



November 2023 Credit Risk

FHA Single Family Production Report



Office of Risk Management and Regulatory Affairs, Office of
Evaluation, Reporting & Analysis Division

Table of Contents

Table 1. Single Family Insured Mortgage Portfolio Change during Month	2
Table 2. Single Family Insured Mortgage Portfolio Change with Delinquency Transition during Month.....	3
Table 3. Title I Insured Mortgage Portfolio Change during Month	4
Table 4. Single-Family Insured Mortgage Endorsement Characteristic Shares	5
Table 5. Single Family Application Activity	6
Table 6. Home Equity Conversion Mortgage Insured Mortgage Portfolio	7
Table 7. Home Equity Conversion Mortgage Endorsement Characteristic Shares (%)	8
Table 8. Home Equity Conversion Mortgage Application Activity	9

Due to a delay in the reporting of loan data to FHA by an external servicer, the October 2023 Single Family forward loan delinquency information in the previous month's report was understated. The October 2023 values are correctly reflected in this report if applicable.

Table 1. Single Family Insured Mortgage Portfolio Change during Month

	Loan Count	Loan Balance (\$ millions)
Insurance in-Force (Beginning)	7,534,590	1,329,327
Prepayments	(34,202)	(4,637)
Refinance with FHA	(5,255)	(826)
Full Payoff	(28,947)	(3,812)
Claims	(1,333)	(171)
Conveyance	(339)	(45)
Pre-foreclosure Sale	(100)	(21)
Note Sales	(14)	(2)
Third-Party Sales	(880)	(103)
Endorsements	61,606	18,001
Adjustment ^a	1,975	(2,517)
Insurance in-Force (Ending) ^b	7,562,636	1,340,003

NOTE: Does not include Home Equity Conversion Mortgages (HECM).

^a Reconciling adjustments represent late posting of previous period activity.

^b Details may not sum to total due to rounding.

SOURCE: US Department of HUD/FHA, December 2023.

Table 2. Single Family Insured Mortgage Portfolio Change with Delinquency Transition during Month

Performance Year	Month	1. Beginning Serious Delinquent Loan Inventory ^a	Portfolio Account Transitions (Counts)				6. Ending Serious Delinquent Loan Inventory	Adjustment ^d (Col 1 to Col 6 Last Month)	Cure Ratio(%) = Col 3/Col 2
			2. Add Entering Default ^b	3. Subtract Cured ^c (Leaving Default Status)	4. Subtract Claims	5. Subtract Prepays (Previously Defaulted)			
2022	Nov	347,357	51,946	46,609	1,098	2,176	349,420	496	89.7
	Dec	349,900	58,227	45,766	1,111	2,389	358,861	480	78.6
2023	Jan	359,306	53,447	50,464	1,074	1,915	359,300	445	94.4
	Feb	359,832	51,363	51,183	1,291	2,051	356,670	532	99.6
	Mar	357,213	40,948	60,391	1,466	2,691	333,613	543	147.5
	Apr	334,113	43,926	50,792	1,144	2,218	323,885	500	115.6
	May	324,504	46,968	49,287	1,442	2,427	318,316	619	104.9
	Jun	318,908	51,993	54,279	1,382	2,458	312,782	592	104.4
	Jul	313,289	55,730	58,785	1,233	2,291	306,710	507	105.5
	Aug	307,338	56,771	62,868	1,499	2,324	297,418	628	110.7
	Sep	298,022	58,534	58,296	1,265	2,136	294,859	604	99.6
	Oct	295,541	58,914	60,229	1,408	2,274	290,544	682	102.2
	Nov	291,151	64,662	56,938	1,333	1,866	295,676	607	88.1
Y-O-Y%		(16.2)	24.5	22.2	21.4	(14.2)	(15.4)	na	(1.9)
M-O-M%		(1.5)	9.8	(5.5)	(5.3)	(17.9)	1.8	na	(13.9)

na = not applicable.

NOTE: Does not include Home Equity Conversion Mortgage (HECM). Due to differences in timing and data sources, the inventory of SDQ loans may not reconcile fully with the FHA Loan Performance Trends report.

^a Non Performing portion of the portfolio excludes all current, 30-day delinquent, and 60-day delinquent loans.

^b New Non-performing portion of the portfolio includes loans that are serious delinquencies 90+ day delinquent, in foreclosure, and in bankruptcy.

^c Loans that are no longer serious delinquencies—now fewer than 90 days delinquent through full or partial cure of delinquency. Cures can be with or without loss mitigation or lender assistance.

^d Reconciling adjustments represent late posting of previous period activity. Due to differing reporting methodologies, the delinquency and foreclosure numbers shown above may not fully reconcile with other FHA reporting areas. These differences reflect ordering of intra-month default status codes which may result in different delinquency statuses of mortgages during a month and at month end.

SOURCE: US Department of HUD/FHA, December 2023.

Table 3. Title I Insured Mortgage Portfolio Change during Month

	Loan Count	Loan Balance (\$ millions)
Insurance in-Force (Beginning)	16,621	514
Property Improvement	9,993	198
Manufactured Housing	6,628	316
Prepayments	(212)	(6)
Property Improvement	(138)	(3)
Manufactured Housing	(74)	(3)
Claims	(0)	(0)
Property Improvement	(0)	(0)
Manufactured Housing	(0)	(0)
Endorsements	51	1
Property Improvement	51	1
Manufactured Housing	0	0
Adjustment ^a	(8)	(0)
Property Improvement	(5)	(0)
Manufactured Housing	(3)	(0)
Insurance in-Force (Ending) ^b	16,452	509
Property Improvement	9,901	196
Manufactured Housing	6,551	313

^a Reconciling adjustments represent late posting of previous period activity.

^b Details may not sum to total due to rounding.

SOURCE: US Department of HUD/FHA, December 2023.

Table 4. Single-Family Insured Mortgage Endorsement Characteristic Shares

	Nov 2023	Oct 2023	FY 2024 to date	FY 2023 to date	FY 2023 Final
Total Endorsement Count	61,606	65,856	127,462	123,915	732,320
Loan Purchase Shares					
Purchase (%)	78.9	79.0	79.0	77.4	79.4
Refinance (%)	21.1	21.0	21.0	22.6	20.6
Purchase Loan Count and Shares					
Purchase Loan Count	48,593	52,044	100,637	95,943	581,726
First-Time Homebuyer (%)	81.9	82.0	81.9	82.2	82.2
203(K) Purchase and Rehabilitate (%)	0.6	0.7	0.6	0.7	0.6
Minority (%)	34.1	33.2	33.6	32.4	33.1
Non-Minority (%)	34.4	34.3	34.4	34.7	35.0
Undisclosed Race/Ethnicity (%)	31.5	32.4	32.0	32.9	31.9
Refinance Loan Count and Shares					
Refinance Loan Count	13,013	13,812	26,825	27,972	150,594
FHA Streamline (%)	1.2	1.2	1.2	0.5	0.7
FHA-to-FHA (Fully Underwritten) (%)	40.8	40.6	40.7	48.9	44.0
Non-cash-out (%)	2.5	2.9	2.7	2.5	3.1
Cash out (%)	97.5	97.1	97.3	97.5	96.9
Conventional-to-FHA (%)	58.0	58.1	58.1	50.7	55.3
Non-cash-out (%)	6.5	6.6	6.5	7.9	7.4
Cash out (%)	93.5	93.4	93.5	92.1	92.6
Property-Type Shares					
Single-Family Detached (%)	83.9	84.1	84.0	83.6	84.2
Townhome (%)	7.1	7.0	7.1	6.9	6.9
Condominium (%)	1.8	1.9	1.9	2.0	1.9
2-4 Unit Properties (%)	2.5	2.5	2.5	2.9	2.6
Manufactured Housing (With Real Estate) (%)	4.7	4.5	4.6	4.6	4.4

NOTE: Does not include Home Equity Conversion Mortgages (HECM).
SOURCE: US Department of HUD/FHA, December 2023.

Table 5. Single Family Application Activity

Calendar Year	Month	Total Applications Received	Home Purchase	Conventional-to-FHA Refinance	FHA Non-Streamline Refinance	FHA Streamline Refinance
2021	Jan	144,951	67,796	12,417	11,428	53,310
	Feb	154,552	72,121	13,352	11,789	57,290
	Mar	174,805	93,750	16,328	13,192	51,535
	Apr	163,431	94,995	15,270	12,922	40,244
	May	150,424	87,437	15,304	13,098	34,585
	Jun	161,511	94,563	17,829	14,955	34,164
	Jul	151,071	87,992	16,561	15,178	31,340
	Aug	153,216	89,028	15,603	14,551	34,034
	Sep	139,279	80,986	14,167	13,755	30,371
	Oct	126,258	76,101	14,211	13,567	22,379
	Nov	115,384	71,237	13,697	13,791	16,659
	Dec	97,781	56,457	12,666	13,287	15,371
2022	Jan	98,481	58,544	14,646	14,194	11,097
	Feb	94,324	60,240	15,047	14,215	4,822
	Mar	117,846	77,670	19,532	17,839	2,805
	Apr	98,711	68,489	16,193	13,542	487
	May	98,767	70,200	15,287	13,154	126
	Jun	101,792	72,232	16,147	13,336	77
	Jul	91,437	64,345	14,954	11,891	247
	Aug	104,245	71,709	18,551	13,779	206
	Sep	84,908	60,222	14,542	10,122	22
	Oct	71,325	52,638	11,541	7,143	3
	Nov	65,235	48,515	10,475	6,239	6
	Dec	55,715	39,861	9,855	5,990	9
2023	Jan	67,868	48,273	12,291	7,291	13
	Feb	73,544	53,804	12,500	7,192	48
	Mar	101,092	75,447	16,420	9,086	139
	Apr	90,063	66,507	14,608	8,625	323
	May	102,089	75,393	16,726	9,724	246
	Jun	97,919	71,412	16,636	9,487	384
	Jul	87,567	63,464	15,033	8,507	563
	Aug	94,032	68,551	15,907	8,889	685
	Sep	78,170	57,044	13,527	7,337	262
	Oct	78,650	58,194	13,433	6,942	81
	Nov	71,412	52,630	12,734	5,800	248

NOTE: Does not include Home Equity Conversion Mortgages (HECM).
 SOURCE: US Department of HUD/FHA, December 2023.

Table 6. Home Equity Conversion Mortgage Insured Mortgage Portfolio

	MMIF		GI/SRI		Total	
	Loan Count	MCA ^a (\$ millions)	Loan Count	MCA ^a (\$ millions)	Loan Count	MCA ^a (\$ millions)
Insurance in-Force (Beginning)	319,769	118,725	47,982	10,995	367,751	129,720
Payoffs	(1,567)	(554)	(266)	(62)	(1,833)	(617)
Assignments	(1,639)	(442)	(1,122)	(256)	(2,761)	(699)
Shortfall Claims ^b	(252)	(50)	(230)	(47)	(482)	(97)
Endorsements	2,256	1,117	0	0	2,256	1,117
Adjustments	(601)	(179)	(793)	(190)	(1,394)	(369)
Insurance in-Force (Ending) ^c	317,966	118,617	45,571	10,439	363,537	129,056

^a MCA is the maximum claim amount payable by HUD. It is defined as the initial value of the property or FHA loan limit, whichever is lower.

^b Shortfall claims comprise claim types *Foreclosure*, *Deed In Lieu of Foreclosure* and *Mortgagor's Short Sale*.

^c Details may not sum to total due to rounding.

^d Beginning with December 2017 data, FHA has better defined the change in the Mortgage Portfolio across the MMIF and GI/SRI funds. Therefore, a reconciling adjustment was made from December 2017 ending balance.

SOURCE: US Department of HUD/FHA, December 2023.

Table 7. Home Equity Conversion Mortgage Endorsement Characteristic Shares (%)

	Nov 2023	Oct 2023	FY 2024 to date	FY 2023 to date	FY 2023 Final
Total Endorsement Count	2,256	2,659	4,915	6,770	32,972
Loan Purchase					
Home Purchase	5.9	6.7	6.3	5.3	6.2
Refinance	7.4	7.9	7.7	19.1	12.2
Equity Takeout (Traditional)	86.7	85.4	86.0	75.7	81.7
Product Type					
Fixed Rate	.3	.3	.3	1.9	.9
Adjustable Rate	99.7	99.7	99.7	98.1	99.1
Gender					
Individual Male	20.9	21.1	21.0	19.9	21.4
Individual Female	41.2	41.4	41.3	39.6	40.0
Joint Borrowers	31.0	31.6	31.3	33.9	32.4
Not Reported	6.8	5.9	6.3	6.6	6.3
Age					
62-69	31.8	29.4	30.5	31.5	31.2
70-79	43.4	46.2	44.9	45.2	44.7
80-89	21.1	19.8	20.4	19.4	19.9
90+	3.8	4.6	4.2	3.9	4.2
Initial Principal Limit (IPL) (\$ thousands)					
<101	15.0	13.0	13.9	9.3	11.9
101-200	41.6	41.7	41.6	35.1	39.6
201-300	22.3	22.8	22.5	27.7	24.2
301-400	10.8	11.8	11.3	14.7	12.3
401-500	10.3	10.8	10.6	13.1	11.8
> 500	0.0	0.0	0.0	0.0	0.0
Maximum Claim Amount (MCA) (\$ thousands)					
<101	.2	.2	.2	.5	.5
101-200	7.0	7.5	7.3	6.3	7.3
201-300	18.7	18.7	18.7	14.7	17.2
301-400	20.7	20.3	20.5	18.8	20.0
401-500	14.7	14.9	14.8	17.4	16.2
> 500	38.7	38.4	38.5	42.2	38.9

SOURCE: US Department of HUD/FHA, December 2023.

Table 8. Home Equity Conversion Mortgage Application Activity

Calendar Year	Month	Total Applications Received	Interest Rate Type		Loan Purpose		
			Fixed	Adjustable	Home Purchase	Refinance	Equity Takeout
2021	Jan	5,053	481	4,572	194	2,073	2,786
	Feb	5,421	458	4,963	178	2,383	2,860
	Mar	7,564	669	6,895	256	3,721	3,587
	Apr	6,463	603	5,860	237	3,019	3,207
	May	5,988	505	5,483	201	2,802	2,985
	Jun	7,056	555	6,501	250	3,209	3,597
	Jul	6,896	488	6,408	222	3,267	3,407
	Aug	7,805	407	7,398	253	3,848	3,704
	Sep	7,796	407	7,389	258	3,687	3,851
	Oct	7,250	394	6,856	224	3,266	3,760
	Nov	6,867	354	6,513	219	3,138	3,510
	Dec	6,054	312	5,742	168	2,849	3,037
2022	Jan	7,037	347	6,690	152	3,486	3,399
	Feb	6,896	328	6,568	194	3,062	3,640
	Mar	8,307	285	8,022	233	3,460	4,614
	Apr	6,255	147	6,108	204	2,344	3,707
	May	5,341	125	5,216	221	1,563	3,557
	Jun	5,223	112	5,111	194	1,370	3,659
	Jul	4,777	115	4,662	213	1,042	3,522
	Aug	5,308	126	5,182	232	1,073	4,003
	Sep	4,668	109	4,559	217	879	3,572
	Oct	4,168	108	4,060	198	557	3,413
	Nov	3,314	46	3,268	176	302	2,836
	Dec	2,690	23	2,667	134	278	2,278
2023	Jan	3,188	23	3,165	139	365	2,684
	Feb	3,557	28	3,529	214	525	2,818
	Mar	4,047	24	4,023	205	444	3,398
	Apr	3,303	10	3,293	160	442	2,701
	May	4,028	23	4,005	234	509	3,285
	Jun	3,800	19	3,781	242	475	3,083
	Jul	3,463	21	3,442	214	316	2,933
	Aug	4,104	19	4,085	222	383	3,499
	Sep	3,239	24	3,215	171	234	2,834
	Oct	3,363	28	3,335	169	265	2,929
	Nov	2,623	20	2,603	131	181	2,311

SOURCE: US Department of HUD/FHA, December 2023.