



July 2023 Credit Risk Report

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

Table 1. Single Family Insured Mortgage Portfolio Change during Month

	Loan Count	Loan Balance (\$ millions)
Insurance in-Force (Beginning)	7,424,630	1,282,448
Prepayments	(44,379)	(6,401)
Refinance with FHA	(5,723)	(971)
Full Payoff	(38,656)	(5,430)
Claims	(1,233)	(147)
Conveyance	(320)	(39)
Pre-foreclosure Sale	(64)	(15)
Note Sales	(0)	(0)
Third-Party Sales	(849)	(93)
Endorsements	69,432	20,526
Adjustment ^a	1,574	(2,485)
Insurance in-Force (Ending) ^b	7,450,024	1,293,940

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, August 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	Jul	362,089	45,491	46,357	1,201	2,902	357,120	491	101.9
	Aug	357,652	47,143	50,242	1,450	3,522	349,581	532	106.6
	Sep	350,100	48,910	48,249	1,208	2,910	346,643	519	98.6
	Oct	347,201	50,689	47,178	1,167	2,684	346,861	558	93.1
	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
Y-O-Y%		(13.5)	22.5	26.8	2.7	(21.1)	(14.1)	na	3.5
M-O-M%		(1.8)	7.2	8.3	(10.8)	(6.8)	(1.9)	na	1.0

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, August 2023.

Table 3. Title I Insured Mortgage Portfolio Change during Month

	Loan Count	Loan Balance (\$ millions)
Insurance in-Force (Beginning)	17,281	533
Property Improvement	10,338	204
Manufactured Housing	6,943	330
Prepayments	(201)	(5)
Property Improvement	(141)	(3)
Manufactured Housing	(60)	(2)
Claims	(0)	(0)
Property Improvement	(0)	(0)
Manufactured Housing	(0)	(0)
Endorsements	40	1
Property Improvement	40	1
Manufactured Housing	0	0
Adjustment ^a	(4)	(0)
Property Improvement	6	0
Manufactured Housing	(10)	(0)
Insurance in-Force (Ending) ^b	17,116	529
Property Improvement	10,243	202
Manufactured Housing	6,873	327

^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, August 2023.

Table 4. Single-Family Insured Mortgage Endorsement Characteristic Shares

	Jul 2023	Jun 2023	FY 2023 to date	FY 2022 to date	FY 2022 Final
Total Endorsement Count	69,432	70,616	589,052	835,126	982,196
Loan Purchase Shares					
Purchase (%)	80.5	81.0	79.6	69.3	70.5
Refinance (%)	19.5	19.0	20.4	30.7	29.5
Purchase Loan Count and Shares					
Purchase Loan Count	55,894	57,173	468,757	578,658	692,842
First-Time Homebuyer (%)	81.8	82.7	82.3	83.7	83.5
203(K) Purchase and Rehabilitate (%)	0.6	0.6	0.7	0.6	0.6
Minority (%)	33.2	33.0	33.1	30.2	30.4
Non-Minority (%)	36.0	35.3	35.0	33.5	33.6
Undisclosed Race/Ethnicity (%)	30.8	31.7	32.0	36.3	36.0
Refinance Loan Count and Shares					
Refinance Loan Count	13,538	13,443	120,295	256,468	289,354
FHA Streamline (%)	1.2	0.8	0.5	32.7	29.0
FHA-to-FHA (Fully Underwritten) (%)	41.8	41.2	44.7	37.9	39.6
Non-cash-out (%)	3.9	4.2	3.1	13.6	12.0
Cash out (%)	96.1	95.8	96.9	86.4	88.0
Conventional-to-FHA (%)	57.1	57.9	54.8	29.4	31.4
Non-cash-out (%)	7.7	7.7	7.7	16.7	15.2
Cash out (%)	92.3	92.3	92.3	83.3	84.8
Property-Type Shares					
Single-Family Detached (%)	84.5	84.7	84.2	84.4	84.3
Townhome (%)	6.9	7.0	6.9	6.2	6.3
Condominium (%)	1.9	1.9	1.9	2.0	2.0
2-4 Unit Properties (%)	2.5	2.4	2.6	3.1	3.1
Manufactured Housing (With Real Estate) (%)	4.2	4.1	4.4	4.3	4.3

NOTE: Does not include Home Equity Conversion Mortgages (HECM).
 SOURCE: US Department of HUD/FHA, August 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	94,562	17,830	14,955	34,164
	Jul	151,071	87,992	16,561	15,178	31,340
	Aug	153,216	89,029	15,602	14,551	34,034
	Sep	139,279	80,986	14,167	13,755	30,371
	Oct	126,258	76,098	14,214	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	60,237	15,050	14,215	4,822
	Mar	117,846	77,666	19,536	17,839	2,805
	Apr	98,711	68,485	16,197	13,542	487
	May	98,767	70,198	15,289	13,154	126
	Jun	101,792	72,230	16,149	13,336	77
	Jul	91,437	64,343	14,956	11,891	247
	Aug	104,245	71,702	18,558	13,779	206
	Sep	84,908	60,220	14,545	10,121	22
	Oct	71,325	52,634	11,547	7,141	3
	Nov	65,235	48,509	10,479	6,241	6
	Dec	55,715	39,856	9,862	5,988	9
2023	Jan	67,868	48,268	12,297	7,290	13
	Feb	73,544	53,787	12,525	7,184	48
	Mar	101,092	75,418	16,474	9,061	139
	Apr	90,063	66,462	14,682	8,597	322
	May	102,089	75,330	16,851	9,658	250
	Jun	97,917	71,390	16,861	9,277	389
	Jul	87,535	63,471	16,195	7,315	554

NOTE: Does not include Home Equity Conversion Mortgages (HECM).
 SOURCE: US Department of HUD/FHA, August 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)	325,537	118,365	56,758	12,983	382,295	131,347
Payoffs	(1,963)	(675)	(399)	(90)	(2,362)	(765)
Assignments	(3,342)	(904)	(2,731)	(636)	(6,073)	(1,540)
Shortfall Claims ^b	(274)	(53)	(282)	(57)	(556)	(110)
Endorsements	2,796	1,355	0	0	2,796	1,355
Adjustments	2,686	743	2,258	527	4,944	1,270
Insurance in-Force (Ending) ^c	325,440	118,831	55,604	12,726	381,044	131,557

^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, August 2023.

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

	Jul 2023	Jun 2023	FY 2023 to date	FY 2022 to date	FY 2022 Final
Total Endorsement Count	2,796	2,561	27,369	55,504	64,457
Loan Purchase					
Home Purchase	7.4	7.1	6.0	3.3	3.5
Refinance	8.7	8.9	12.7	47.5	45.0
Equity Takeout (Traditional)	83.9	84.0	81.3	49.2	51.6
Product Type					
Fixed Rate	5	5	1.1	4.8	4.4
Adjustable Rate	99.5	99.5	98.9	95.2	95.6
Gender					
Individual Male	21.4	22.1	21.5	19.9	20.0
Individual Female	40.9	39.4	39.9	35.6	35.7
Joint Borrowers	31.6	31.2	32.6	40.5	39.9
Not Reported	6.1	7.3	6.1	4.0	4.4
Age					
62-69	32.2	30.3	31.2	31.6	31.6
70-79	43.8	45.5	45.0	48.8	48.3
80-89	20.0	20.1	19.6	17.3	17.5
90+	4.0	4.1	4.3	2.4	2.6
Initial Principal Limit (IPL) (\$ thousands)					
<101	13.8	12.2	11.5	5.1	5.3
101-200	41.2	40.0	39.2	26.9	27.6
201-300	22.4	23.7	24.6	29.4	29.2
301-400	11.1	11.4	12.8	18.4	18.0
401-500	11.5	12.6	11.9	20.3	19.7
> 500	0.0	0.0	0.0	0.0	0.0
Maximum Claim Amount (MCA) (\$ thousands)					
<101	3	6	5	4	4
101-200	8.7	7.0	7.0	6.2	6.0
201-300	18.6	16.0	16.8	14.6	14.4
301-400	19.9	22.3	20.0	18.6	18.6
401-500	15.8	15.0	16.3	17.3	17.3
> 500	36.7	39.2	39.4	43.0	43.3

SOURCE: US Department of HUD/FHA, August 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	29	3,528	214	525	2,818
	Mar	4,047	24	4,023	205	444	3,398
	Apr	3,303	14	3,289	160	441	2,702
	May	4,028	26	4,002	233	509	3,286
	Jun	3,800	24	3,776	239	473	3,088
	Jul	3,462	33	3,429	215	307	2,940

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