



January 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)	7,314,834	1,234,264
Prepayments	(30,505)	(4,022)
Refinance with FHA	(4,151)	(657)
Full Payoff	(26,354)	(3,365)
Claims	(1,074)	(119)
Conveyance	(317)	(40)
Pre-foreclosure Sale	(57)	(9)
Note Sales	(0)	(0)
Third-Party Sales	(700)	(71)
Endorsements	49,883	13,707
Adjustment ^a	1,510	(2,460)
Insurance in-Force (Ending) ^b	7,334,648	1,241,371

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, February 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	Jan	536,625	42,731	74,348	916	3,609	500,483	289	174.0
	Feb	500,706	44,942	67,455	881	3,440	473,872	223	150.1
	Mar	474,355	42,241	73,900	1,224	4,363	437,109	483	174.9
	Apr	437,522	35,238	87,984	1,365	3,689	379,722	413	249.7
	May	380,161	63,203	62,982	1,245	3,690	375,447	439	99.7
	Jun	375,875	46,023	55,358	1,254	3,688	361,598	428	120.3
	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
Y-O-Y%		(33.0)	25.1	(32.1)	17.2	(46.9)	(28.2)	na	(45.7)
M-O-M%		2.7	(8.2)	10.3	(3.3)	(19.8)	0.1	na	20.1

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, February 2023.

Table 3. Title I Insured Mortgage Portfolio Change during Month

	Loan Count	Loan Balance (\$ millions)
Insurance in-Force (Beginning)	18,512	567
Property Improvement	11,049	216
Manufactured Housing	7,463	351
Prepayments	(173)	(4)
Property Improvement	(119)	(2)
Manufactured Housing	(54)	(2)
Claims	(5)	(0)
Property Improvement	(5)	(0)
Manufactured Housing	(0)	(0)
Endorsements	34	1
Property Improvement	34	1
Manufactured Housing	0	0
Adjustment ^a	(18)	(1)
Property Improvement	(3)	(0)
Manufactured Housing	(15)	(1)
Insurance in-Force (Ending) ^b	18,350	563
Property Improvement	10,956	215
Manufactured Housing	7,394	348

^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, February 2023.

Table 4. Single-Family Insured Mortgage Endorsement Characteristic Shares

	Jan 2023	Dec 2022	FY 2023 to date	FY 2022 to date	FY 2022 Final
Total Endorsement Count	49,883	55,236	229,036	393,542	982,200
Loan Purchase Shares					
Purchase (%)	81.2	81.4	79.2	66.6	70.5
Refinance (%)	18.8	18.6	20.8	33.4	29.5
Purchase Loan Count and Shares					
Purchase Loan Count	40,482	44,944	181,371	262,189	692,844
First-Time Homebuyer (%)	82.4	81.6	82.1	84.2	83.5
203(K) Purchase and Rehabilitate (%)	0.7	0.7	0.7	0.6	0.6
Minority (%)	34.1	33.5	33.0	30.2	30.4
Non-Minority (%)	33.5	34.3	34.3	32.5	33.6
Undisclosed Race/Ethnicity (%)	32.4	32.2	32.6	37.3	36.0
Refinance Loan Count and Shares					
Refinance Loan Count	9,401	10,292	47,665	131,353	289,356
FHA Streamline (%)	0.1	0.1	0.3	47.0	29.0
FHA-to-FHA (Fully Underwritten) (%)	45.8	45.5	47.5	30.0	39.6
Non-cash-out (%)	2.8	2.7	2.6	20.5	12.0
Cash out (%)	97.2	97.3	97.4	79.5	88.0
Conventional-to-FHA (%)	54.1	54.4	52.2	23.0	31.4
Non-cash-out (%)	8.4	7.8	8.0	20.8	15.2
Cash out (%)	91.6	92.2	92.0	79.2	84.8
Property-Type Shares					
Single-Family Detached (%)	82.9	83.5	83.4	84.8	84.3
Townhome (%)	7.3	7.1	7.0	6.0	6.3
Condominium (%)	2.2	1.9	2.0	2.0	2.0
2-4 Unit Properties (%)	3.0	2.8	2.9	3.2	3.1
Manufactured Housing (With Real Estate) (%)	4.6	4.8	4.7	3.9	4.3

NOTE: Does not include Home Equity Conversion Mortgages (HECM).
 SOURCE: US Department of HUD/FHA, February 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	72,120	13,353	11,789	57,290
	Mar	174,805	93,749	16,329	13,192	51,535
	Apr	163,431	94,993	15,272	12,922	40,244
	May	150,424	87,435	15,306	13,098	34,585
	Jun	161,511	94,562	17,830	14,955	34,164
	Jul	151,071	87,991	16,562	15,178	31,340
	Aug	153,216	89,029	15,602	14,551	34,034
	Sep	139,279	80,986	14,166	13,755	30,372
	Oct	126,258	76,096	14,216	13,567	22,379
	Nov	115,384	71,235	13,699	13,791	16,659
	Dec	97,781	56,455	12,668	13,287	15,371
2022	Jan	98,481	58,540	14,651	14,194	11,096
	Feb	94,324	60,235	15,052	14,215	4,822
	Mar	117,846	77,651	19,551	17,839	2,805
	Apr	98,711	68,479	16,203	13,542	487
	May	98,767	70,192	15,297	13,152	126
	Jun	101,792	72,216	16,161	13,338	77
	Jul	91,437	64,334	14,973	11,883	247
	Aug	104,245	71,674	18,590	13,775	206
	Sep	84,908	60,194	14,585	10,106	23
	Oct	71,325	52,596	11,623	7,103	3
	Nov	65,235	48,452	10,580	6,197	6
	Dec	55,713	39,815	9,993	5,896	9
2023	Jan	67,847	48,212	13,197	6,423	15

NOTE: Does not include Home Equity Conversion Mortgages (HECM).
 SOURCE: US Department of HUD/FHA, February 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)	328,169	116,404	63,833	14,534	392,002	130,938
Payoffs	(1,479)	(475)	(347)	(82)	(1,826)	(556)
Assignments	(1,044)	(257)	(755)	(176)	(1,799)	(433)
Shortfall Claims ^b	(260)	(50)	(293)	(56)	(553)	(106)
Endorsements	2,484	1,198	0	0	2,484	1,198
Adjustments	746	155	699	162	1,445	317
Insurance in-Force (Ending) ^c	328,616	116,976	63,137	14,382	391,753	131,358

^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, February 2023.

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

	Jan 2023	Dec 2022	FY 2023 to date	FY 2022 to date	FY 2022 Final
Total Endorsement Count	2,484	2,784	12,038	20,964	64,455
Loan Purchase					
Home Purchase	6.8	6.0	5.8	3.7	3.5
Refinance	10.7	14.5	16.3	50.3	45.0
Equity Takeout (Traditional)	82.5	79.5	77.9	46.0	51.6
Product Type					
Fixed Rate	1.3	1.4	1.7	6.2	4.4
Adjustable Rate	98.7	98.6	98.3	93.8	95.6
Gender					
Individual Male	20.9	22.2	20.7	19.8	20.0
Individual Female	40.6	39.3	39.7	35.1	35.7
Joint Borrowers	33.5	33.6	33.7	41.2	39.9
Not Reported	5.0	4.9	5.9	3.9	4.4
Age					
62-69	31.0	31.5	31.4	31.8	31.6
70-79	46.3	46.2	45.6	49.3	48.3
80-89	19.4	18.5	19.2	16.7	17.5
90+	3.3	3.9	3.8	2.2	2.6
Initial Principal Limit (IPL) (\$ thousands)					
<101	11.2	10.1	9.9	5.4	5.3
101-200	40.5	39.5	37.2	26.8	27.6
201-300	26.3	25.4	26.9	30.0	29.2
301-400	12.8	14.8	14.4	18.9	18.1
401-500	9.2	10.2	11.6	19.1	19.7
> 500	0.0	0.0	0.0	0.0	0.0
Maximum Claim Amount (MCA) (\$ thousands)					
<101	4	5	5	5	4
101-200	6.8	5.9	6.3	7.1	6.0
201-300	16.9	16.2	15.5	15.6	14.4
301-400	19.5	19.9	19.2	19.1	18.6
401-500	17.5	17.1	17.3	17.3	17.3
> 500	38.8	40.3	41.1	40.5	43.3

SOURCE: US Department of HUD/FHA, February 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	128	5,180	232	1,073	4,003
	Sep	4,668	109	4,559	217	878	3,573
	Oct	4,168	118	4,050	196	557	3,415
	Nov	3,314	53	3,261	176	302	2,836
	Dec	2,690	29	2,661	135	278	2,277
2023	Jan	3,186	35	3,151	137	359	2,690

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