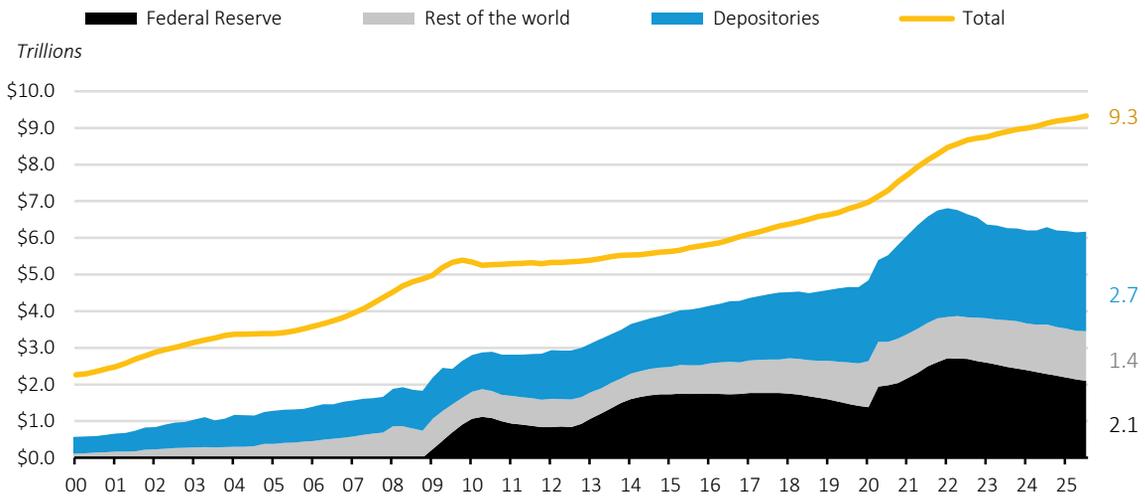
**Notes:** Data as of Q3 2025. Unsecuritized first liens (other) consists of mortgages not held on bank balance sheets and credit unions, nonprofits, nonfinancial business, insurance companies, pension funds, finance companies, trusts and federal, state and local government. All categories include investor-owned properties.

# OVERVIEW // MARKET SIZE OVERVIEW

In the third quarter of 2025, the three largest holders of the \$9.3 trillion in outstanding agency MBS are US depositories (\$2.7 trillion), the Federal Reserve (\$2.1 trillion), and foreign investors (\$1.4 trillion). Foreign investor holdings include sovereign and private holdings. As the Fed has not replaced maturing agency MBS securities with new purchases, the quantity of agency MBS on its balance sheet has shrunk over the past year. From Q3 2024 to Q3 2025, Federal Reserve holdings are down 8.0 percent. Commercial bank holdings are up 3.0 percent and foreign investor holdings are up 2.6 percent over the past year. The combined amount among all other holders increased by 11.6 percent over the same period, and is expected to continue to grow if Fannie Mae and Freddie Mac purchase \$200 billion in agency MBS.

By the end of January 2026, outstanding securities in the agency market totaled over \$9.3 trillion according to loan-level data, 37.7 percent (\$3.5 trillion) of which belonged to Fannie Mae, 32.9 percent (\$3.1 trillion) to Freddie Mac, and 29.4 percent (\$2.7 trillion) to Ginnie Mae. Since mid-2022, GSEs MBS outstanding has been largely flat while Ginnie MBS outstanding has been steadily increasing.

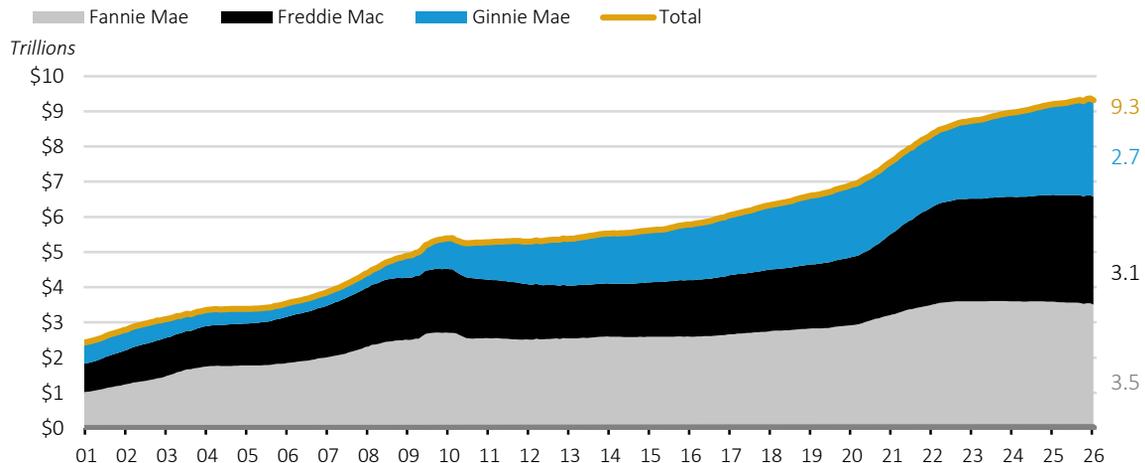
## Primary Holder of Agency MBS



**Sources:** Financial Accounts of the United States (table L.211), Board of Governors of the Federal Reserve System, the Federal Deposit Insurance Corporation, Moody's Analytics, and Urban Institute calculations.

**Note:** Data as of Q3 2025. Federal reserve, depository and total holdings shown at face value and holding by the rest of the world at market value. As of Q3 2025, we have replaced the depositories series with just commercial banks due to a change in data reporting from the Federal Reserve. Five percent of foreign MBS holdings is agency debentures. Holders not shown include households; nonfinancial business; federal, state, and local governments; insurance companies; pension and retirement funds; money market and mutual funds; real estate investment trusts; asset-backed security issuers; brokers; and holding companies.

## Agency Mortgage-Backed Securities



**Sources:** eMBS and the Urban Institute.

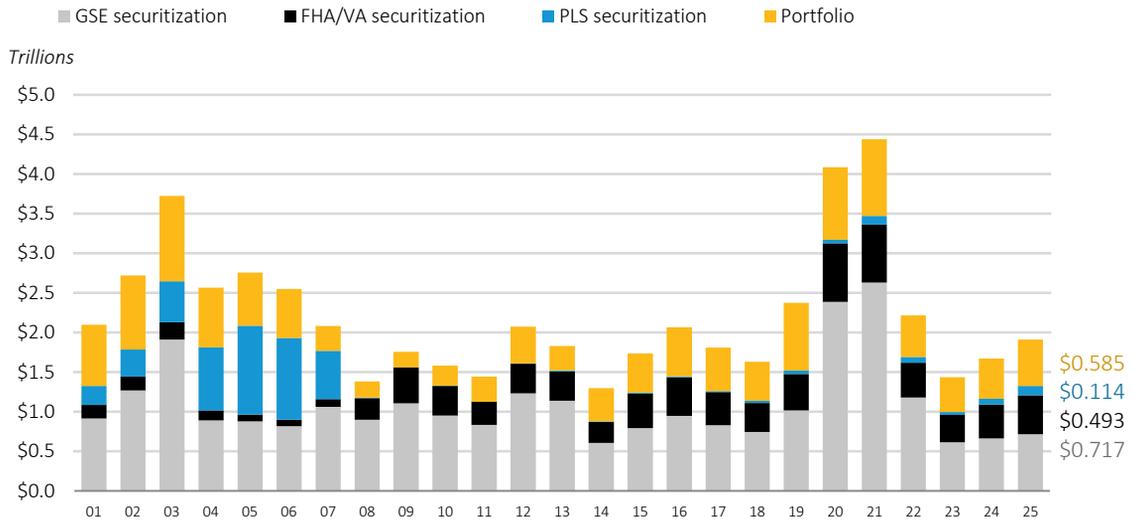
**Note:** Data as of January 2026. Total agency MBS in the top and bottom charts differ as the top is quarterly and the bottom is monthly. Values may not add up to total due to rounding.

# OVERVIEW // ORIGATION VOLUME AND COMPOSITION

Total mortgage origination volume in 2025 was approximately \$1.91 trillion, 7.9 percent higher than in 2024. Over this same period, all channels experienced an increase in volume. First-lien PLS securitization volume in 2025 was \$114.3 billion, 57.8 percent greater than 2024. FHA/VA securitization volume was \$493.4 billion, 15.9 percent greater than a year ago while portfolio volume was \$585.0 billion in 2025, 15.3 percent higher than in 2024. Meanwhile, the volume of GSE securities originated in 2025 was \$717 billion, 7.9 percent lower than in Q4 2024.

In response to these year-over-year changes in securitized first-lien originations, the GSE share of all securitized originations fell by 2.4 percentage points to 37.6 percent in 2025. All other channels increased in share. The FHA/VA share increased to 0.3 percent to 25.8 percent. PLS securitizations increased by 1.6 percentage points to 6.0 percent, and the portfolio share rose by 0.3 percentage points to 30.6 percent.

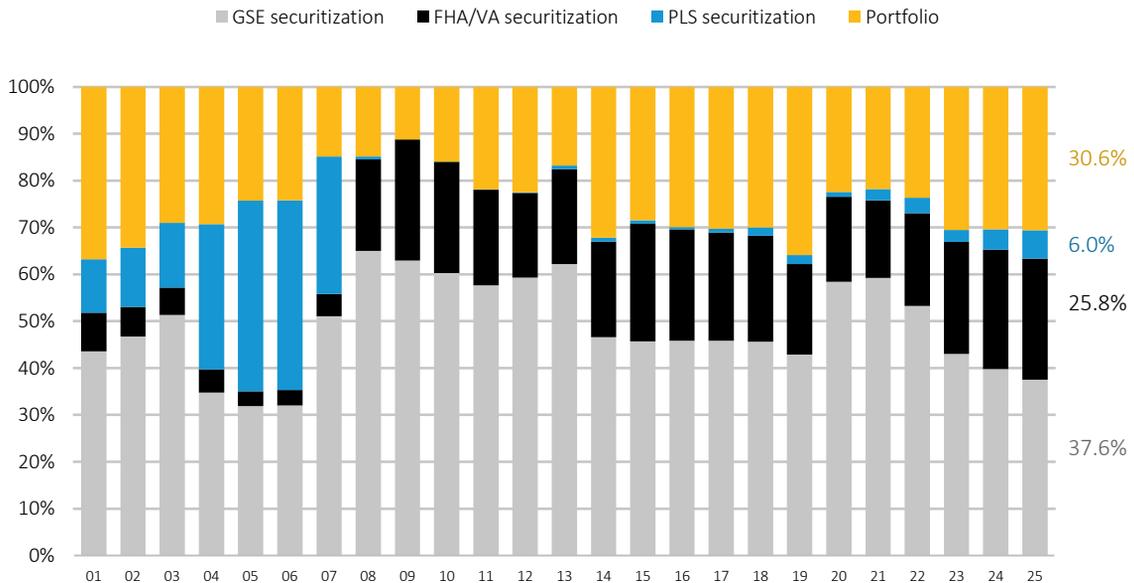
## Volume of Securitized First-Lien Originations



Sources: Inside Mortgage Finance and the Urban Institute.

Note: Data as of Q4 2025.

## Composition of Securitized First-Lien Originations



Sources: Inside Mortgage Finance and Urban Institute.

Note: Data as of Q4 2025.

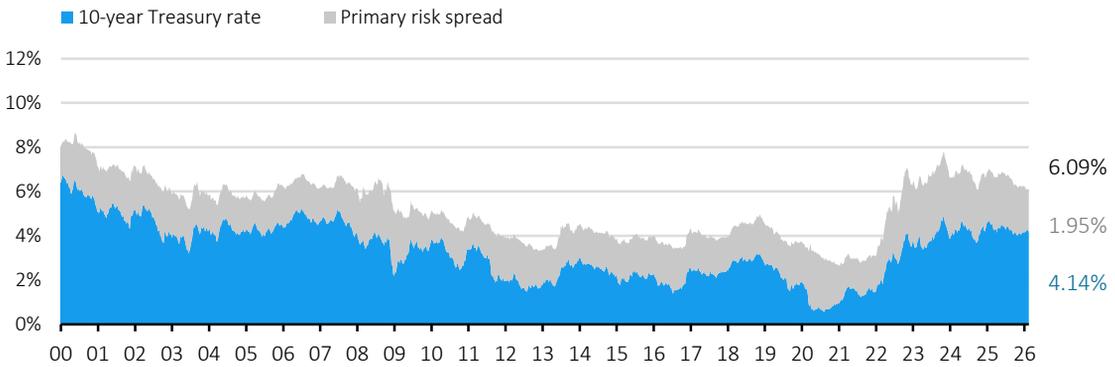
# OVERVIEW // MORTGAGE INTEREST RATES

While 30-year fixed rate mortgages have a shorter duration than the 10-year Treasury Note, analysts typically decouple mortgage rates into the 10-year Treasury rate and the residual between the 30-year mortgage rate and 10-year Treasury Note rate, the primary mortgage market spread. The primary mortgage market spread has been elevated relative to its historical average of 1.77 percent. The 30-year fixed-rate mortgage has drifted modestly lower. Since the end of May, the 30-year fixed rate mortgage has fallen by 79 basis points, from 6.89 percent to 6.09 percent. The decline in mortgage rates reflects a 30 basis point decline in the 10-year Treasury Note rate, from 4.44 percent to 4.14 percent. Over the same period the primary mortgage risk premium fell by an additional 50 basis points, from 2.45 percent to 1.95 percent. The easing of monetary policy has likely contributed both to the reduction in the 10-year Treasury note and to the primary mortgage market spread.

In spite of this drop, mortgage rates remain elevated, limiting affordability overall. In recent weeks, the ARM share has declined modestly as the yield curve was marginally flatter, slightly decreasing the differential between ARMs and fixed-rate mortgages

## 30-Year Fixed Mortgage Commitment Rate

By 10-year Treasury and primary risk spread



**Source:** Board of Governors of the Federal Reserve System and the Freddie Mac Primary Mortgage Market Survey and the Urban Institute.

**Notes:** Data as of February 13, 2026. The primary risk spread is the difference between the 30-year fixed mortgage rate and the 10-year Treasury note rate.

## Adjustable-Rate Mortgage Share of Applications



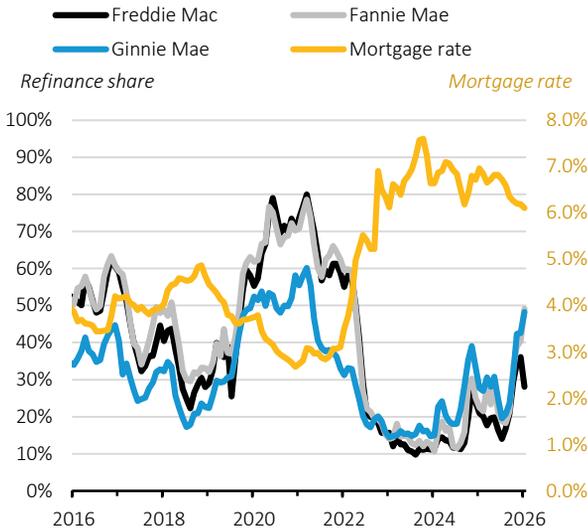
**Source:** Mortgage Bankers Association Weekly Mortgage Applications Survey.

**Notes:** Includes purchase and refinance applications. Data updated through February 13, 2026.

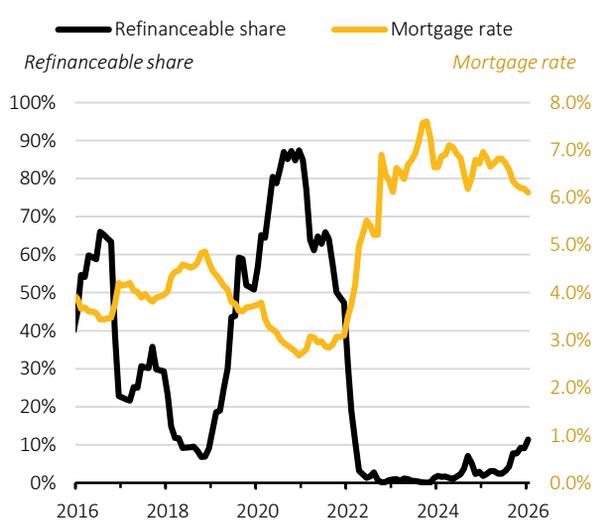
# OVERVIEW // REFINANCEABLE MORTGAGES

The refinance share has increased as mortgage rates begin to fall. But absent continued rate declines, the number of potential refinancings is limited, largely because only 11.4 percent of loans are refinanceable (have a contract rate at least 50 basis points lower than the prevailing market 30-year fixed-rate mortgage rate). The lack of refinanceability reflects the fact that 81.4 percent of outstanding agency borrowers have a rate 6.0 percent or lower (with current mortgage rates around 6.0 percent) and would receive a sizeable rate increase from refinancing. But as rates have drifted lower since the summer, both the refi share and the share of loans that are refinanceable have ticked up.

## Refinance Percentage at Issuance



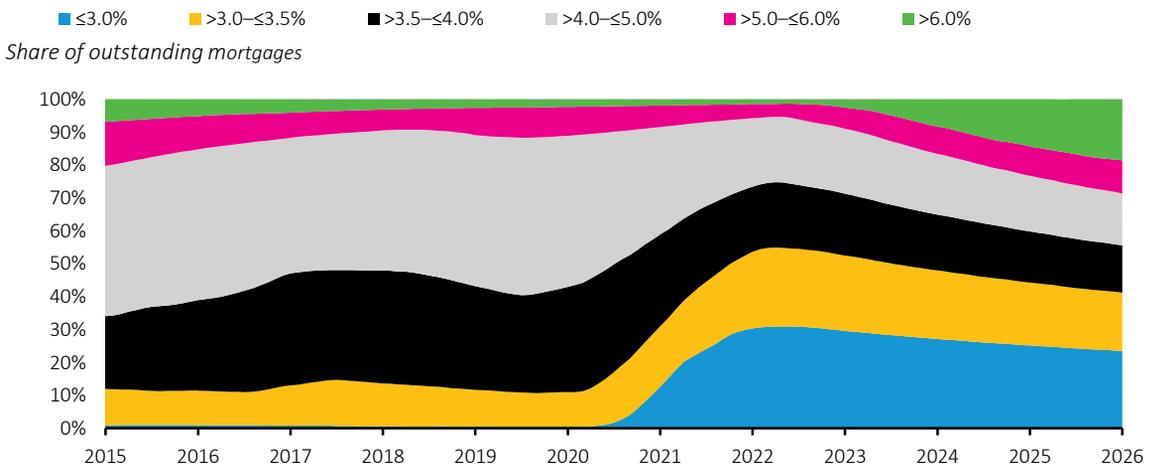
## Refinanceable Share of Mortgages



**Sources:** eMBS, Freddie Mac, and Urban Institute calculations.

**Notes:** Data as of January 2026. Loans are counted as refinanceable if the note rate is at least 50 basis points over the mortgage rate reported by Freddie Mac’s Primary Mortgage Market Survey.

## Outstanding Agency Mortgage Volume, by Interest Rate



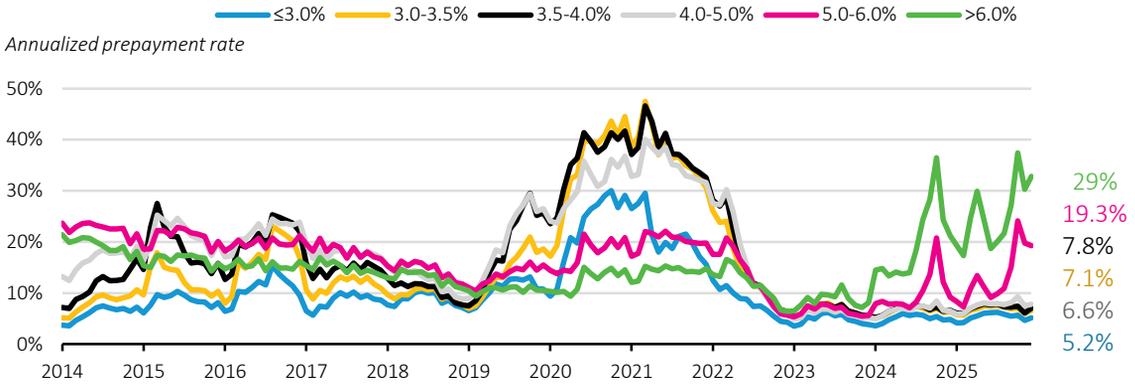
**Sources:** eMBS, Freddie Mac, and Urban Institute calculations.

**Note:** Data as of January 2026.

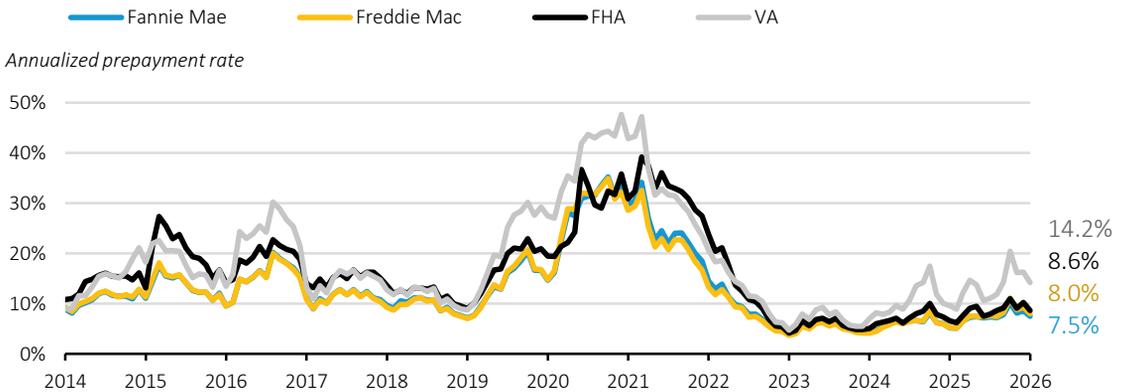
# OVERVIEW // PREPAYMENT SPEEDS

Although the refinance share is low, limited by the large share of borrowers with rates below 6.0 percent, there is some variation by loan characteristics. Prepayment speeds, which largely reflect refinanced loans, are higher for loans originated since 2022, loans with a mortgage rate exceeding 5.0 percent and VA loans. Prepayment speeds have been more volatile than historical norms, as borrowers have been quicker to react to changes in rates. The recent drop in mortgage rates should result in elevated refinancing activity, as the relatively few borrowers who have mortgage rates high enough to benefit from refinancing, largely those that purchased their home in recent years, choose to do so.

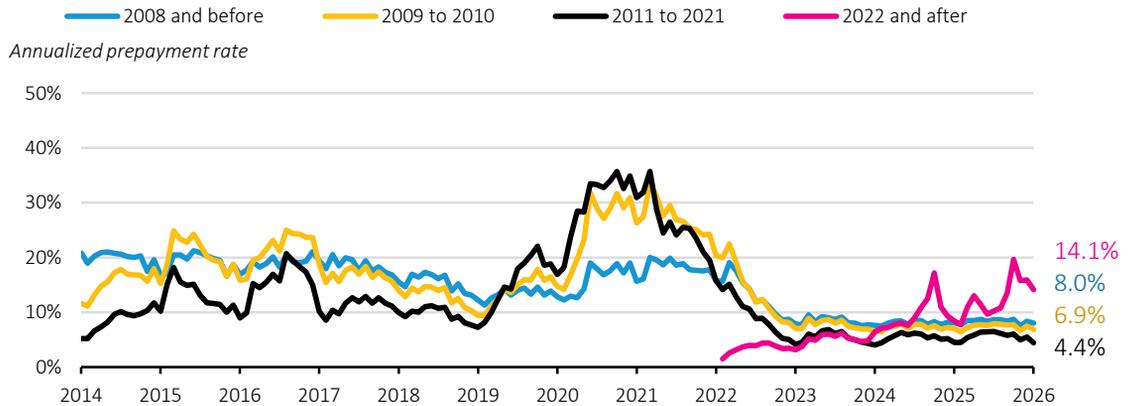
## Prepayment Rates, by Note Rate



## Prepayment Rates, by Agency



## Prepayment Rates, by Vintage



Source: Recursion Co. data as of February 2026.

Note: Prepayment rates calculated by loan count out of outstanding mortgage volume.

# OVERVIEW // CASH-OUT REFINANCES

Homeowners can refinance to reduce their payment through a lower rate or shorten their loan term and finish paying off the principal balance faster. But homeowners can also refinance with a goal of extracting equity from their home. Typically, when rates are high, the primary reason to refinance is to take out equity. However, with the drop in mortgage rates, there has been a relative increase in rate/term refinancing compared to cash-out refinancing activity; with cash-out refinances now represent 37.0 percent of total refinance activity. And, compared with all originations, including purchase loans, the cash-out share remains low across all channels except FHA compared to 2022 cyclical highs. Across all channels, including FHA, the volume of cash-out originations also remains low.

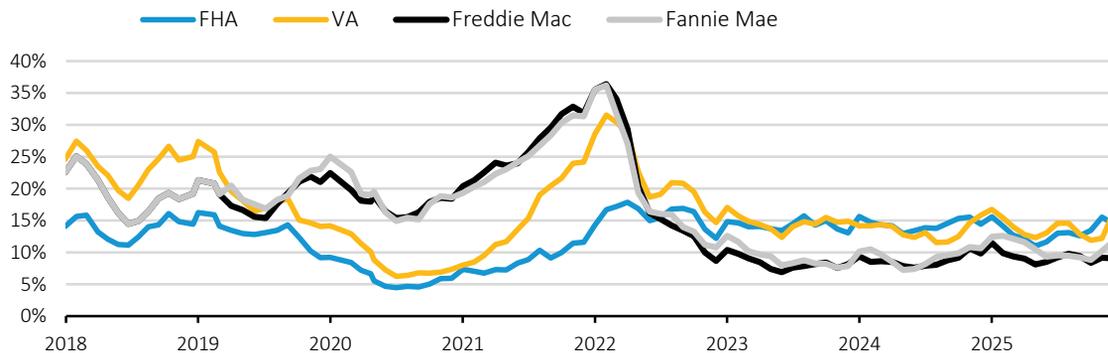
## Cash-Out Share of Conventional Refinances



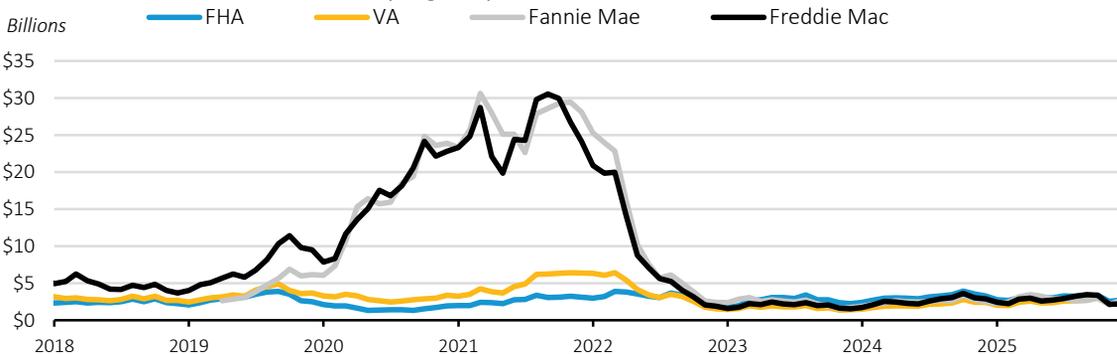
Sources: Freddie Mac, eMBS and Urban Institute.

Note: The cash-out share for the conventional market is calculated using Freddie Mac’s quarterly refinance statistics from 1995 to 2013. Post 2013 it is calculated monthly using eMBS. Data as of January 2026.

## Cash-Out Refinance Share of All Originations



## Cash-Out Refinance Volume, by Agency



Sources: eMBS and the Urban Institute.

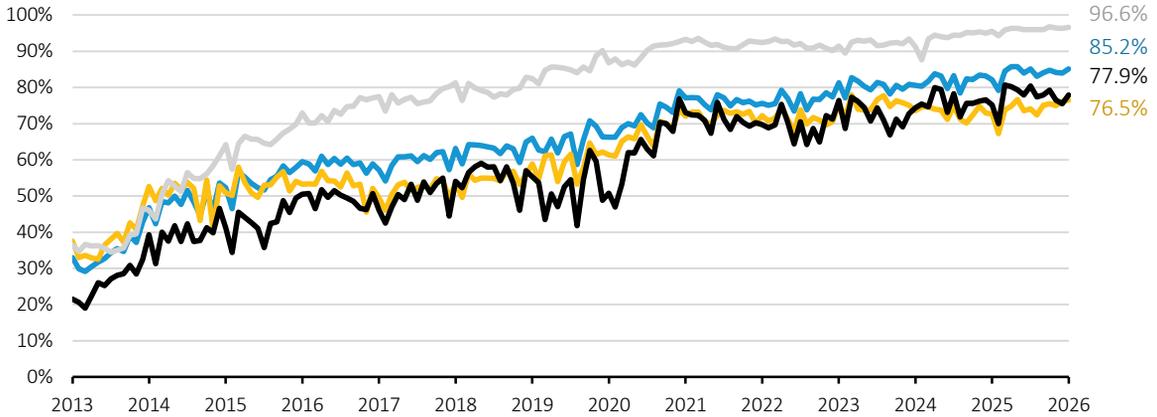
Note: Data as of December 2025. Fannie Mae started reporting cash-out volume in 2018.

# OVERVIEW // AGENCY NONBANK ORIGINATION SHARE

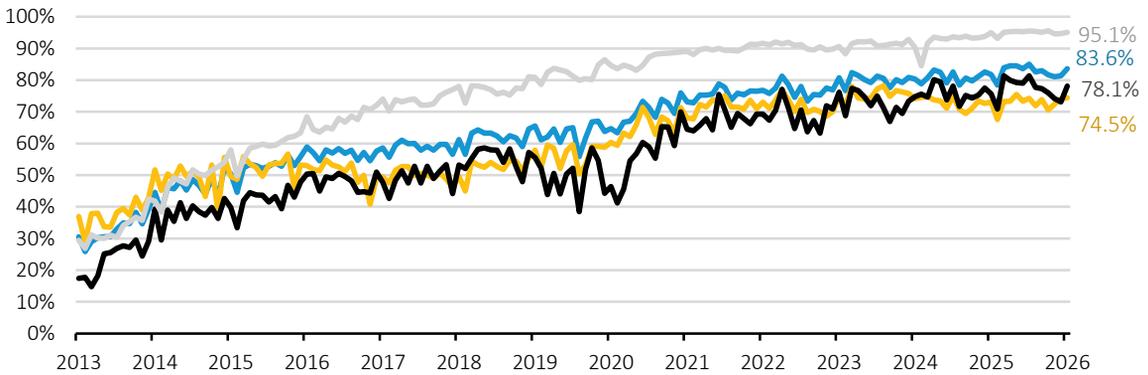
Most agency refinances, like agency purchase loans, are originated by nonbanks. As a result, the nonbank share across all agency originations, refinance and purchase loans, sits at 85.2 percent as of January 2026. The nonbank share of all agency loans has risen steadily since 2013. The Ginnie Mae nonbank share (96.6 percent in January 2026) has been consistently higher than the GSE share. Fannie Mae and Freddie Mac had nonbank shares of 76.5 and 77.9 percent, respectively.

— All — Fannie Mae — Freddie Mac — Ginnie Mae —

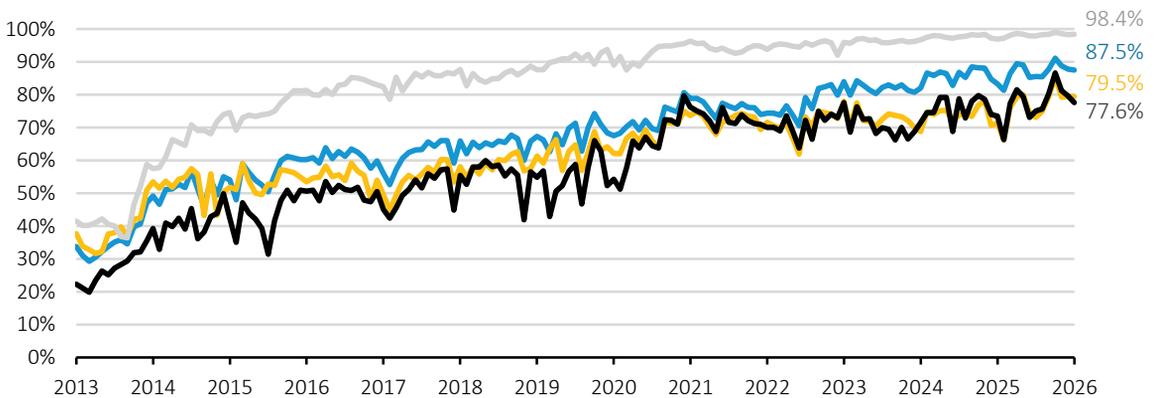
## Nonbank Origination Share: All Loans



## Nonbank Origination Share: Purchase Loans



## Nonbank Origination Share: Refinance Loans



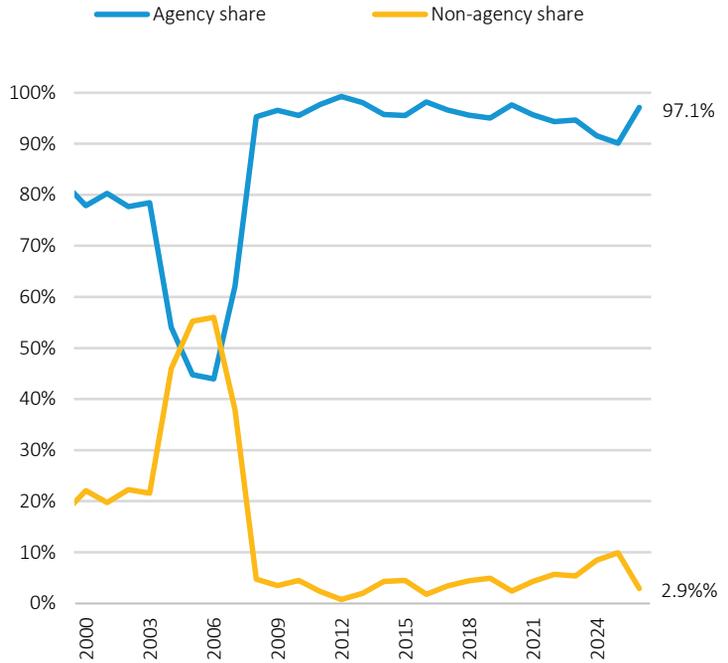
Sources: eMBS and Urban Institute.

Note: Data as of January 2026.

# OVERVIEW // SECURITIZATION VOLUME AND COMPOSITION

## Agency and Non-agency Share of Residential MBS Issuance

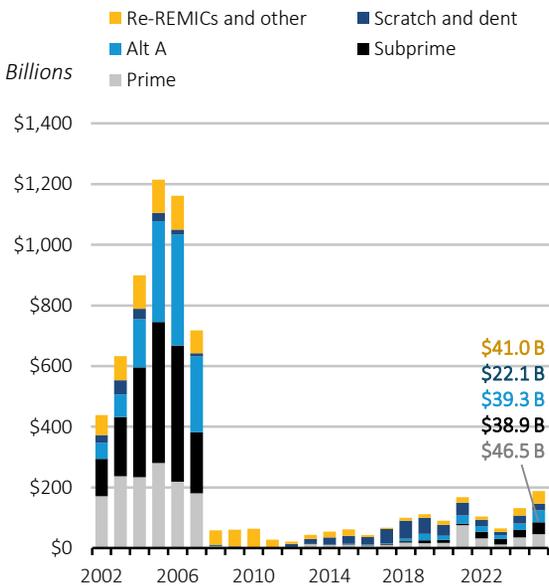
Agency securitizations dominate the MBS market. As measured by residential MBS issuance, close to \$9 out of every \$10 in residential MBS issuance was agency loans. However, this was not always the case. At its peak in the first quarter of 2006, the non-agency share accounted for the majority, 56 percent, of residential MBS issuance volume. Amid relatively strong growth in PLS origination in recent years (though from very low levels), the non-agency share has begun to rise, from 2.4 percent in 2020 to 10.5 percent in 2025 (with a corresponding decline in the agency share). The January 2026 level was low, at 2.9 percent, but month to month variations can be significant. Through the fourth quarter of 2025, the total volume of non-agency issuance reached \$186 billion, 41. percent higher than issuance through the fourth quarter of 2025. Monthly non-agency securitization has been trending upward since the end of 2022.



Sources: Inside Mortgage Finance and the Urban Institute.

Notes: Monthly non-agency volume is subject to revision. Data through January 2026.

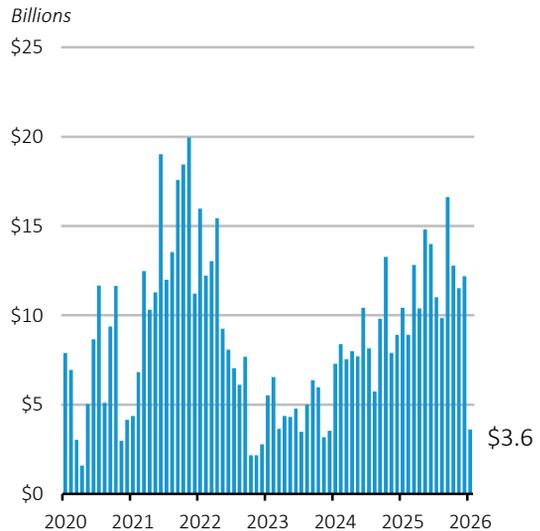
## Non-Agency MBS Issuance



Sources: Inside Mortgage Finance and the Urban Institute.

Note: Data through Q4 2025.

## Monthly Non-Agency Securitization

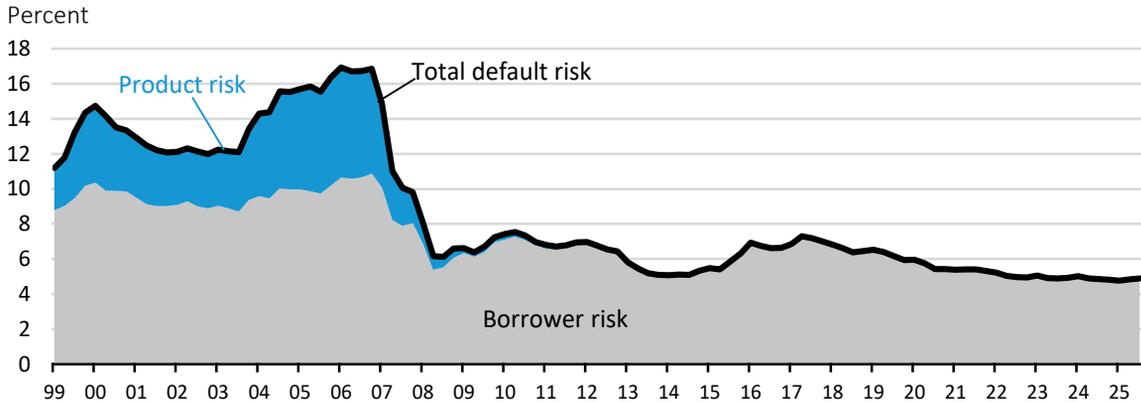


Sources: Inside Mortgage Finance and the Urban Institute.

Note: Data through December 2025.

# CREDIT BOX // HOUSING CREDIT AVAILABILITY INDEX

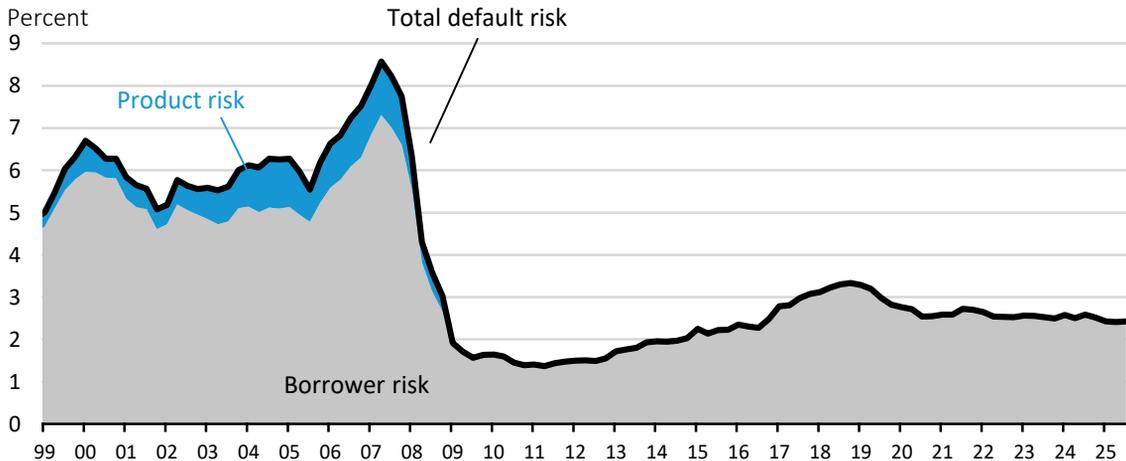
The Urban Institute’s Housing Credit Availability Index (HCAI) assesses lenders’ tolerance for both borrower risk and product risk. Across the whole market, it stands at 4.89 percent in Q3 2025, up slightly from 4.83 percent in Q2 2025 and up from 4.79 percent in Q3 2024, a 10 basis point increase. This slightly higher default risk primarily reflects the reduced GSE share and the higher government and portfolio and private label securities shares (page 8). The GSEs have a much tighter credit box than the government market and a slightly tighter credit box than the portfolio and private label sectors. A shift from the GSEs into the other sectors will hence increase the overall default risk. We updated [the methodology](#) as of Q2 2020. More information about the HCAI is available [here](#).



Sources: eMBS, CoreLogic, Home Mortgage Disclosure Act data, Inside Mortgage Finance, and the Urban Institute.

## GSE Channel

The trend toward greater credit availability in the GSE channel began in Q2 2011. From Q2 2011 to Q4 2018, the total risk taken by the GSE channel more than doubled, from 1.4 percent to 3.3 percent. This is still very modest by pre-crisis standards. However, in the ensuing years, the total risk through the GSE channel has broadly declined. And in Q3 2025, credit availability stood at 2.42 percent, roughly the same level as Q3 2024.

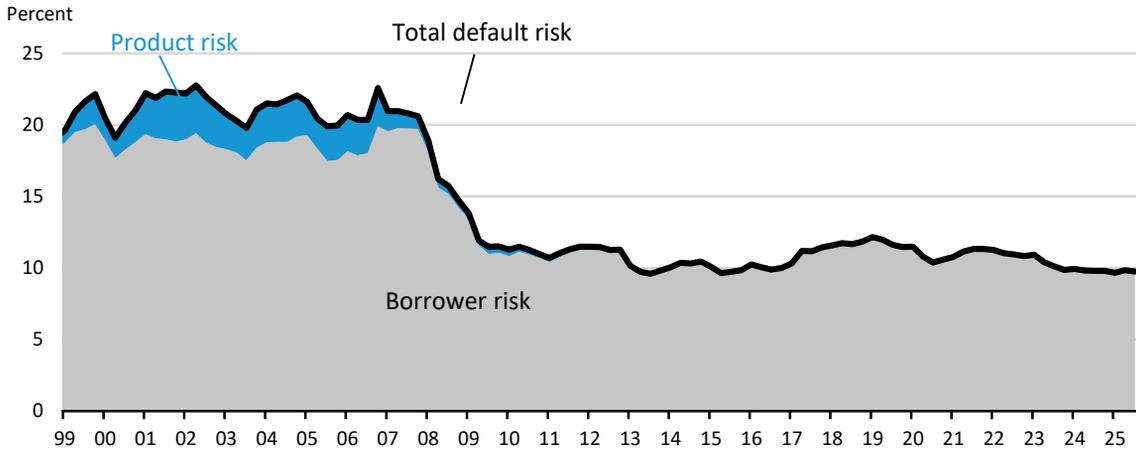


Sources: eMBS, CoreLogic, Home Mortgage Disclosure Act data, Inside Mortgage Finance, and the Urban Institute.

Notes: Default is defined as 90 days or more delinquent at any point. Last updated for Q3 2025.

### Government Channel

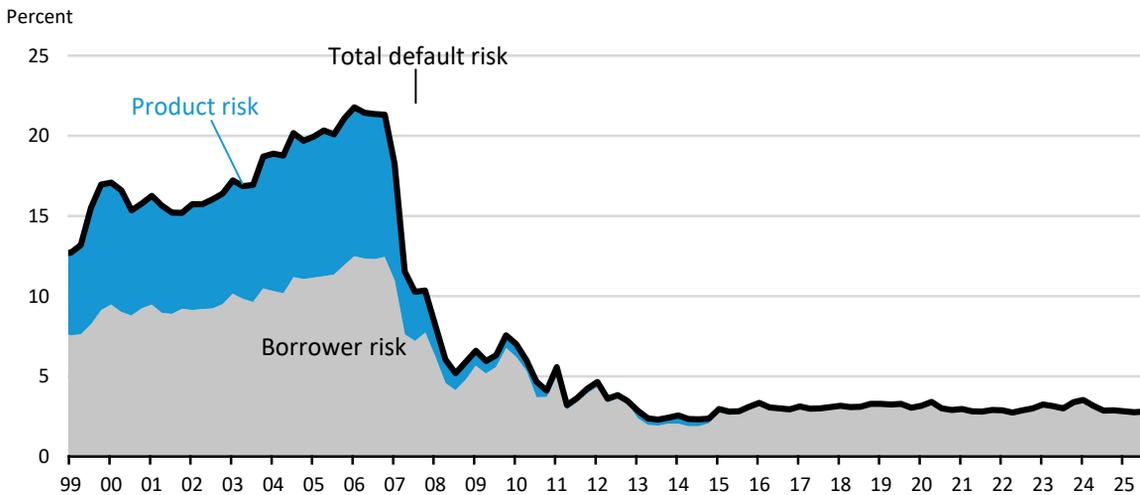
The total default risk the government loan channel is willing to take bottomed out at 9.6 percent in Q3 2013. It fluctuated in a narrow range at or above that number for three years. In the eleven quarters from Q4 2016 to Q1 2019, the risk in the government channel increased significantly from 9.9 to 12.1. In subsequent years, the risk in the government channel has largely declined, reaching 9.76 percent in Q3 2025; nearly the lowest level on record, far below the pre-bubble range of 19 to 23 percent.



Sources: eMBS, CoreLogic, Home Mortgage Disclosure Act data, Inside Mortgage Finance, and the Urban Institute.

### Portfolio and Private-Label Securities Channels

The portfolio and private-label securities (PP) channel took on more product risk than the government and GSE channels during the bubble. After the crisis, the channel's product and borrower risks dropped sharply. The numbers have stabilized since 2013, with product risk well below 0.5 percent and total risk largely in the range of 2.3-3.5 percent; it was 2.8 percent in Q3 2025. This represents a small 0.1 percentage point tightening from 2.9 percent in Q3 2024.

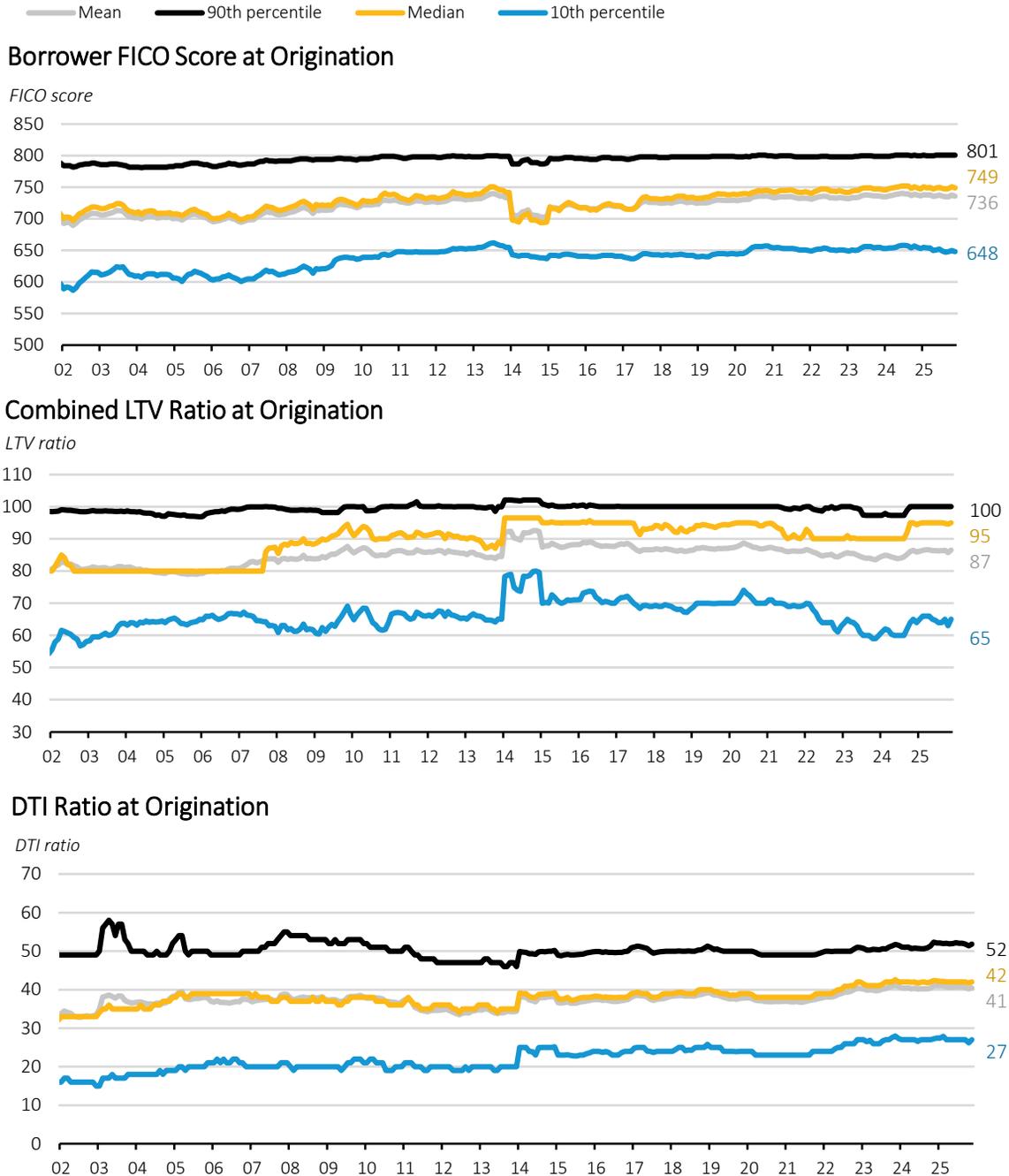


Sources: eMBS, CoreLogic, Home Mortgage Disclosure Act data, Inside Mortgage Finance, and the Urban Institute.

Notes: Default is defined as 90 days or more delinquent at any point. Last updated for Q3 2025.

# CREDIT BOX // CREDIT AVAILABILITY FOR PURCHASE LOANS

Changes in key loan characteristics can help us assess credit standards. Since 2021, interest rates and home prices have both risen. As a result, borrowers are seeking loans requiring smaller down payments (e.g. higher loan-to-value (LTV) ratios) and must use more of their income for debt service, reflected in increasing debt-to-income (DTI) ratios. Median LTVs have risen from 91 in December 2021 to 95 as of November 2025, while median DTIs have risen from 39 to 42. However, the loosening in both LTV and DTI has been partially offset by higher median FICO scores. The median credit score has increased from 738 in December of 2021 to 749 in November 2025. Over roughly the same period, average FICO scores across the entire score population have remained roughly flat.



**Sources:** ICE Mortgage Technology, eMBS, Home Mortgage Disclosure Act data, Securities Industry and Financial Markets Association, CoreLogic, and the Urban Institute.

**Notes:** Includes owner-occupied purchase loans only. DTI ratio data before April 2018 are from CoreLogic; after that date, they are from ICE. A back-update to the ICE historical series was made in September 2021 for data starting from 2001 onward. Data as of November 2025.

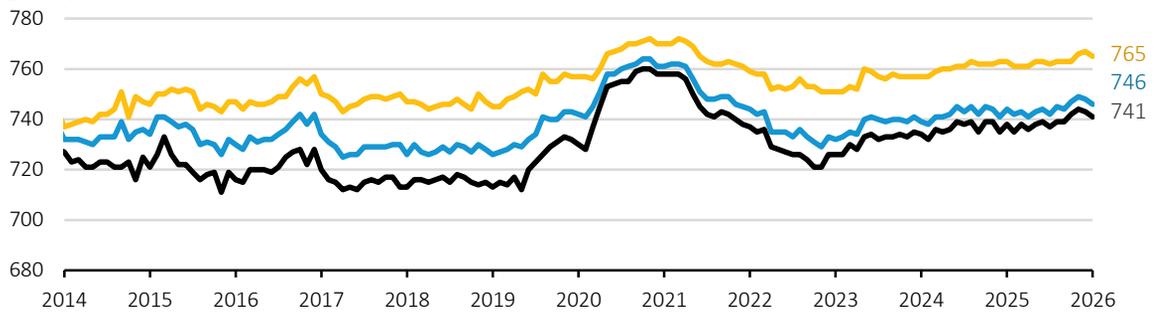
# CREDIT BOX // AGENCY NONBANK CREDIT BOX

We find the median FICO score for all agency loans (this page) is slightly higher than purchase only mortgages (page 17). This reflects the fact that refinance loans tend to have higher credit scores than their purchase counterparts; the drop in median credit scores in 2021-2023 was attributable to the fact that rates rose and refi activity declined. Note that in the 2023-2025 period, the range for median credit scores was substantially higher than their ranges before the pandemic. And, over this period, credit scores on agency originations have begun to trend upwards. In December 2025, the median agency credit score of 748 is higher than the range from 2023 to 2025 Q3.

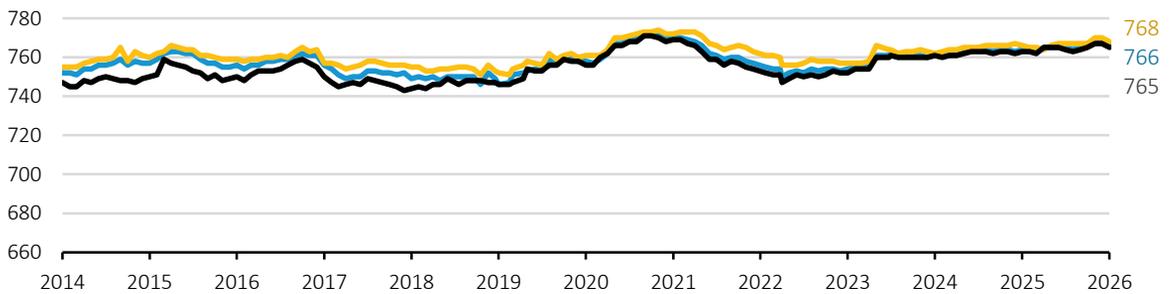
For GSE loans, the difference between the median FICO score on nonbank and bank loans stood at 3 points in December 2025. For Ginnie Mae loans, the difference was 20 points. Overall, the gap between agency bank and nonbank FICO scores was 24 points in November 2025. This reflects the sharp cutback in FHA lending by banks post-2008, banks now compose only 3.7 percent of Ginnie Mae originations (page 13).

— All Median FICO    — Bank Median FICO    — Nonbank Median FICO

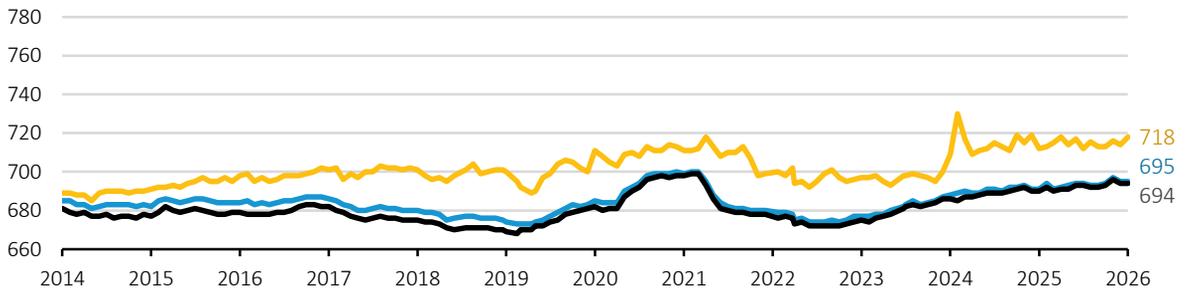
## Agency FICO Scores: Bank versus Nonbank



## GSE FICO Scores: Bank versus Nonbank



## Ginnie Mae FICO Scores: Bank versus Nonbank



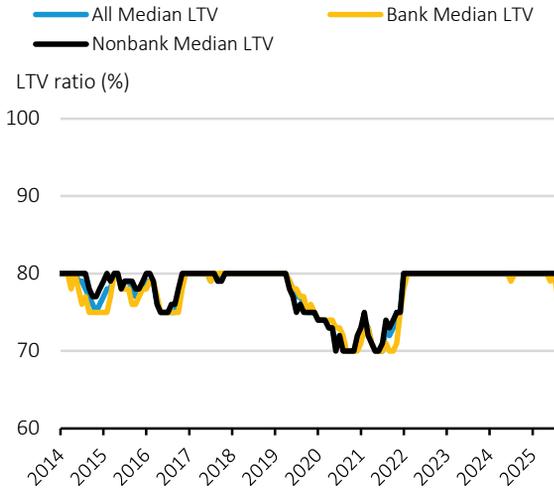
Sources: eMBS and the Urban Institute.

Note: Data as of January 2026.

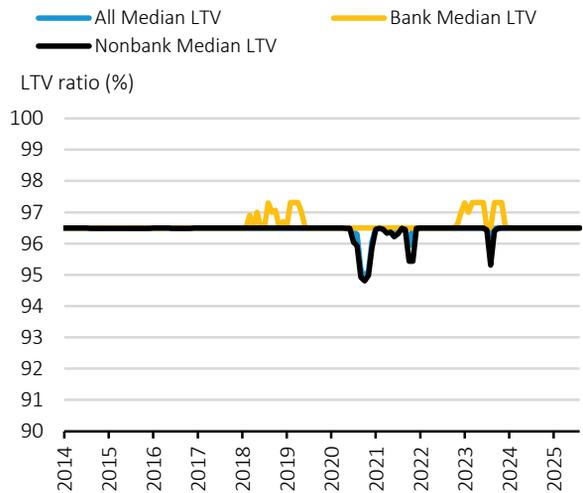
# CREDIT BOX // AGENCY NONBANK CREDIT BOX

Across agency loans, LTVs have remained stable since mid-2022 for GSE and May 2024 for Ginnie loans. Between December 2021 and mid-2022, as we moved from a refi to a purchase environment, the median LTV on GSE loans rose 9 percentage points to 80 percent, with LTVs on loans originated by banks and nonbanks largely tracking each other. However, despite some small variation, LTVs on Ginnie loans were largely flat over the same period, ticking up to 96.5 percent from 96.3 percent in December 2021. Median DTIs rose noticeably on both GSE and Ginnie loans. Like median LTVs, median DTIs are typically higher on Ginnie loans relative to GSE loans, and on nonbank loans relative to bank loans.

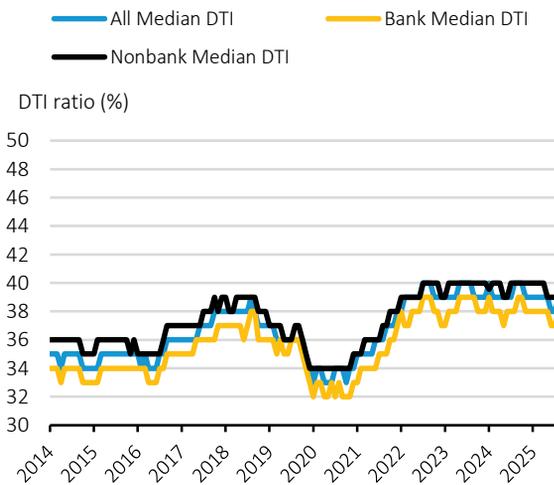
## GSE LTV Ratios: Bank versus Nonbank



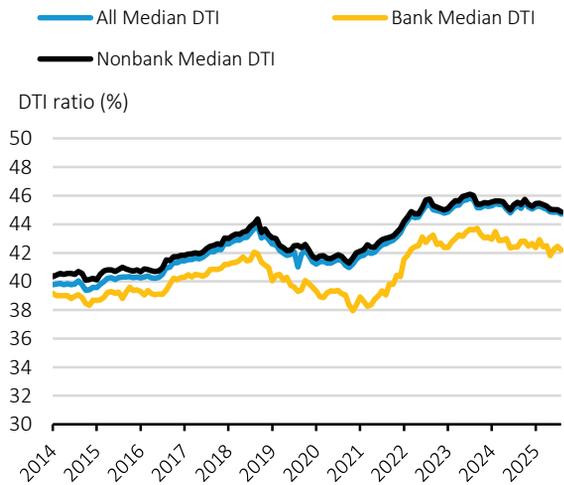
## Ginnie Mae LTV Ratios: Bank versus Nonbank



## GSE DTI Ratios: Bank versus Nonbank



## Ginnie Mae DTI Ratios: Bank versus Nonbank



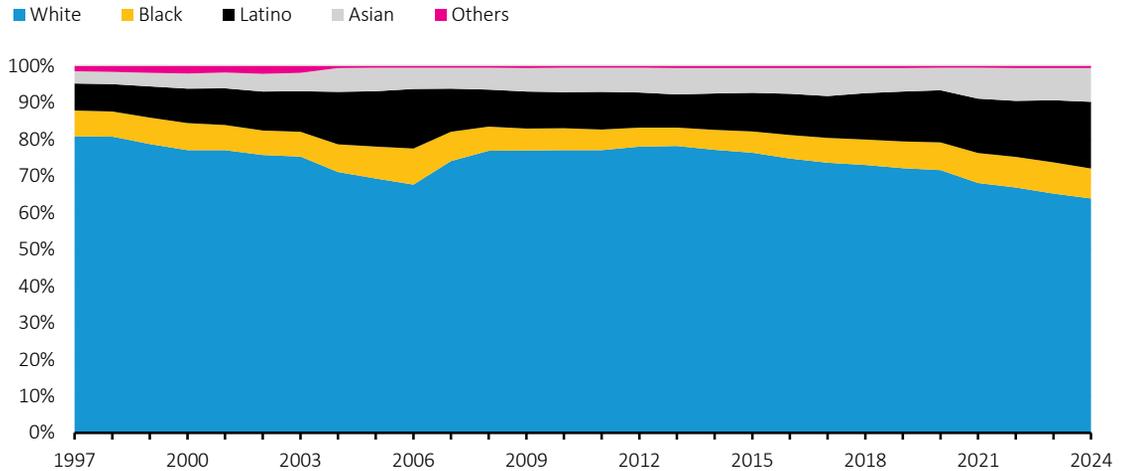
Sources: eMBS and the Urban Institute.

Note: Data as of January 2026.

# STATE OF THE MARKET // RACIAL AND ETHNIC COMPOSITION

Across all channels, the share of purchase lending to applicants of color reached a peak of 32.3 percent in 2006, the year before the Great Recession. Following the Great Recession and amid a period of very tight credit, the share of purchase loans extended to borrowers of color declined to a low of 21.7 percent in 2013. Since then, it has slowly increased. In 2024, the borrower of color share stood at 36.1 percent, up from 34.8 percent in 2023. But the share of purchase lending to borrowers of color varied widely by channel in 2024. Nearly 52 percent of FHA homebuyers are borrowers of color and 43.3 percent are PLS borrowers. Borrowers of color represented a smaller loan share in the GSE, VA, and portfolio channels (31.6 percent, 33.4 percent, and 34.3 percent, respectively).

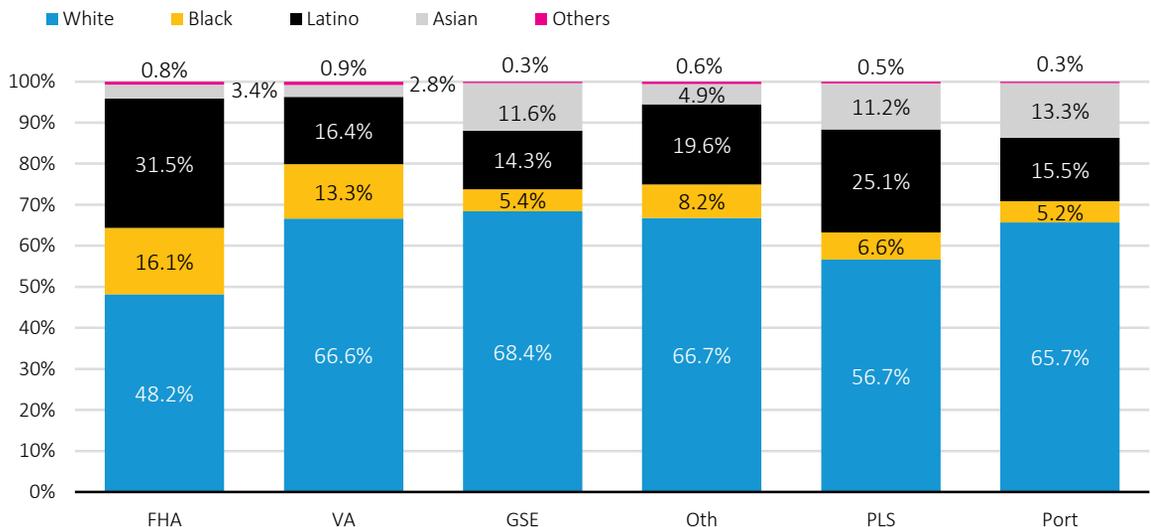
## 2024 Purchase Loan Shares, by Race or Ethnicity



Source: 1997 to 2024 Home Mortgage Disclosure Act data.

Note: Includes purchase loans only.

## 2024 Purchase Loan Channel Shares, by Race or Ethnicity



Source: 2024 Home Mortgage Disclosure Act data.

Note: Includes purchase loans only.

# STATE OF THE MARKET // MORTGAGE ORIGINATION PROJECTIONS

Origination volume for full year 2025 continues its recovery from its 2023 lows, reflecting stronger originations in the second half of the year than the first half the of year, due to lower rates and a higher refinance share. As a result of this higher refinance share, forecasters project originations to continue rising in 2026 to levels near those of 2022.

## Total Originations and Refinance Shares

| Period  | Originations (\$ Billions) |                     | Refinance Share (Percent) |              |
|---------|----------------------------|---------------------|---------------------------|--------------|
|         | Total, FNMA estimate       | Total, MBA estimate | FNMA estimate             | MBA estimate |
| 2025 Q1 | 371                        | 384                 | 25                        | 32           |
| 2025 Q2 | 506                        | 515                 | 25                        | 32           |
| 2025 Q3 | 500                        | 565                 | 25                        | 36           |
| 2025 Q4 | 571                        | 586                 | 39                        | 45           |
| 2026 Q1 | 495                        | 551                 | 45                        | 43           |
| 2026 Q2 | 648                        | 577                 | 37                        | 36           |
| 2026 Q3 | 635                        | 567                 | 35                        | 34           |
| 2026 Q4 | 605                        | 521                 | 39                        | 36           |
| 2019    | 2,462                      | 2,253               | 46                        | 44           |
| 2020    | 4,374                      | 4,108               | 64                        | 64           |
| 2021    | 4,570                      | 4,436               | 58                        | 62           |
| 2022    | 2,374                      | 2,245               | 31                        | 33           |
| 2023    | 1,503                      | 1,458               | 15                        | 15           |
| 2024    | 1,695                      | 1,685               | 21                        | 21           |
| 2025    | 1,944                      | 2,050               | 29                        | 37           |
| 2026    | 2,383                      | 2,216               | 39                        | 37           |

Sources: Fannie Mae (FNMA), the Mortgage Bankers Association (MBA), and the Urban Institute.

Note: Fannie Mae and MBA forecasts as of February 2026. Shaded boxes indicate forecasted figures. All figures are estimates for the total single-family (one-to-four-unit) market. Regarding interest rates, the yearly averages for 2019, 2020, 2021, 2022, 2023, and 2024 were 3.9, 3.0, 3.0, 5.3, 6.8, and 6.7 percent.

## Originator Profitability and Unmeasured Costs

While origination activity may rise somewhat due to the drop in rates, there is still excess capacity in the system, which continues to weigh on profitability. In January 2026, Originator Profitability and Unmeasured Costs (OPUC) was \$2.5 per \$100 loan, up slightly from \$2.49 in December 2025. OPUC is generally high when interest rates are low, as originators are capacity constrained because of refinance demand and have no incentive to reduce rates. Conversely, when interest rates are higher and refinance activity is low, competition forces originators to lower rates, driving profitability down. OPUC, formulated and calculated by the Federal Reserve Bank of New York, is a strong relative measure of originator profitability. OPUC uses the sales price of a mortgage in the secondary market (less par) and adds two sources of profitability: retained servicing (both base and excess servicing, net of guarantee fees, or g-fees) and points the borrower pays. As volumes decline, fixed costs are spread out over fewer loans, overstating relative profitability.



Sources: Federal Reserve Bank of New York, updated monthly and available at this link:

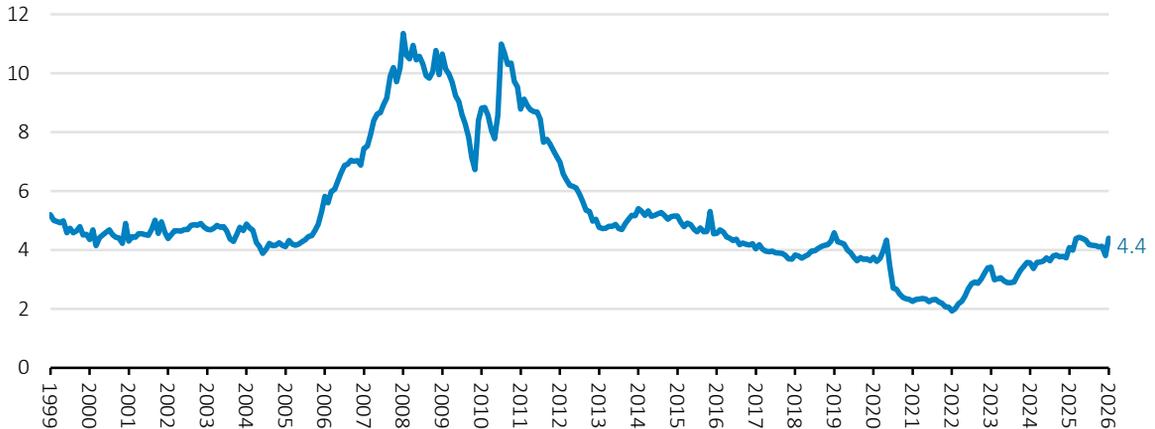
<https://www.newyorkfed.org/research/epr/2013/1113fust.html> and the Urban Institute.

Note: Data as of December 2025. OPUC is a monthly (four-week moving) average, as discussed in the link above.

## STATE OF THE MARKET // HOUSING SUPPLY

Despite the modest increase in origination volume in 2024 and 2025 year-to-date, real housing activity has remained low. Amid relatively high mortgage rates, the table below indicates that home sales in 2025 are expected to be largely flat compared to 2023 and 2024 levels. But while home sales are expected to rise over 2026, housing starts will remain stagnant. As a result of the sluggish housing activity, months' supply now stands at 4.1 months, in the same range as before the COVID pandemic.

### Months' Supply



**Sources:** National Association of Realtors and the Urban Institute.

**Note:** Data as of January 2026.

### Housing Starts and Home Sales

| Year | Housing Starts, Thousands |                     |                      | Home Sales, Thousands |                     |                       |
|------|---------------------------|---------------------|----------------------|-----------------------|---------------------|-----------------------|
|      | Total, FNMA estimate      | Total, MBA estimate | Total, NAHB estimate | Total, FNMA estimate  | Total, MBA estimate | Total, NAHB estimate* |
| 2018 | 1,250                     | 1,250               | 1,247                | 5,957                 | 5,956               | 5,350                 |
| 2019 | 1,290                     | 1,295               | 1,292                | 6,023                 | 6,016               | 5,431                 |
| 2020 | 1,380                     | 1,397               | 1,394                | 6,462                 | 6,506               | 5,888                 |
| 2021 | 1,601                     | 1,605               | 1,605                | 6,891                 | 6,896               | 6,195                 |
| 2022 | 1,553                     | 1,551               | 1,552                | 5,671                 | 5,740               | 5,170                 |
| 2023 | 1,420                     | 1,421               | 1,421                | 4,756                 | 4,785               | 4,341                 |
| 2024 | 1,367                     | 1,367               | 1,371                | 4,746                 | 4,761               | 4,358                 |
| 2025 | 1,345                     | 1,351               | 1,347                | 4,759                 | 4,755               | 4,387                 |
| 2026 | 1,292                     | 1,325               | 1,333                | 5,002                 | 5,140               | 4,683                 |

**Sources:** Fannie Mae (FNMA) and Mortgage Bankers Association (MBA) and National Association of Home Builders (NAHB) forecasts as of February 2026.

**Note:** Shaded boxes indicate forecasted figures; column labels indicate source of estimate.

\*The NAHB home sales also excludes existing condos and co-ops reported by the National Association of Realtors.

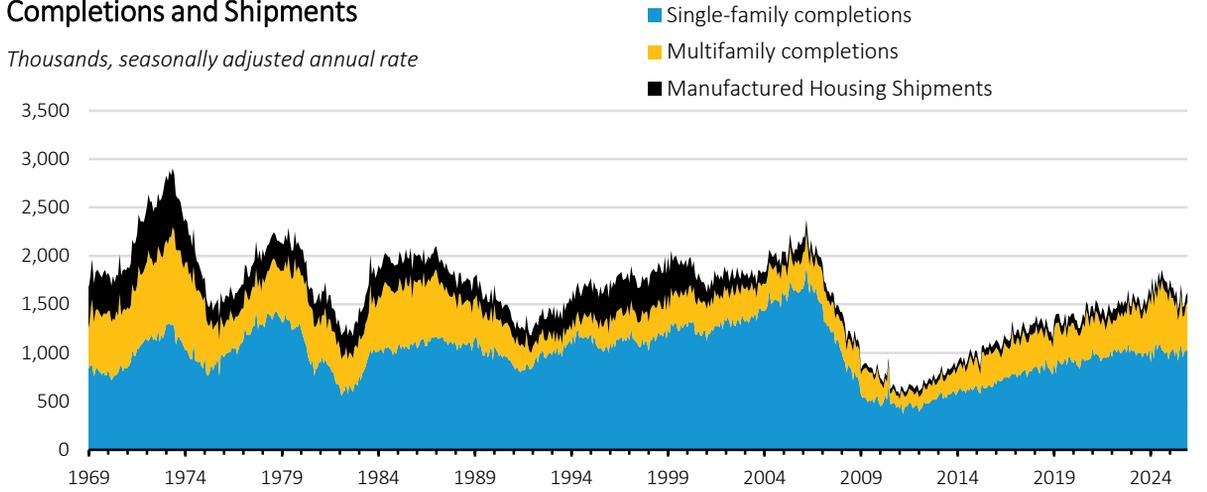
# STATE OF THE MARKET // NEW RESIDENTIAL PRODUCTION

New residential production—including single-family and multifamily completions, as well as manufactured housing shipments—reached a seasonally adjusted annual rate of 1.62 million units in December 2025. Since reaching a low of 565,000 units in January 2011, new production has risen 187 percent. But current production is still 32 percent lower than the peak March 2006 level of 2.38 million units. In December 2025, single-family completions were 46 percent lower than the March 2006 peak of 1.91 million units. Multifamily completions are 32 percent higher than their level in March 2006 and have declined by 24 percent since a recent peak in June 2024.

Among multifamily completions, 3.2 percent were built for sale in Q3 2025, half the share in Q2 2025. This is the lowest share since the beginning of the series in 1999. In addition, the share of single-family units built for sale declined as interest rates rose in 2022. Although the for-sale share of single-family completions has now pivoted and begun to recover; at 74.4 it is still below its rate in Q4 2021, 79.2 percent. The owner-occupied share of manufactured homes has slowly increased over the past decade after declining amid the impact from the Great Recession.

## Completions and Shipments

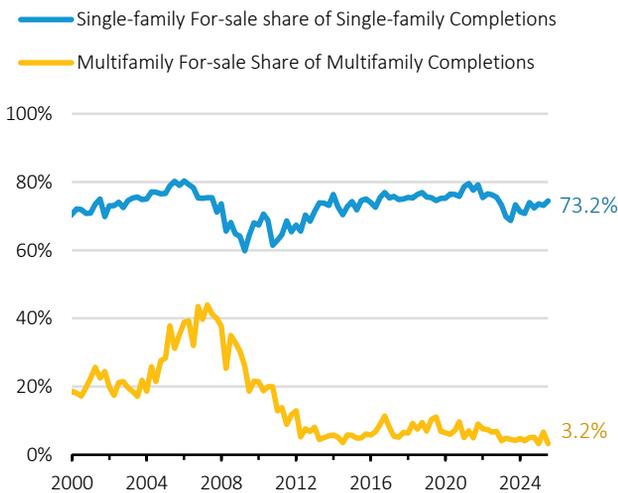
Thousands, seasonally adjusted annual rate



Sources: Moody's Analytics, US Census Bureau, and Urban Institute calculations.

December 2025

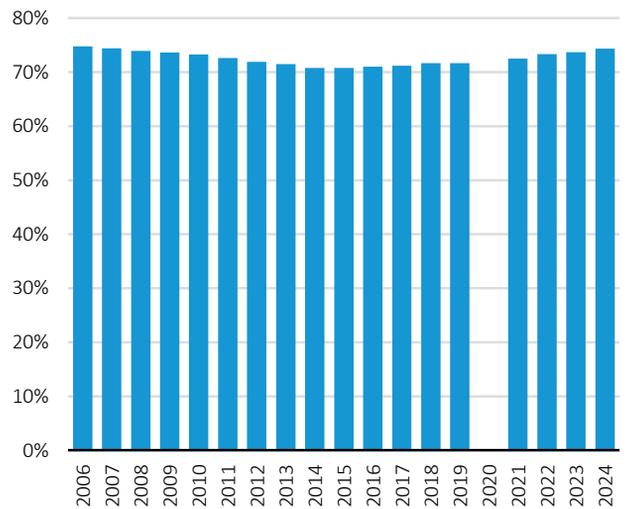
## Share of Residential Completions Built For Sale



Sources: US Census Bureau and Urban Institute calculations.

Note: Data as of Q3 2025

## Owner-Occupied Share of Occupied Manufactured Homes



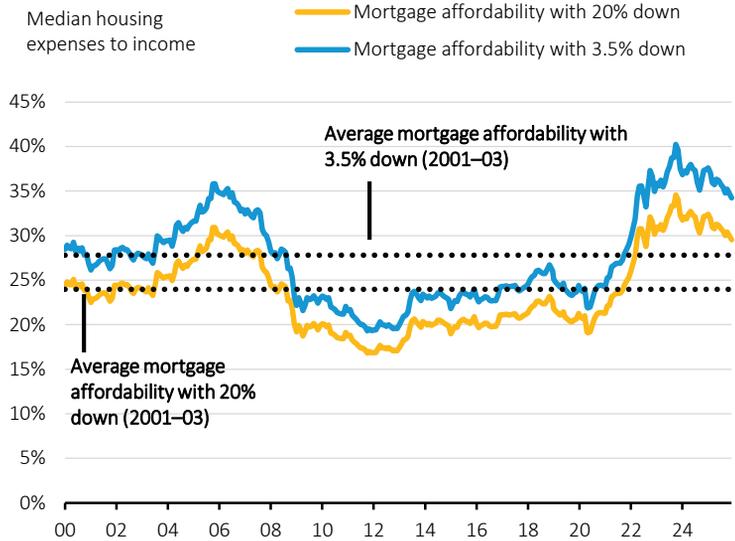
Source: 1-year American Community Survey data 2006-2023.

Note: Data are not available for 2020 because of low response rates during the pandemic.

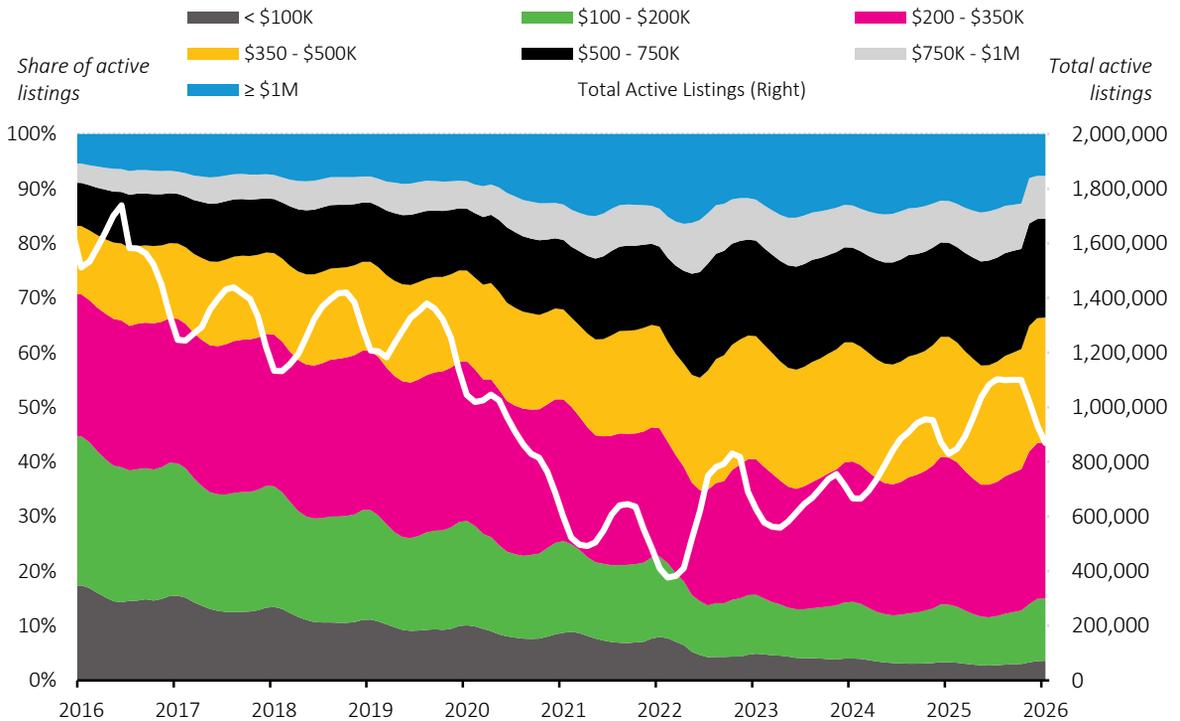
### National Mortgage Affordability over Time

Mortgage affordability remains poor, but as home values have flatlined and mortgage rates have fallen, affordability has shown signs of improvement. As of December 2025, with a 20 percent down payment, the share of median income needed for the median monthly mortgage payment was 30.0 percent, below the peak of the housing bubble in November 2005; and with 3.5 percent down, the housing cost burden is 34.2 percent, also just below the 35.8 percent peak in November 2005.

Amid low homebuyer affordability, active listings have broadly increased since 2022, although more recently, the increase has partially reversed. We currently sit at levels slightly lower than those just prior to COVID. It is important to realize that while the for-sale inventory has expanded from series lows, it remains below levels that prevailed a decade ago.



### Active Listings, by Price Tier, over Time

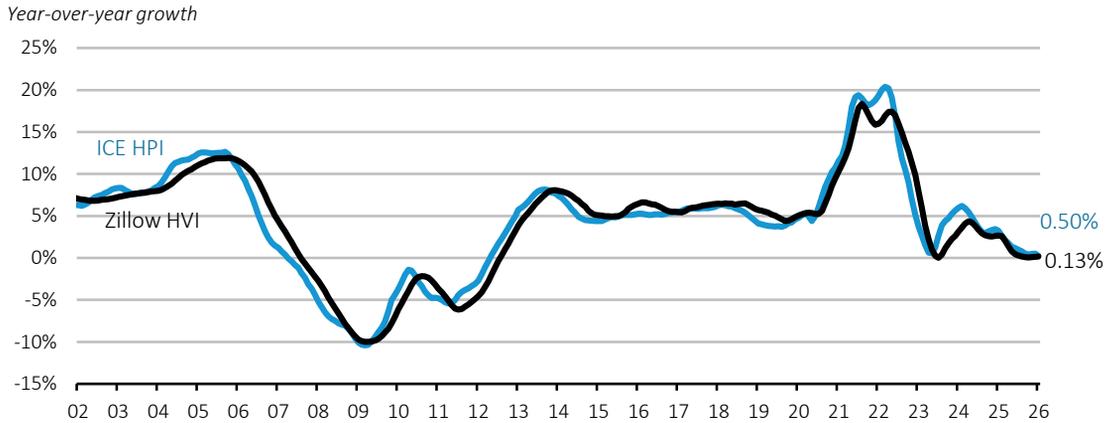


**Sources:** National Association of Realtors, the US Census Bureau, the Current Population Survey, the American Community Survey, Moody’s Analytics, the Freddie Mac Primary Mortgage Market Survey, Realtor.com, and the Urban Institute.

**Notes:** Mortgage affordability is the share of median family income devoted to the monthly principal, interest, taxes, and insurance payment required to buy the median home at the Freddie Mac prevailing rate for a 30-year fixed-rate mortgage and property tax and insurance at 1.75 percent of the housing value. Data for the bottom chart provided by Realtor.com as of January 2026.

### National Year-Over-Year HPI Growth

While house prices likely remain supported by the lack of supply, home price appreciation has continued to slow though 2025, and has largely stagnated, as demonstrated by two key measures of home price indices. According to ICE Mortgage Technology’s repeat sales index, year-over-year home price appreciation was 0.5 percent in December 2025, up slightly from the previous month’s 0.49 percent. Year-over-year home price appreciation, as measured by Zillow’s hedonic home value index, is 0.13 percent in December 2025, up from 0.11 percent in November.

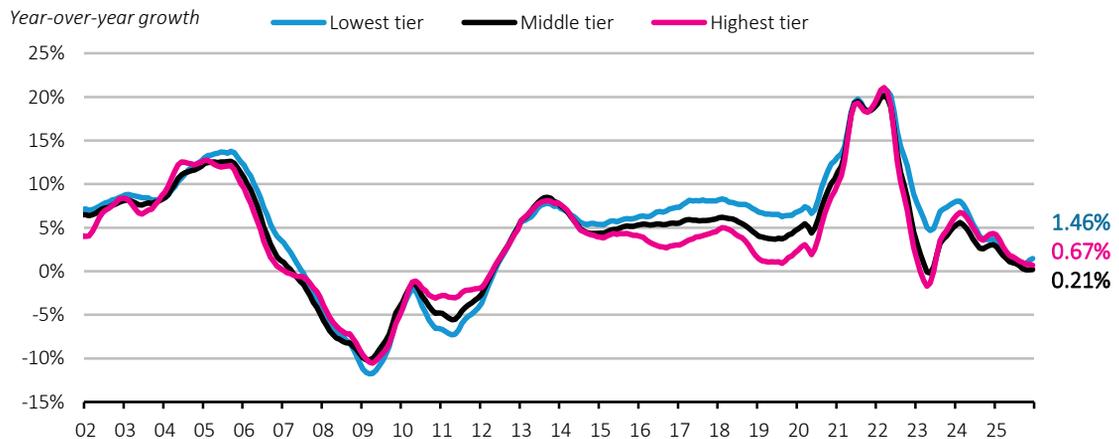


Sources: ICE Mortgage Technology, Zillow, and the Urban Institute.

Notes: ICE modified the methodology behind its HPI in February 2021, resulting in changes to historic price estimates. Data as of December 2025.

### National Year-Over-Year HPI Growth, by Price Tier

When interest rates are higher, house price appreciation has historically tended to be more robust for lower priced than higher priced properties. Higher interest rates not only delay homebuying, lowering overall demand, but they can also reduce the property price affordable to the homebuyer. This shifts demand from higher priced homes to lower priced ones. And higher interest rates can limit repeat buyers who typically exchange their current home for a more expensive, and often new, homes. Faster appreciation in the low-price tier occurred in 2005 and 2006 as well as 2018. In the recent upward rate cycle, the historical pattern has not applied, house price appreciation was slowing across all three price tiers. However, in December 2025, house price appreciation has begun to tick upwards in the lowest and middle tiers.



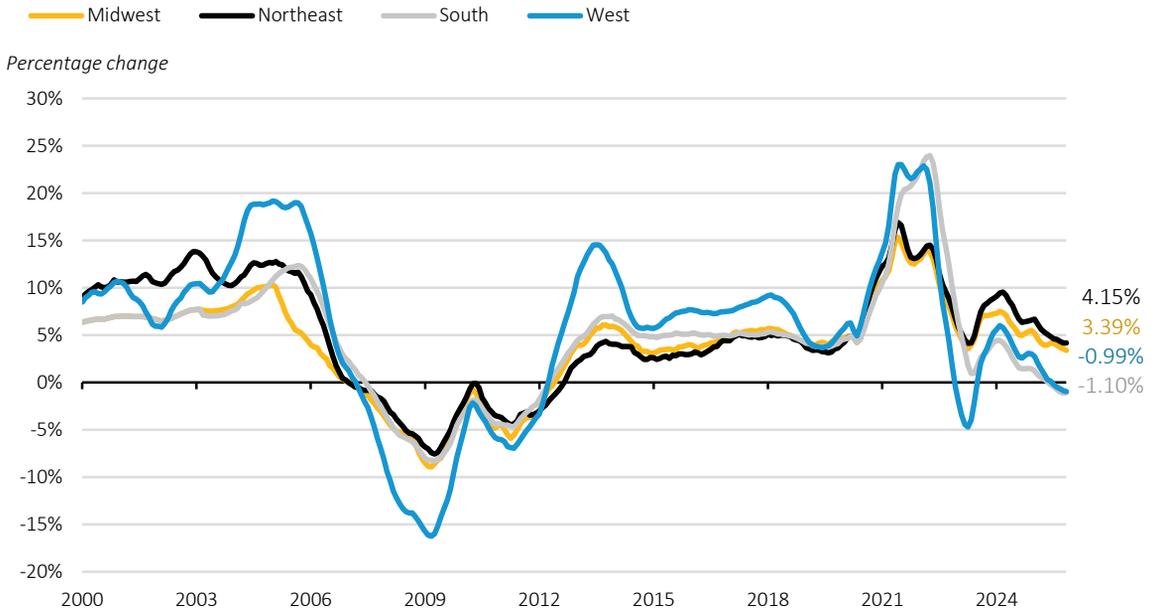
Sources: ICE Mortgage Technology and the Urban Institute.

Notes: ICE modified the methodology behind its HPI in February 2021, resulting in changes to historic price estimates. Data as of December 2025.

# STATE OF THE MARKET // REGIONAL HOME PRICE INDEXES

House price appreciation across all regions of the country continued to slow over 12 months ending in August 2025. However, 12-month house price appreciation varies considerably by region. Year-over-year, house price appreciation continues to slow in the Northeast and Midwest. But in the South and West, house prices have declined year-over-year by 1.1 and 0.99 percent respectively over the past year.

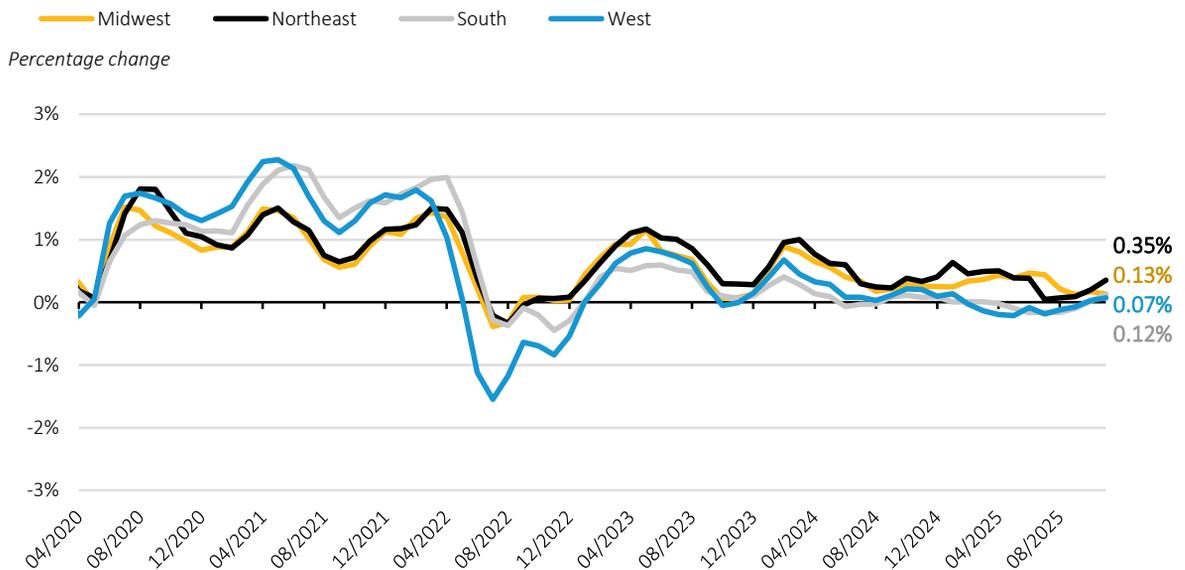
## Year-over-Year Home Price Appreciation, by Region



Sources: ICE Mortgage Technology and Urban Institute calculations.

Note: Data as of November 2025.

## Month-over-Month Home Price, by Region



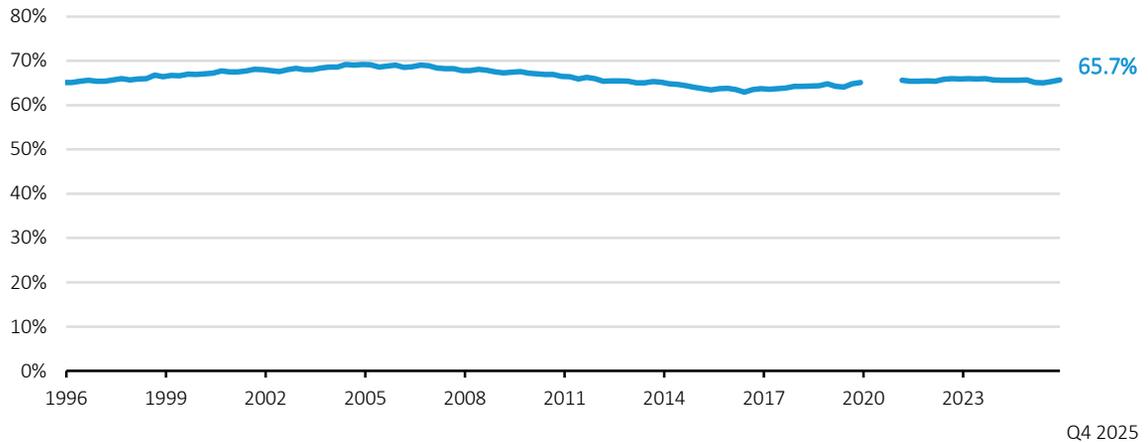
Sources: ICE Mortgage Technology and Urban Institute calculations.

Note: Data as of November 2025. Values are seasonally adjusted.

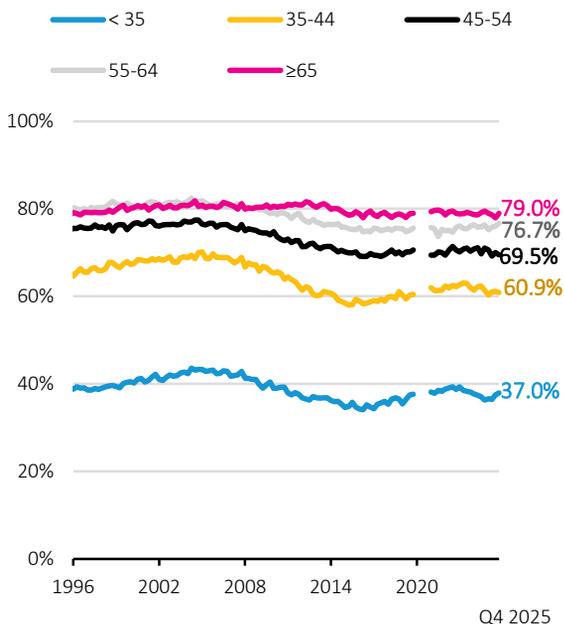
# STATE OF THE MARKET // HOMEOWNERSHIP RATES

In Q4 2025, the homeownership rate was at 65.7 percent, slightly higher from the previous quarter and at the same level as a year earlier. After falling to 62.9 percent in Q2 2016, the homeownership rate began to recover but remains 3.7 percentage points below its Q1 2005 peak of 69.0 percent. By age groups, older households are more likely to be homeowners relative to younger households. In addition, the homeownership rate for households 65 and older is closest to its 2000s peak level. By race and ethnicity, white households are more likely to be homeowners relative to households of color. But the homeownership rate among Latino households is closest to returning to its 2000s peak.

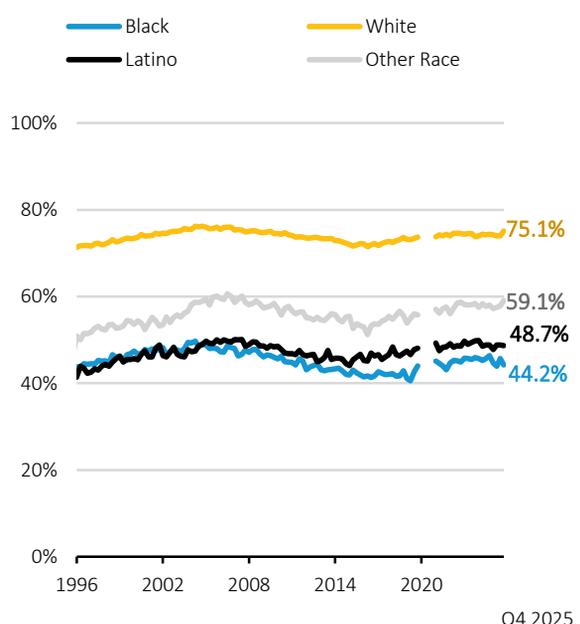
## Overall Homeownership Rate



## Homeownership, by Owner Age



## Homeownership Rate, by Race or Ethnicity



**Sources:** Moody's Analytics, US Census Bureau, and Urban Institute calculations.

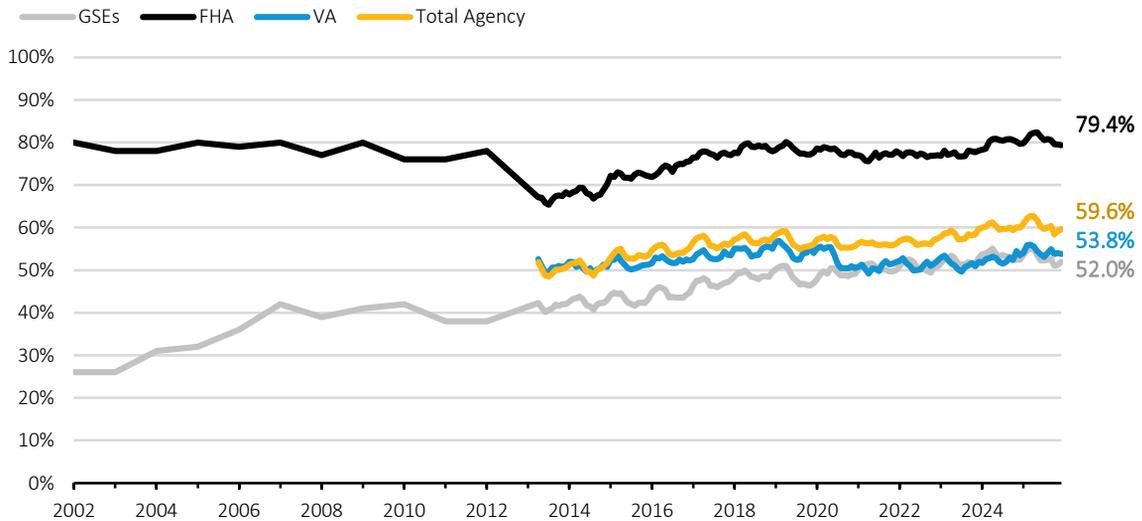
**Note:** Data from 2020 are poor because of low response rates during the pandemic.

## STATE OF THE MARKET // FIRST-TIME HOMEBUYERS

The first-time homebuyer share, which compares first-time homebuyers with repeat buyers has increased over the past decade. In recent years, however, the homeownership rate has remained largely static and the first-time homebuyer share among agency loans has largely steadied around 60 percent. First-time homebuyers are traditionally more concentrated among FHA (in December 2025). However, in December 2025, more than half of GSE and VA purchase originations were made to first-time homebuyers (52 percent and 53.8 percent, respectively).

The bottom table shows that based on mortgages originated in December 2025, the average FTHB was more likely than an average repeat buyer to take out a smaller loan (because they purchased a lower valued home), to have a lower credit score and a higher LTV ratio. But while first-time homebuyers were more likely to have a lower credit score and a higher LTV, they had a lower mortgage rate. This likely reflects the disproportionate share of FHA loans originated to first-time homebuyers and the wide spread in mortgage rates between GSE and FHA loans.

### First-Time Homebuyer Share



Sources: eMBS, the Federal Housing Administration, and the Urban Institute. Data as of December 2025.

Note: All series measure the first-time homebuyer share of purchase loans for principal residences. In January 2026, we changed the source of our FHA FTHB share from FHA's Production Report to eMBS.

### Comparison of First-Time and Repeat Homebuyers, GSE and FHA Originations

| Characteristics | GSEs       |           | FHA        |           | GSEs and FHA |           |
|-----------------|------------|-----------|------------|-----------|--------------|-----------|
|                 | First-time | Repeat    | First-time | Repeat    | First-time   | Repeat    |
| Loan amount     | \$349,266  | \$396,697 | \$325,885  | \$348,388 | \$344,039    | \$398,967 |
| Credit score    | 752        | 764       | 690        | 694       | 725          | 751       |
| LTV ratio (%)   | 84         | 76        | 95         | 93        | 90           | 81        |
| DTI ratio (%)   | 37         | 38        | 45         | 46        | 41           | 41        |
| Loan rate (%)   | 6.08       | 6.08      | 5.83       | 5.77      | 5.95         | 5.97      |

Sources: eMBS and the Urban Institute.

Note: Based on owner-occupied purchase mortgages originated in December 2025.

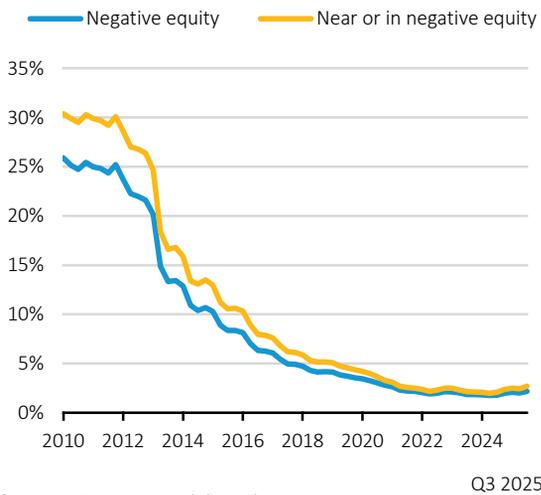
# STATE OF THE MARKET // DELINQUENCIES AND LOSS MITIGATION

Though house prices have stagnated, and even fallen in some parts of the country, the share of loans with negative and near-negative equity has increased slightly from 2.43 to 2.72 percent from Q2 2025 to Q3 2025, reflecting increases in the shares in both negative and near-negative equity. From Q2 2025 to Q3 2025, the composition of loans in negative equity rose slightly to 2.16 percent while the share in near-negative equity, defined as having zero to five percent in equity, rose from 0.42 percent to 0.56 percent over the same period.

Serious delinquency has ticked up slightly in the recent quarter. The share of loans that are 90 days or more delinquent or in foreclosure increased 16 basis points, from 1.61 percent in Q3 2025 to 1.77 percent in Q4 2025. The share of mortgages in foreclosure has remained the same at 0.5 percent over the same period, while the share of loans 90 days or more delinquent increased by 16 basis points to 1.27 percent. Serious delinquencies include loans where borrowers have missed three or more payments, including those in forbearance.

The bottom chart shows the share of loans in forbearance according to the MBA Weekly Forbearance and Call Volume Survey, launched in March 2020. After peaking at 8.55 percent in early June 2020, the total forbearance rate declined to 2.06 percent as of October 31, 2021, the final week of the call survey. The MBA has since moved to conducting a monthly survey, with the most recent forbearance rate decreasing by 2 basis points to 0.36 percent as of March 31, 2025. Ginnie Mae loans had the highest forbearance rate at 0.83 percent. GSE loans have consistently had the lowest forbearance rates at 0.13 percent. The forbearance rate across other loans (e.g., portfolio and PLS) was 0.33 percent.

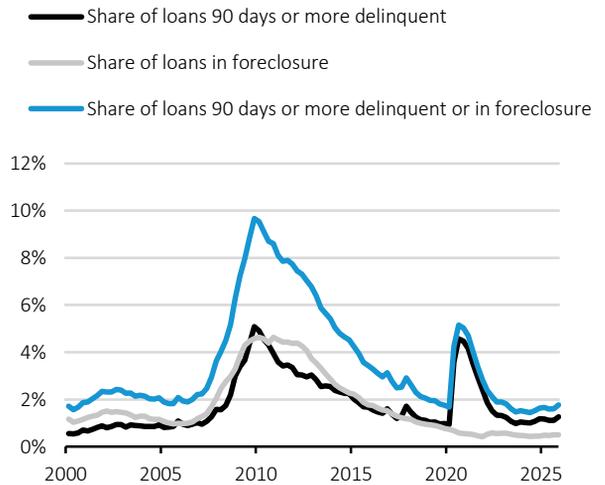
## Negative Equity Share



Sources: CoreLogic and the Urban Institute.

Notes: Loans with negative equity refer to loans with LTV ratios above 100 percent. Loans near negative equity refer to loans with LTV ratios above 95 percent.

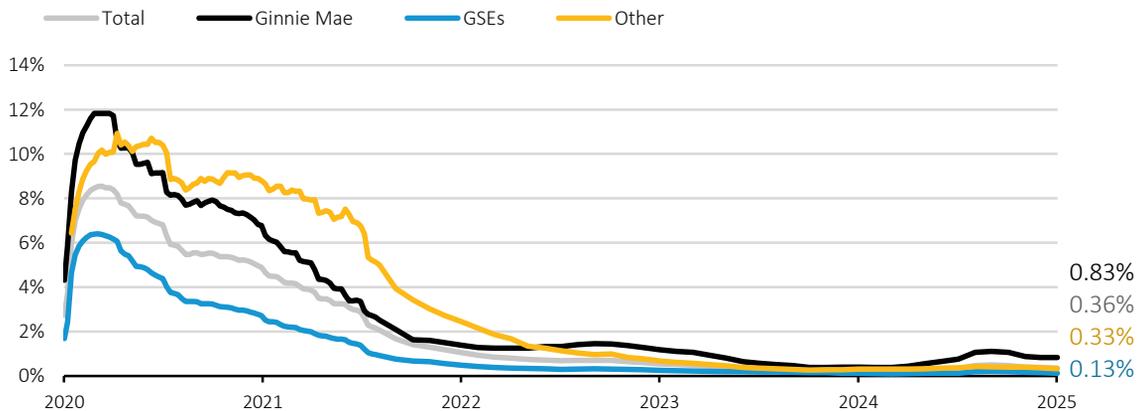
## Loans in Serious Delinquency or Foreclosure



Sources: Mortgage Bankers Association and the Urban Institute.

Q3 2025

## Forbearance Rates, by Channel



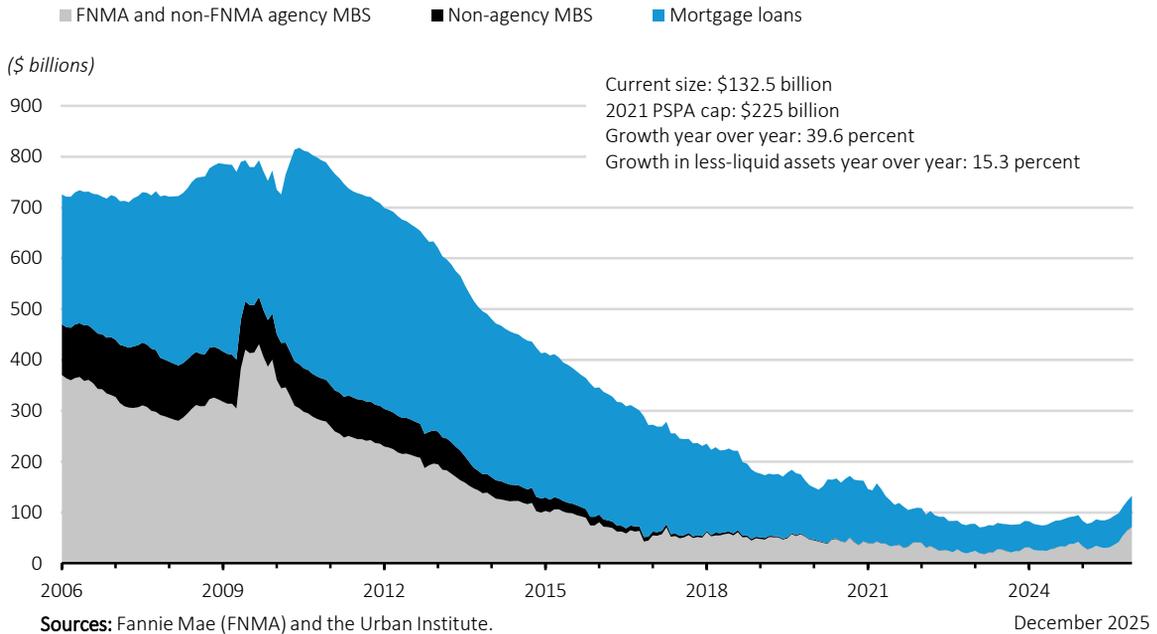
Source: MBA Weekly Forbearance and Call Volume Survey.

Note: Forbearance rates as of March 31, 2025.

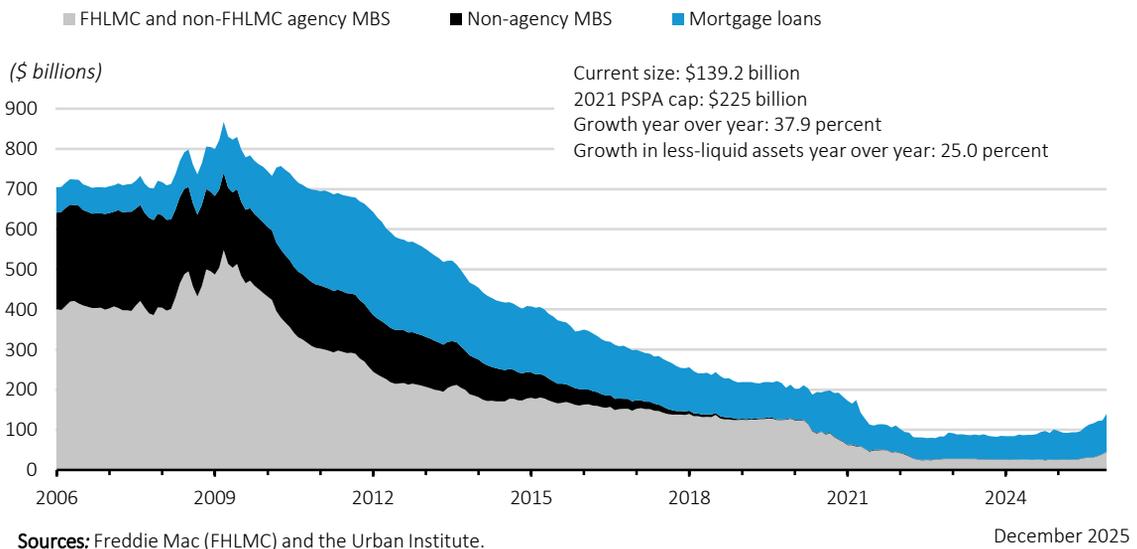
# GSEs UNDER CONSERVATORSHIP // GSE PORTFOLIO WIND-DOWN

The Fannie Mae and Freddie Mac portfolios remain well below the \$225 billion cap mandated in January 2021 by the new Preferred Stock Purchase Agreements (PSPAs) (\$132.5 and \$139.2 billion, respectively). From December 2024 to December 2025, the Fannie Mae portfolio grew by 39.6 percent, and Freddie Mac's grew by 37.9 percent. This growth reflects primarily the addition of Agency MBS since the summer months. Note that within the portfolios, Fannie Mae and Freddie Mac grew their less-liquid assets (mortgage loans, non-agency MBS) by 15.3 and 25.0 percent, respectively, much less than the growth of the overall portfolios.

## Fannie Mae Mortgage-Related Investment Portfolio Composition



## Freddie Mac Mortgage-Related Investment Portfolio Composition

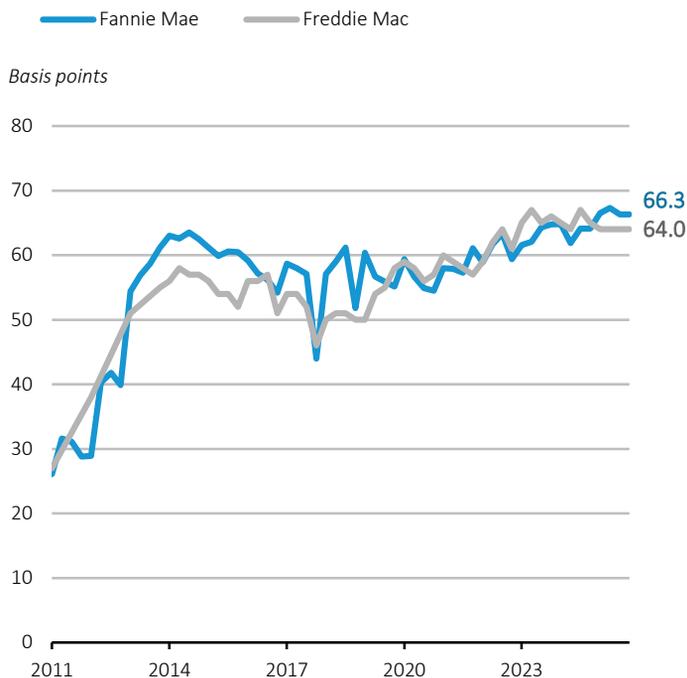


**Note:** Effective March 2021, Freddie Mac does not provide Freddie Mac/non-Freddie Mac breakout of agency mortgage-backed securities. The above charts were updated in May 2021 to reflect this.

### Guarantee Fees Charged on New Acquisitions

Fannie Mae’s and Freddie Mac’s average g-fees charged on new acquisitions remained the same from Q3 2025 to Q4 2025, at 66.3 and 64 basis points respectively. Today’s g-fees are markedly higher than g-fees in 2011 and 2012, contributing to the GSEs’ earnings amid sharp drops in acquisition volume.

The bottom table shows Fannie Mae loan-level pricing adjustments (LLPAs), which are expressed as up-front charges. In October 2022, the GSEs announced the elimination of LLPAs for loans to FTHBs earning up to the area median income; for affordable mortgage products such as Home Possible and Home Ready; and for loans supporting the Duty to Serve program. In January 2023, the GSEs released an updated LLPA Adjustment Matrix, effective since May 1, 2023.



Sources: Fannie Mae, Freddie Mac, and the Urban Institute.  
 Note: Data as of Q4 2025.

### Fannie Mae Up-Front Loan-Level Price Adjustments (LLPAs)

| Credit score | LTV Ratio |        |        |        |        |        |        |        |       |
|--------------|-----------|--------|--------|--------|--------|--------|--------|--------|-------|
|              | ≤ 60%     | 30–60% | 60–70% | 70–75% | 75–80% | 80–85% | 85–90% | 90–95% | > 95% |
| > 779        | 0.000     | 0.000  | 0.000  | 0.500  | 0.375  | 0.375  | 0.250  | 0.250  | 0.125 |
| 760–779      | 0.000     | 0.000  | 0.000  | 0.250  | 0.625  | 0.625  | 0.500  | 0.500  | 0.250 |
| 740–759      | 0.000     | 0.000  | 0.125  | 0.375  | 0.875  | 1.000  | 0.750  | 0.625  | 0.500 |
| 720–739      | 0.000     | 0.000  | 0.250  | 0.750  | 1.250  | 1.250  | 1.000  | 0.875  | 0.750 |
| 700–719      | 0.000     | 0.000  | 0.375  | 0.875  | 1.375  | 1.500  | 1.250  | 1.125  | 0.875 |
| 680–699      | 0.000     | 0.000  | 0.625  | 1.125  | 1.750  | 1.875  | 1.500  | 1.375  | 1.125 |
| 660–679      | 0.000     | 0.000  | 0.750  | 1.375  | 1.875  | 2.125  | 1.750  | 1.625  | 1.250 |
| 640–679      | 0.000     | 0.000  | 1.125  | 1.500  | 2.250  | 2.500  | 2.000  | 1.875  | 1.500 |
| < 640        | 0.000     | 0.125  | 1.500  | 2.125  | 2.750  | 2.875  | 2.625  | 2.250  | 1.750 |

Sources: Fannie Mae and the Urban Institute.  
 Note: Last updated January 2023.

## GSEs UNDER CONSERVATORSHIP // GSE RISK-SHARING TRANSACTIONS

Fannie Mae and Freddie Mac have been laying off credit risk primarily through their CAS/STACR and reinsurance transactions. Since 2014, the GSEs have transferred the bulk of the credit risk on most of their mortgages to the private markets. Fannie Mae's CAS issuances since inception total \$2.39 trillion; Freddie's STACR totals \$2.82 trillion. Over 2025, Fannie Mae issued six CAS deals and Freddie Mac issued five STACR deals. So far in 2026, Fannie Mae issued one CAS deal and Freddie Mac issued one STACR deal.

### Fannie Mae – Connecticut Avenue Securities (CAS)

| Date          | Transaction           | Reference Pool Size (\$ m) | Amount Issued (\$m) | % of Reference Pool Covered |
|---------------|-----------------------|----------------------------|---------------------|-----------------------------|
| 2014          | CAS 2014 deals        | \$222,224                  | \$5,849             | 2.6                         |
| 2015          | CAS 2015 deals        | \$187,127                  | \$5,463             | 2.9                         |
| 2016          | CAS 2016 deals        | \$236,459                  | \$7,392             | 3.1                         |
| 2017          | CAS 2017 deals        | \$264,697                  | \$8,707             | 3.3                         |
| 2018          | CAS 2018 deals        | \$205,998                  | \$7,314             | 3.6                         |
| 2019          | CAS 2019 deals        | \$290,211                  | \$8,073             | 2.8                         |
| 2020          | CAS 2020 deals        | \$58,015                   | \$2,167             | 3.7                         |
| 2021          | CAS 2021 deals        | \$142,202                  | \$3,095             | 2.2                         |
| 2022          | CAS 2022 deals        | \$325,601                  | \$8,920             | 2.7                         |
| 2023          | CAS 2023 deals        | \$191,497                  | \$5,440             | 2.8                         |
| 2024          | CAS 2024 deals        | \$123,689                  | \$4,163             | 3.4                         |
| 2025          | CAS 2025 deals        | \$117,920                  | \$4,001             | 3.4                         |
| February 2026 | CAS Series 2026 – R01 | \$ 19,286                  | \$662               | 3.4                         |
| <b>Total</b>  |                       | <b>\$2,411,613</b>         | <b>\$71,922</b>     | <b>3.0%</b>                 |

### Freddie Mac – Structured Agency Credit Risk (STACR)

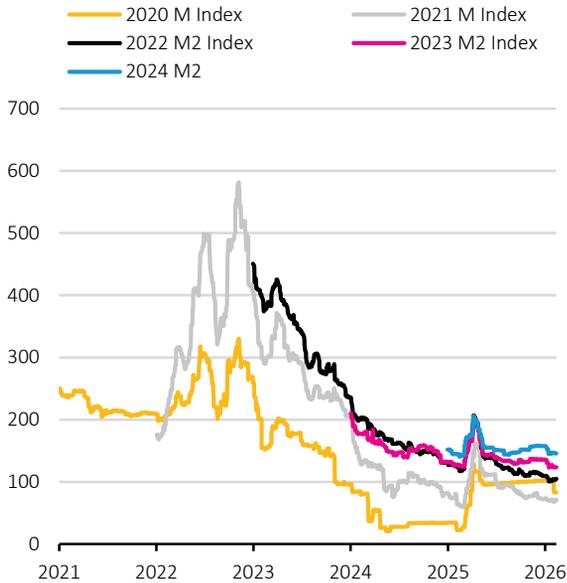
| Date          | Transaction       | Reference Pool Size (\$ m) | Amount Issued (\$m) | % of Reference Pool Covered |
|---------------|-------------------|----------------------------|---------------------|-----------------------------|
| 2015          | STACR 2015 deals  | \$179,196                  | \$6,658             | 3.7                         |
| 2016          | STACR 2016 deals  | \$183,421                  | \$5,541             | 3.0                         |
| 2017          | STACR 2017 deals  | \$248,821                  | \$5,663             | 2.3                         |
| 2018          | STACR 2018 deals  | \$243,007                  | \$6,055             | 2.5                         |
| 2019          | STACR 2019 deals  | \$181,753                  | \$5,807             | 3.2                         |
| 2020          | STACR 2020 deals  | \$403,591                  | \$10,372            | 2.6                         |
| 2021          | STACR 2021 deals  | \$574,706                  | \$11,024            | 1.9                         |
| 2022          | STACR 2022 deals  | \$327,773                  | \$11,203            | 3.4                         |
| 2023          | STACR 2023 deals  | \$87,794                   | \$2,838             | 3.2                         |
| 2024          | STACR 2024 deals  | \$101,024                  | \$2,826             | 2.8                         |
| 2025          | STACR 2025 deals  | \$101,693                  | \$3,040             | 3.0                         |
| February 2026 | STACR 2025 – DNA1 | \$23,552                   | \$628               | 2.7                         |
| <b>Total</b>  |                   | <b>\$2,861,362</b>         | <b>\$77,700</b>     | <b>2.7%</b>                 |

**Sources:** Fannie Mae, Freddie Mac and Urban Institute. **Note:** Classes A-H, M-1H, M-2H, and B-H are reference tranches only. These classes are not issued or sold. The risk is retained by Fannie Mae and Freddie Mac. "CE" = credit enhancement.

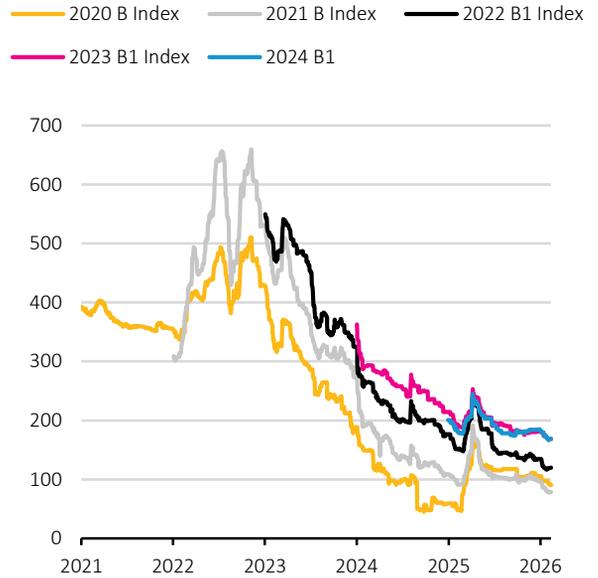
# GSEs UNDER CONSERVATORSHIP // GSE RISK-SHARING INDEXES

The figures below show the spreads for 2020–2024 indexes, as priced by dealers. These spreads signal mortgage credit risk. Macroeconomic concerns of a recession due to monetary policy tightening in 2022 largely abated by 2023. Broadly, spreads began to decline, flattening at low levels through the beginning of 2025. In early 2025, growing concerns and uncertainty about the macroeconomic picture, as well as amplified indications of greater mortgage non-performance in the housing industry contributed to a jump in spreads. Except for 2020 vintages, spreads have narrowed but amidst house price weakness, spreads reflected in newer indexes generally exceed that of older indexes.

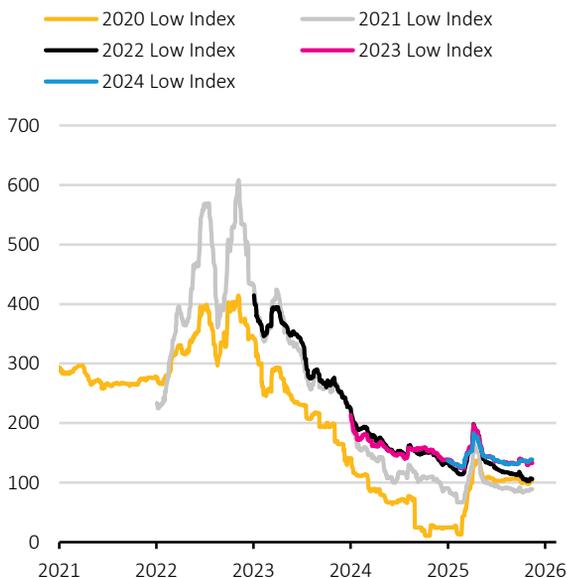
### M Indexes



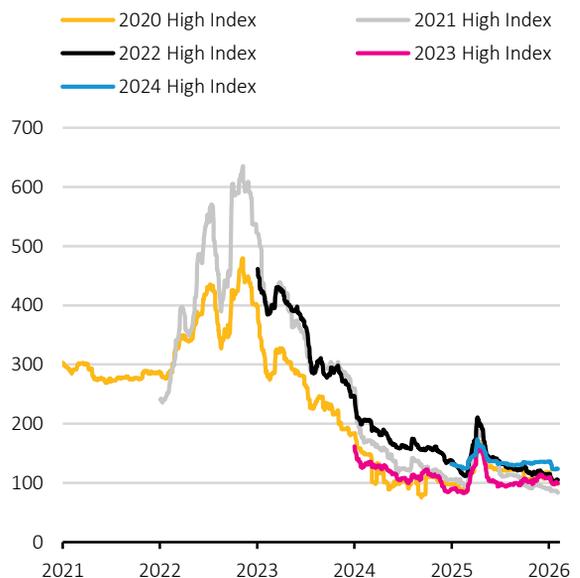
### B Indexes



### Low Indexes



### High Indexes



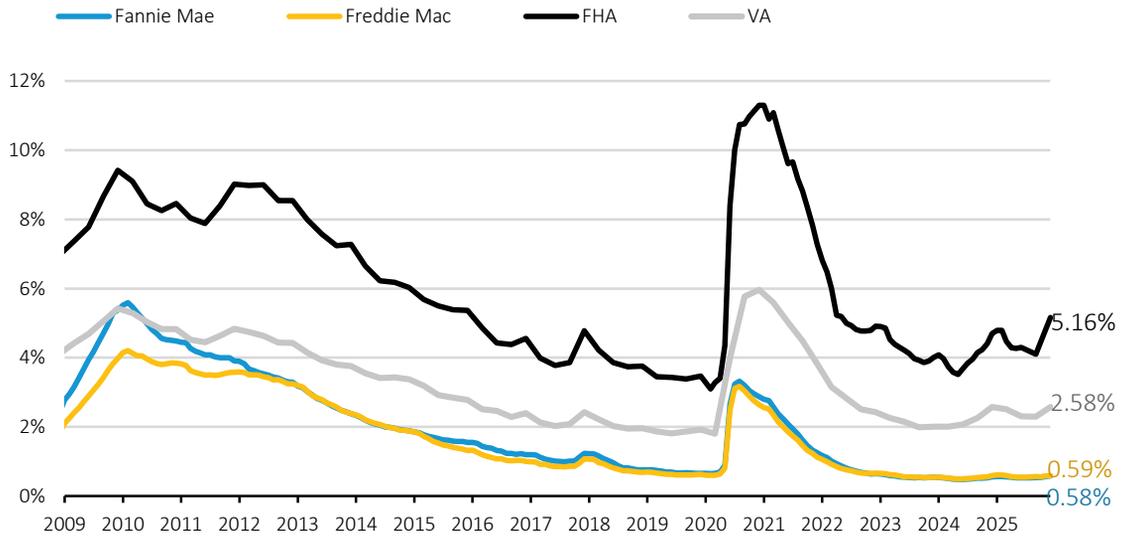
Sources: Vista Data Services and the Urban Institute.

Note: Data as of February 12, 2026.

# GSEs UNDER CONSERVATORSHIP // SERIOUS DELINQUENCY RATES

Serious delinquency rates on government mortgage loans have increased sharply in the past quarter. This increase reflects increasing stress among less affluent borrowers, while serious delinquency rates on GSE loans, which serve a more affluent borrower base, remains unchanged. The serious delinquency rate for FHA single-family loans was 5.16 percent in Q4 2025, higher than those on GSE or VA loans. In Q4 2025, VA serious delinquency rates on single-family loans increased to 2.58 percent from 2.30 percent in Q3 2025. The serious delinquency rates on Fannie Mae and Freddie Mac single-family loans rose to 0.58 percent and 0.59 percent respectively from November to December 2025. Loans in forbearance are counted as delinquent for the purpose of measuring delinquency rates. Serious delinquency rates on Fannie Mae and Freddie Mac multifamily loans rose in 2023, 2024 and so far in 2025 amid higher interest rates and reports of lower values on multifamily properties

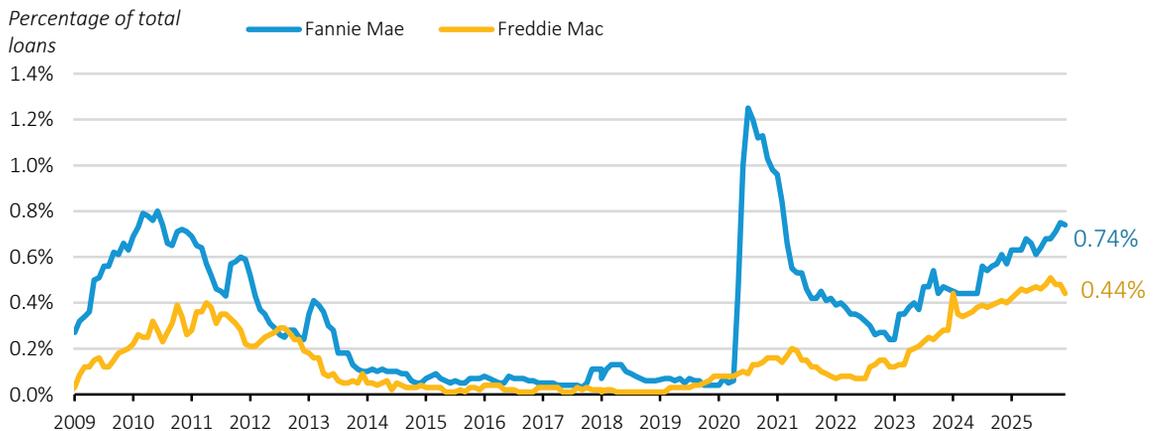
## Serious Delinquency Rates among Single-Family Loans



**Sources:** Fannie Mae, Freddie Mac, FHA, the MBA Delinquency Survey, and the Urban Institute. VA and FHA data as of Q4 2025. GSE data as of December 2025.

**Notes:** Serious delinquency refers to loans 90 days or more past due or in foreclosure. Not seasonally adjusted. From February 2020 through November 2024, FHA delinquency rates were collected from FHA’s monthly single-family loan performance trends report, before and after this FHA serious delinquencies are from the quarterly MBA Delinquency Survey.

## Serious Delinquency Rates among Multifamily GSE Loans



**Sources:** Fannie Mae, Freddie Mac, and the Urban Institute.

**Notes:** Data as of December 2025. Multifamily serious delinquency is the unpaid balance of loans 60 days or more past due, divided by the total unpaid balance.

## AGENCY ISSUANCE // AGENCY GROSS AND NET ISSUANCE

Agency gross issuance totaled \$124 billion so far in January 2026; \$72.8 billion by the GSEs and \$51.2 billion by Ginnie Mae. GSE issuance was up 15.3 percent and Ginnie Mae issuance was up 32.4 percent from January 2025. Net issuance (new securities issued less the decline in outstanding securities attributable to principal paydowns or prepayments) in 2026 of \$187.8 billion was 17.9 percent lower than net issuance over the same period in 2024. The lower net level relative to a year earlier is attributable to negligible issuance by the GSEs, 93.0 percent lower than 2024 net issuance. Ginnie net issuance was 1.8 percent higher than issuance over 2024.

### Agency Gross Issuance

| Issuance year                           | GSEs      | Ginnie Mae | Total     |
|---|-----------|------------|-----------|
| 2004                                    | \$872.6   | \$119.2    | \$991.9   |
| 2005                                    | \$894.0   | \$81.4     | \$975.3   |
| 2006                                    | \$853.0   | \$76.7     | \$929.7   |
| 2007                                    | \$1,066.2 | \$94.9     | \$1,161.1 |
| 2008                                    | \$911.4   | \$267.6    | \$1,179.0 |
| 2009                                    | \$1,280.0 | \$451.3    | \$1,731.3 |
| 2010                                    | \$1,003.5 | \$390.7    | \$1,394.3 |
| 2011                                    | \$879.3   | \$315.3    | \$1,194.7 |
| 2012                                    | \$1,288.8 | \$405.0    | \$1,693.8 |
| 2013                                    | \$1,176.6 | \$393.6    | \$1,570.1 |
| 2014                                    | \$650.9   | \$296.3    | \$947.2   |
| 2015                                    | \$845.7   | \$436.3    | \$1,282.0 |
| 2016                                    | \$991.6   | \$508.2    | \$1,499.8 |
| 2017                                    | \$877.3   | \$455.6    | \$1,332.9 |
| 2018                                    | \$795.0   | \$400.6    | \$1,195.3 |
| 2019                                    | \$1,042.6 | \$508.6    | \$1,551.2 |
| 2020                                    | \$2,407.5 | \$775.4    | \$3,182.9 |
| 2021                                    | \$2,650.8 | \$855.3    | \$3,506.1 |
| 2022                                    | \$1,200   | \$527.4    | \$1,727.4 |
| 2023                                    | \$637.9   | \$382.9    | \$1,020.7 |
| 2024                                    | \$691.1   | \$453.6    | \$1,144.7 |
| 2025                                    | \$751.0   | \$523.8    | \$1,274.8 |
| 2026                                    | \$72.8    | \$51.2     | \$124     |
| <b>2026<br/>% Change from<br/>20245</b> | 15.3%     | 32.4%      | 21.8%     |

### Agency Net Issuance

| Issuance Year                          | GSEs     | Ginnie Mae | Total    |
|--|----------|------------|----------|
| 2003                                   | \$334.9  | -\$77.6    | \$257.3  |
| 2004                                   | \$82.5   | -\$40.1    | \$42.4   |
| 2005                                   | \$174.2  | -\$42.2    | \$132.0  |
| 2006                                   | \$313.6  | \$0.2      | \$313.8  |
| 2007                                   | \$514.9  | \$30.9     | \$545.7  |
| 2008                                   | \$314.8  | \$196.4    | \$511.3  |
| 2009                                   | \$250.6  | \$257.4    | \$508.0  |
| 2010                                   | -\$303.2 | \$198.3    | -\$105.0 |
| 2011                                   | -\$128.4 | \$149.6    | \$21.2   |
| 2012                                   | -\$42.4  | \$119.1    | \$76.8   |
| 2013                                   | \$65.3   | \$89.6     | \$154.9  |
| 2014                                   | \$26.0   | \$61.6     | \$87.7   |
| 2015                                   | \$68.4   | \$97.2     | \$165.6  |
| 2016                                   | \$127.4  | \$125.8    | \$253.1  |
| 2017                                   | \$160.7  | \$132.3    | \$293.0  |
| 2018                                   | \$149.4  | \$112.0    | \$261.5  |
| 2019                                   | \$197.8  | \$95.7     | \$293.5  |
| 2020                                   | \$632.8  | \$19.9     | \$652.7  |
| 2021                                   | \$753.5  | \$5.6      | \$759.1  |
| 2022                                   | \$289.5  | \$143.0    | \$432.5  |
| 2023                                   | \$57.5   | \$175.4    | \$232.9  |
| 2024                                   | \$47.5   | \$181.2    | \$228.7  |
| 2025                                   | \$3.3    | \$184.4    | \$187.8  |
| <b>2025<br/>% Change from<br/>2024</b> | -93.0%   | 1.8%       | -17.9%   |

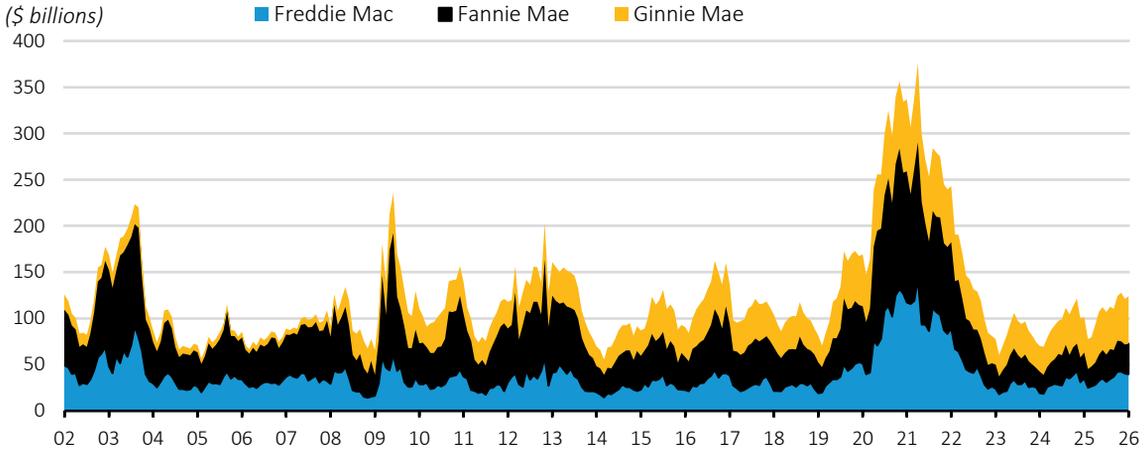
Sources: eMBS and the Urban Institute.

Notes: Dollar amounts are in billions. Data as of January 2025.

# AGENCY ISSUANCE // AGENCY GROSS ISSUANCE AND FED PURCHASES

Agency issuances by the GSEs and Ginnie Mae totaled \$124.0 billion in January 2026, 21.8 percent higher than volume in January 2025. Freddie Mac comprised 32.0 percent of agency gross issuance in January 2026 (down from 34.4 percent in January 2025), Fannie Mae comprised 26.6 percent (down from 27.6 percent), and Ginnie Mae comprised 41.3 percent (up from 38 percent).

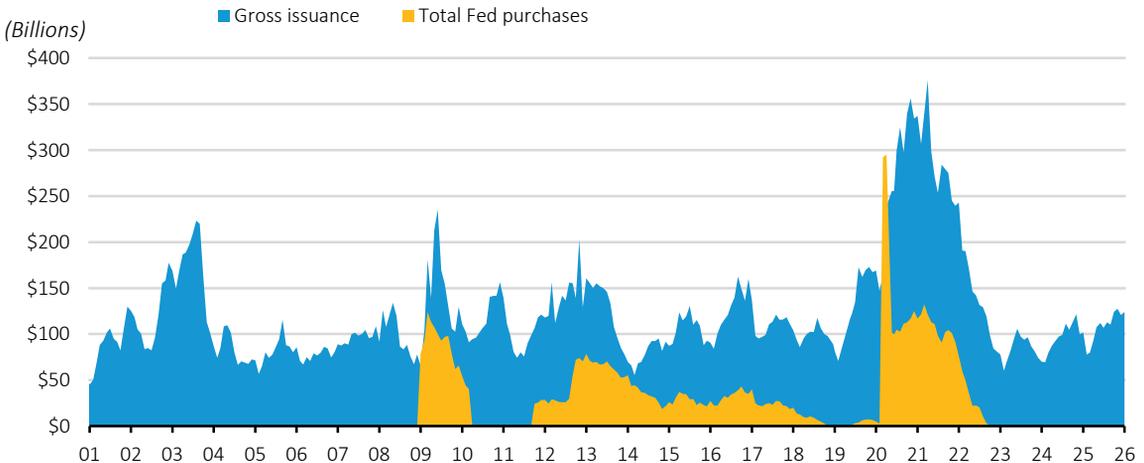
## Monthly Gross Issuance



Sources: eMBS and Urban Institute calculations. Data as of January 2025.

## Federal Reserve Absorption of Agency Gross Issuance

The Federal Reserve’s portfolio was a critical policy tool used during the Great Recession and the more recent pandemic recession. In both instances, the Fed’s portfolio, known as the system open market account (SOMA), ballooned as the agency bought both Treasury securities and agency MBS (including multifamily during the COVID recession). The Fed’s purchases of agency MBS dropped to \$0 in November 2022 and has remained negligible since. At its most recent meeting in December, the Federal Open Markets Committee (FOMC) decreased its key policy rate, the federal funds rate, by 25 basis points to a range of 3.50-3.75 percent. In December 2025, the Federal Open Markets Committee (FOMC) decreased its key policy rate, the federal funds rate, by 25 basis points to a range of 3.50-3.75 percent; they voted to hold this rate at the January 2026 meeting. In addition, at its October, 2025 meeting, the FOMC decided to conclude the reduction of its aggregate securities holdings. As of December 1, 2025, the mortgages run off from the Fed portfolio is being replaced by Treasury bill purchases.

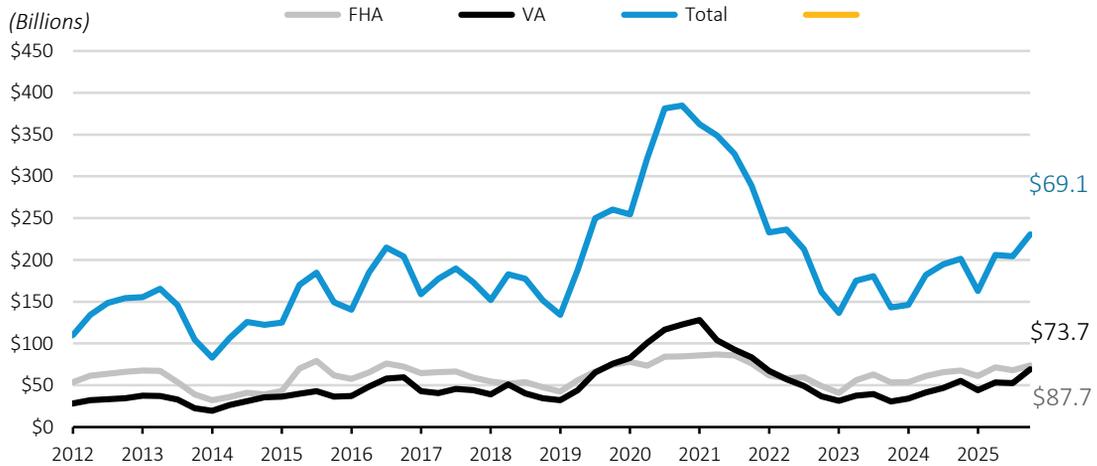


Sources: eMBS, the Federal Reserve Bank of New York, and the Urban Institute. Data as of January 2026.

# AGENCY ISSUANCE // MORTGAGE INSURANCE ACTIVITY

## MI Activity

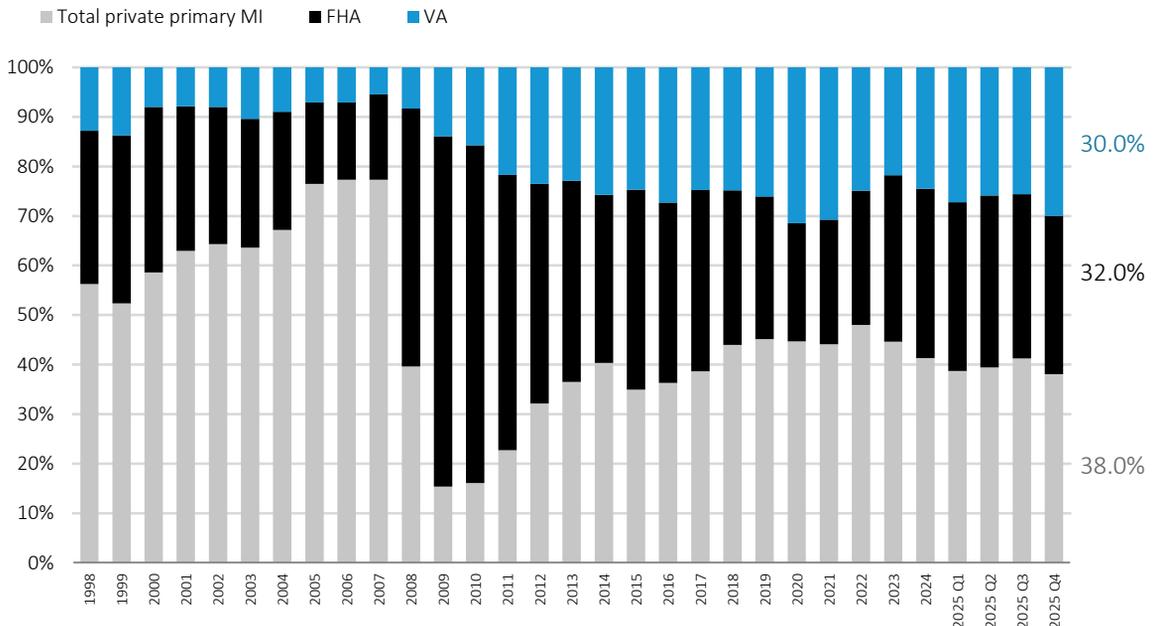
As mortgage originations were higher in the fourth quarter of 2025 compared to a year ago, total mortgage insurance grew as well, by 14.5 percent compared to 2024 Q4. Amid reduced affordability, the growth in total mortgage insurance reflected greater increase in the use of the Ginnie Mae channel, which accounts for a sizeable share of first-time homebuyers (see page 28). Mortgage insurance activity on FHA and VA loans increased 8.9 and 24.9 percent, respectively, from 2024 Q4 to 2025 Q4. In 2025 Q4, private primary mortgage insurance activity was \$87.7 billion, 11.9 percent higher than in 2024 Q4. The composition of total mortgage insurance activity shifted towards the VA channel over this period. The private mortgage insurer share decreased from 41.2 to 38.0 percent and the FHA share declined from 33.2 to 32.0 percent. In contrast, the VA share increased from 25.6 to 30.0 percent.



Sources: Inside Mortgage Finance and the Urban Institute.

Note: Last updated for Q4 2025.

## MI Market Share



Sources: Inside Mortgage Finance and the Urban Institute.

Note: Last updated for Q4 2025.

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Following the increase in FHA premiums in the aftermath of the Great Recession, these premiums have decreased since 2012. Mortgage insurance premiums on FHA loans are now 1.75% upfront and 0.55% per year, irrespective of the borrower's credit score (top table). By contrast, private mortgage insurance (PMI), applicable to high LTV GSE borrowers, uses risk-based pricing. The GSEs also use risk-based loan level pricing adjustments, but these are waived for lower income borrowers participating in Fannie Mae's Home Possible and Freddie Mac's Home Ready programs; we do not take LLPAs into account in this calculation (bottom table). FHA will be more attractive to lower credit score borrowers, who are disadvantaged by the PMI risk-based pricing relative to the FHA flat rate. Note also that the base rate for an FHA borrower is 10 basis points lower compared to their conforming peers. Taken together, this month we find FHA loans are a more financially attractive option for borrowers with credit scores less than 740, conforming loans are more financially attractive for borrowers with a credit score at or above 740.

### FHA MI Premiums for a Typical Purchase Loan

| Case number date                 | Up-front mortgage insurance premium (UFMIP) paid (basis points) | Annual mortgage insurance premium (MIP) (basis points) |
|----------------------------------|---|--|
| 1/1/2001–7/13/2008               | 150   | 50   |
| 7/14/2008–4/5/2010*              | 175   | 55   |
| 4/5/2010–10/3/2010               | 225   | 55   |
| 10/4/2010–4/17/2011              | 100   | 90   |
| 4/18/2011–4/8/2012               | 100   | 115  |
| 4/9/2012–6/10/2012               | 175   | 125  |
| 6/11/2012–3/31/2013 <sup>a</sup> | 175   | 125  |
| 4/1/2013–1/25/2015 <sup>b</sup>  | 175   | 135  |
| 1/26/2015–3/19/2023 <sup>c</sup> | 175   | 85   |
| Beginning 3/20/2023              | 175   | 55   |

**Sources:** Ginnie Mae and the Urban Institute.

**Note:** A typical purchase loan has an LTV ratio over 95 percent and a loan term longer than 15 years.

\* For a short period in 2008, the FHA used a risk-based FICO score/LTV ratio matrix for MI.

<sup>a</sup> Applies to purchase loans up to \$625,500. Those over that amount have an annual premium of 150 basis points.

<sup>b</sup> Applies to purchase loans up to \$625,500. Those over that amount have an annual premium of 155 basis points.

<sup>c</sup> Applies to purchase loans up to \$625,500. Those over that amount have an annual premium of 105 basis points.

### Initial Monthly Payment Comparison: FHA versus GSE with PMI

| Assumptions            |           |         |         |         |         |         |         |         |         |
|------------------------|-----------|---------|---------|---------|---------|---------|---------|---------|---------|
| Property value         | \$400,000 |         |         |         |         |         |         |         |         |
| Loan amount            | \$386,000 |         |         |         |         |         |         |         |         |
| LTV ratio              | 96.5%     |         |         |         |         |         |         |         |         |
| Base rate              |           |         |         |         |         |         |         |         |         |
| Conforming base rate   | 6.20%     |         |         |         |         |         |         |         |         |
| FHA base rate          | 6.10%     |         |         |         |         |         |         |         |         |
| FICO                   | 620–639   | 640–659 | 660–679 | 680–699 | 700–719 | 720–739 | 740–759 | ≥ 760   |         |
| FHA MI premiums        |           |         |         |         |         |         |         |         |         |
| FHA UFMIP              | 1.75      | 1.75    | 1.75    | 1.75    | 1.75    | 1.75    | 1.75    | 1.75    | 1.75    |
| FHA MIP                | 0.55      | 0.55    | 0.55    | 0.55    | 0.55    | 0.55    | 0.55    | 0.55    | 0.55    |
| PMI                    |           |         |         |         |         |         |         |         |         |
| PMI annual MIP         | 1.50%     | 1.31%   | 1.23%   | 0.98%   | 0.79%   | 0.70%   | 0.58%   | 0.46%   |         |
| Monthly payment        |           |         |         |         |         |         |         |         |         |
| FHA                    | \$2,557   | \$2,557 | \$2,557 | \$2,557 | \$2,557 | \$2,557 | \$2,557 | \$2,557 | \$2,557 |
| GSE plus PMI           | \$2,846   | \$2,785 | \$2,759 | \$2,678 | \$2,617 | \$2,588 | \$2,550 | \$2,511 | \$2,511 |
| GSE plus PMI Advantage | -\$289    | -\$228  | -\$202  | -\$121  | -\$60   | -\$31   | \$7     | \$46    | \$46    |

**Sources:** Enact Mortgage Insurance, Ginnie Mae, and the Urban Institute. FHA and 30-year conforming rates come from the Mortgage Bankers Association Weekly Applications Survey.

**Notes:** PMI = private mortgage insurance. MIP = mortgage insurance premium. UFMIP = upfront mortgage insurance premium. Rates as of February 26, 2026. Mortgage insurance premiums are listed in percentage points. Gray shading indicates the FHA monthly payment is more favorable, while blue indicates PMI is more favorable. The PMI monthly payment calculation is based on the 25 percent coverage that applies to Fannie Mae's HomeReady and Freddie Mac's Home Possible programs.

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