



March 2023 Credit Risk Report

FHA Single Family Production Report



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

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Table 1. Single Family Insured Mortgage Portfolio Change during Month

	Loan Count	Loan Balance (\$ millions)
Insurance in-Force (Beginning)	7,342,653	1,245,327
Prepayments	(41,301)	(5,734)
Refinance with FHA	(5,402)	(888)
Full Payoff	(35,899)	(4,846)
Claims	(1,466)	(170)
Conveyance	(390)	(49)
Pre-foreclosure Sale	(88)	(16)
Note Sales	(1)	(0)
Third-Party Sales	(987)	(106)
Endorsements	57,525	16,158
Adjustment ^a	1,478	(2,484)
Insurance in-Force (Ending) ^b	7,358,889	1,253,098

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, April 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	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
	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
Y-O-Y%		(24.7)	(3.1)	(18.3)	19.8	(38.3)	(23.7)	na	(15.7)
M-O-M%		(0.7)	(20.3)	18.0	13.6	31.2	(6.5)	na	48.0

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, April 2023.

Table 3. Title I Insured Mortgage Portfolio Change during Month

	Loan Count	Loan Balance (\$ millions)
Insurance in-Force (Beginning)	18,195	558
Property Improvement	10,862	213
Manufactured Housing	7,333	345
Prepayments	(272)	(7)
Property Improvement	(199)	(4)
Manufactured Housing	(73)	(3)
Claims	(6)	(0)
Property Improvement	(4)	(0)
Manufactured Housing	(2)	(0)
Endorsements	52	1
Property Improvement	52	1
Manufactured Housing	0	0
Adjustment ^a	(17)	(1)
Property Improvement	1	0
Manufactured Housing	(18)	(1)
Insurance in-Force (Ending) ^b	17,952	552
Property Improvement	10,712	210
Manufactured Housing	7,240	342

^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, April 2023.

Table 4. Single-Family Insured Mortgage Endorsement Characteristic Shares

	Mar 2023	Feb 2023	FY 2023 to date	FY 2022 to date	FY 2022 Final
Total Endorsement Count	57,525	39,325	325,890	547,441	982,196
Loan Purchase Shares					
Purchase (%)	78.5	78.6	79.0	66.4	70.5
Refinance (%)	21.5	21.4	21.0	33.6	29.5
Purchase Loan Count and Shares					
Purchase Loan Count	45,165	30,902	257,439	363,516	692,842
First-Time Homebuyer (%)	82.4	82.0	82.1	83.9	83.5
203(K) Purchase and Rehabilitate (%)	0.6	0.8	0.7	0.6	0.6
Minority (%)	32.6	33.8	33.1	30.4	30.4
Non-Minority (%)	34.9	33.6	34.3	32.7	33.6
Undisclosed Race/Ethnicity (%)	32.5	32.5	32.6	37.0	36.0
Refinance Loan Count and Shares					
Refinance Loan Count	12,360	8,423	68,451	183,925	289,354
FHA Streamline (%)	0.2	0.0	0.3	42.5	29.0
FHA-to-FHA (Fully Underwritten) (%)	45.1	46.2	46.9	32.8	39.6
Non-cash-out (%)	2.6	3.0	2.6	18.2	12.0
Cash out (%)	97.4	97.0	97.4	81.8	88.0
Conventional-to-FHA (%)	54.7	53.7	52.8	24.7	31.4
Non-cash-out (%)	6.6	8.3	7.8	19.6	15.2
Cash out (%)	93.4	91.7	92.2	80.4	84.8
Property-Type Shares					
Single-Family Detached (%)	85.1	84.0	83.8	84.6	84.3
Townhome (%)	6.8	6.8	7.0	6.0	6.3
Condominium (%)	1.9	1.9	2.0	2.0	2.0
2-4 Unit Properties (%)	2.2	2.7	2.8	3.2	3.1
Manufactured Housing (With Real Estate) (%)	4.0	4.5	4.5	4.1	4.3

NOTE: Does not include Home Equity Conversion Mortgages (HECM).
 SOURCE: US Department of HUD/FHA, April 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	94,995	15,270	12,922	40,244
	May	150,424	87,436	15,305	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	71,235	13,699	13,791	16,659
	Dec	97,781	56,456	12,667	13,287	15,371
2022	Jan	98,481	58,542	14,648	14,194	11,097
	Feb	94,324	60,235	15,052	14,215	4,822
	Mar	117,846	77,655	19,547	17,839	2,805
	Apr	98,711	68,481	16,201	13,542	487
	May	98,767	70,194	15,294	13,153	126
	Jun	101,792	72,221	16,158	13,336	77
	Jul	91,437	64,336	14,965	11,889	247
	Aug	104,245	71,687	18,570	13,782	206
	Sep	84,908	60,208	14,556	10,122	22
	Oct	71,325	52,619	11,562	7,141	3
	Nov	65,235	48,473	10,517	6,239	6
	Dec	55,715	39,828	9,911	5,967	9
2023	Jan	67,868	48,220	12,385	7,249	14
	Feb	73,544	53,747	12,700	7,049	48
	Mar	101,035	75,423	17,721	7,755	136

NOTE: Does not include Home Equity Conversion Mortgages (HECM).
 SOURCE: US Department of HUD/FHA, April 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)	328,686	117,414	62,382	14,217	391,068	131,630
Payoffs	(2,231)	(757)	(496)	(116)	(2,727)	(873)
Assignments	(2,053)	(534)	(1,724)	(394)	(3,778)	(928)
Shortfall Claims ^b	(442)	(89)	(436)	(85)	(878)	(174)
Endorsements	3,780	1,735	0	0	3,780	1,735
Adjustments	1,170	300	1,175	277	2,346	577
Insurance in-Force (Ending) ^c	328,910	118,068	60,901	13,898	389,811	131,966

^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, April 2023.

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

	Mar 2023	Feb 2023	FY 2023 to date	FY 2022 to date	FY 2022 Final
Total Endorsement Count	3,780	2,181	18,001	32,617	64,457
Loan Purchase					
Home Purchase	4.1	5.2	5.3	3.5	3.5
Refinance	9.3	10.8	14.2	50.0	45.0
Equity Takeout (Traditional)	86.6	84.0	80.5	46.6	51.6
Product Type					
Fixed Rate	6	9	1.3	5.9	4.4
Adjustable Rate	99.4	99.1	98.7	94.1	95.6
Gender					
Individual Male	24.0	22.0	21.5	19.8	20.0
Individual Female	38.8	40.4	39.6	35.3	35.7
Joint Borrowers	32.3	32.6	33.3	41.0	39.9
Not Reported	4.9	5.0	5.6	3.9	4.4
Age					
62-69	30.9	29.4	31.1	31.4	31.6
70-79	45.3	44.6	45.4	49.5	48.3
80-89	19.4	21.0	19.5	16.9	17.5
90+	4.4	5.0	4.1	2.2	2.6
Initial Principal Limit (IPL) (\$ thousands)					
<101	16.3	11.6	11.4	5.2	5.3
101-200	41.9	39.5	38.5	26.6	27.6
201-300	21.5	23.9	25.4	29.9	29.2
301-400	10.5	13.9	13.5	19.0	18.1
401-500	9.8	11.0	11.2	19.3	19.7
> 500	0.0	0.0	0.0	0.0	0.0
Maximum Claim Amount (MCA) (\$ thousands)					
<101	6	3	5	4	4
101-200	9.5	7.0	7.1	6.7	6.0
201-300	20.1	17.8	16.8	15.3	14.4
301-400	21.2	18.9	19.6	18.9	18.6
401-500	15.1	16.0	16.7	17.6	17.3
> 500	33.6	39.8	39.4	41.1	43.3

SOURCE: US Department of HUD/FHA, April 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	125	5,183	232	1,073	4,003
	Sep	4,668	109	4,559	217	879	3,572
	Oct	4,168	111	4,057	198	557	3,413
	Nov	3,314	47	3,267	176	302	2,836
	Dec	2,690	25	2,665	135	278	2,277
2023	Jan	3,188	26	3,162	139	364	2,685
	Feb	3,557	32	3,525	213	522	2,822
	Mar	4,044	51	3,993	202	436	3,406

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