



Fannie Mae™

Economy Slowing, the Fed Slows, Housing Plateaus

Doug Duncan
Chief Economist
Fannie Mae

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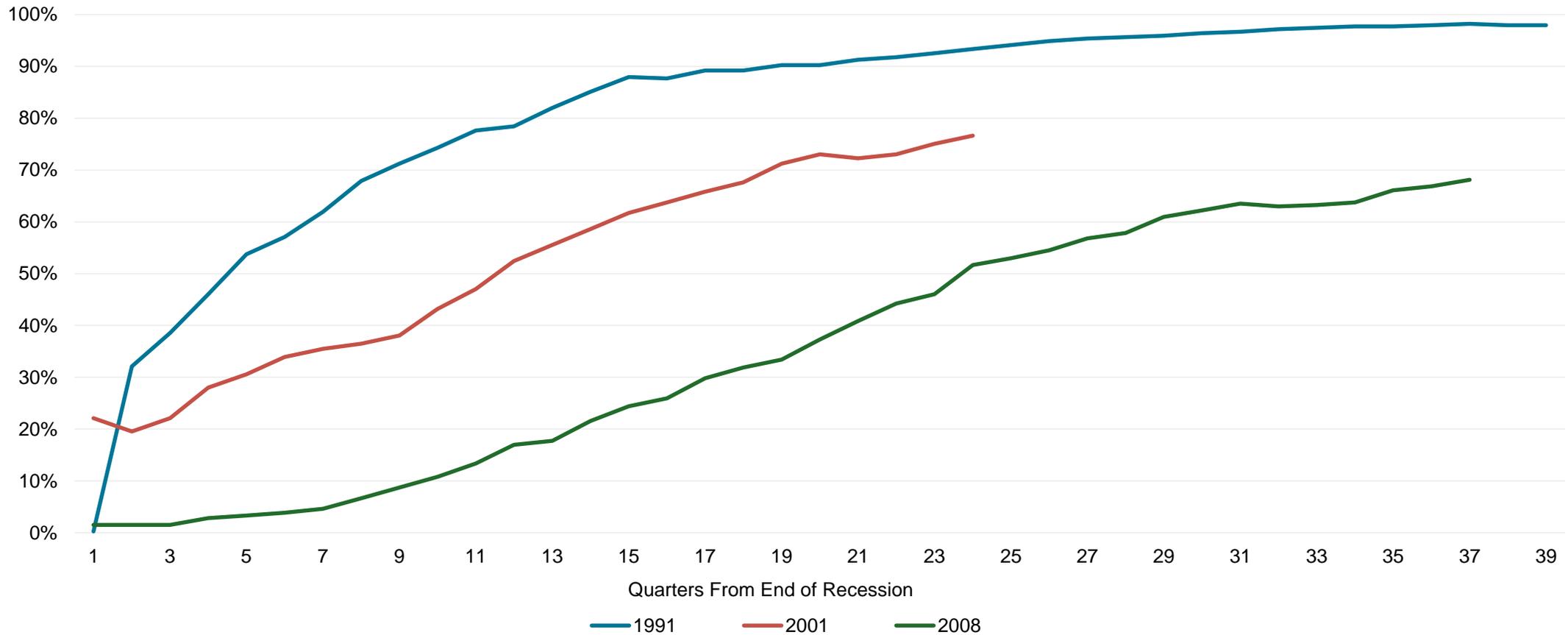
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Not All Regions of the Country Have Recovered at the Same Pace

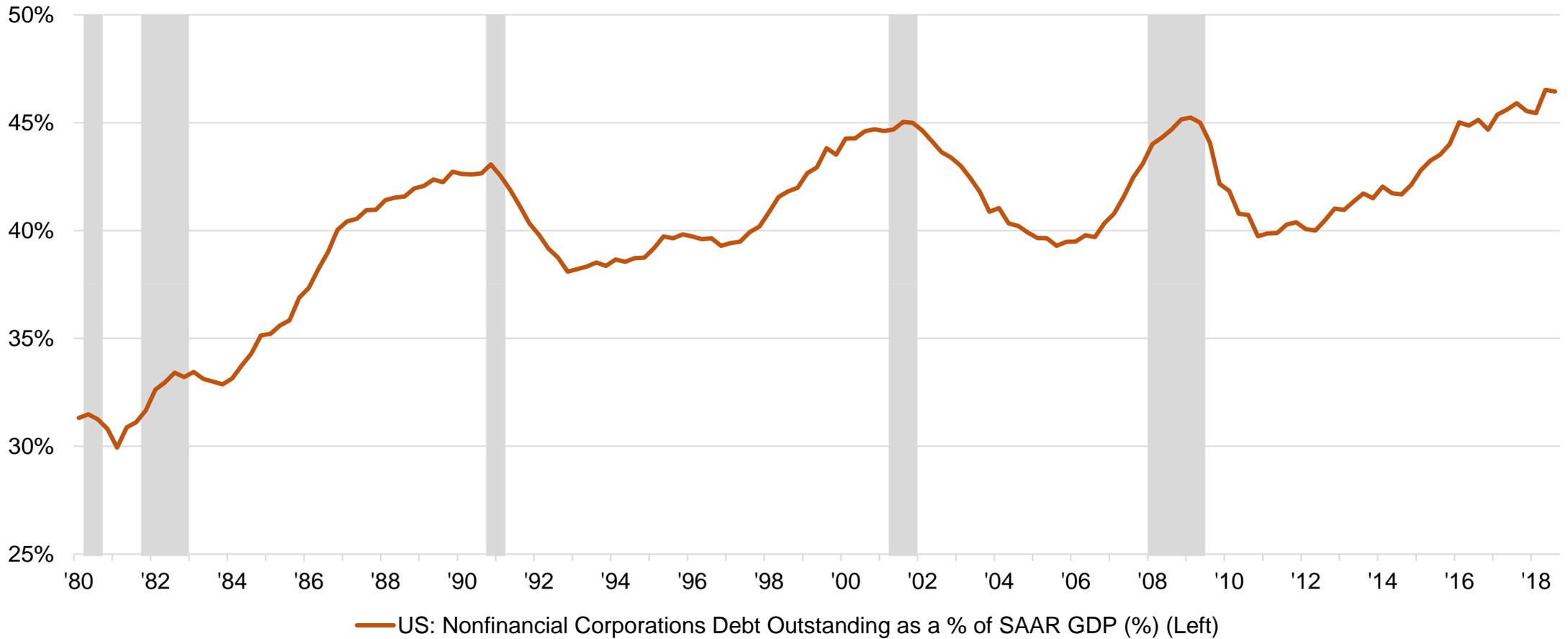
Share of Metro Areas That Have Recovered to Previous Pre-Recession Peak Employment





Non-Financial Corporate Sector Highly Leveraged by Historical Standards

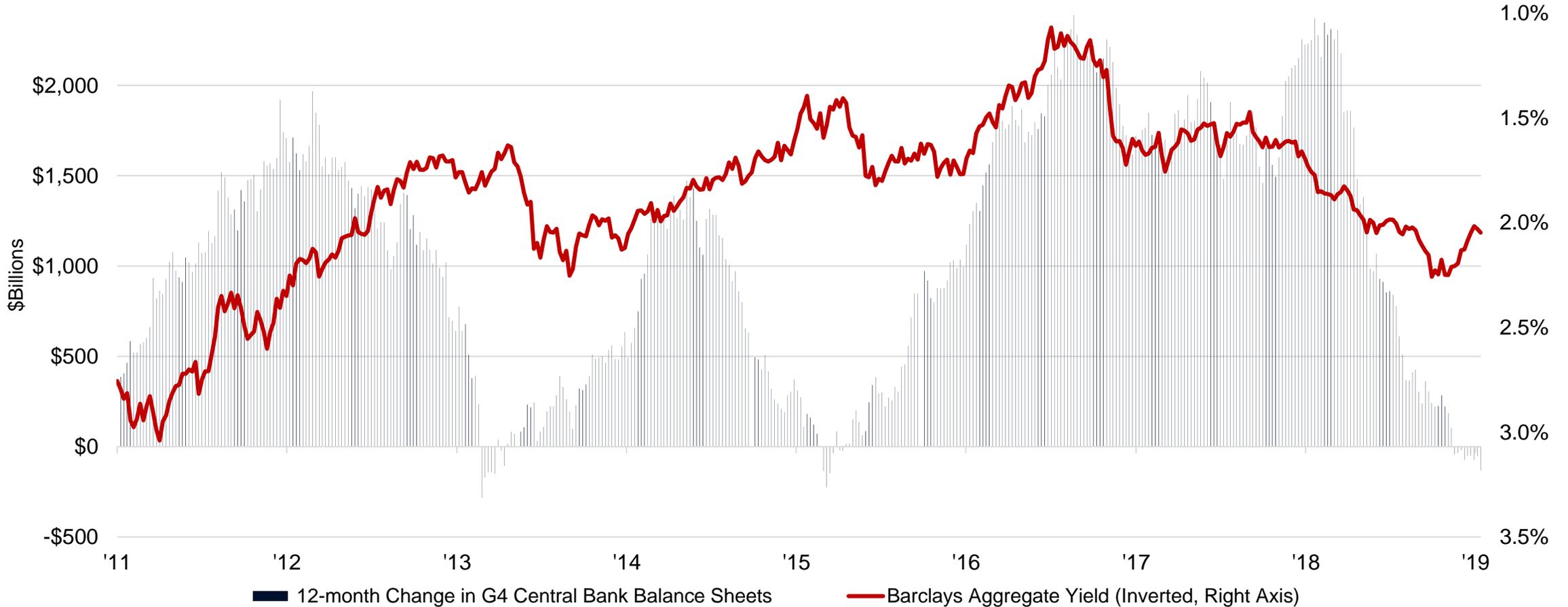
Nonfinancial Corporate Debt as a Percent of GDP





Aggregate Major Global Central Bank Balance Sheets Shrinking

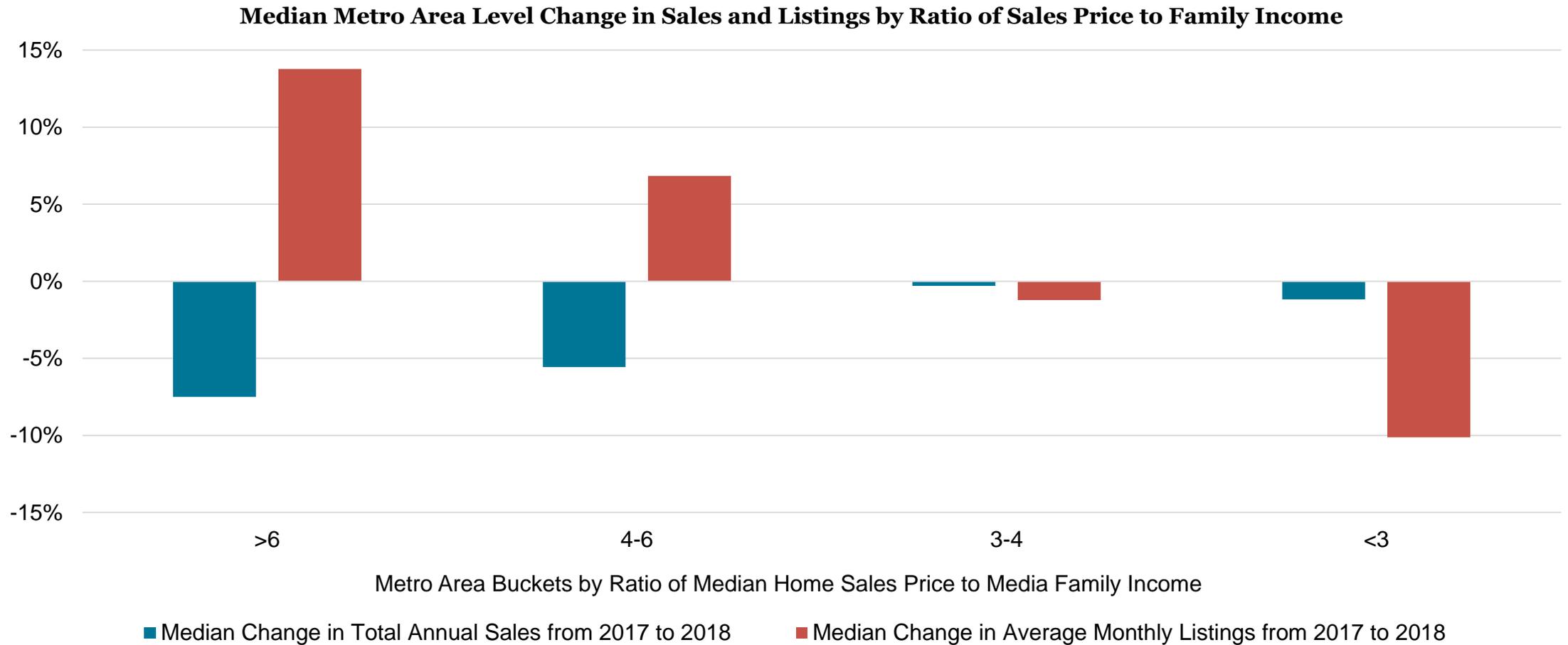
Change in G4 Central Bank Balance Sheets and Bond Yields



*G4 includes Federal Reserve, European Central Bank, Bank of Japan, and Bank of England



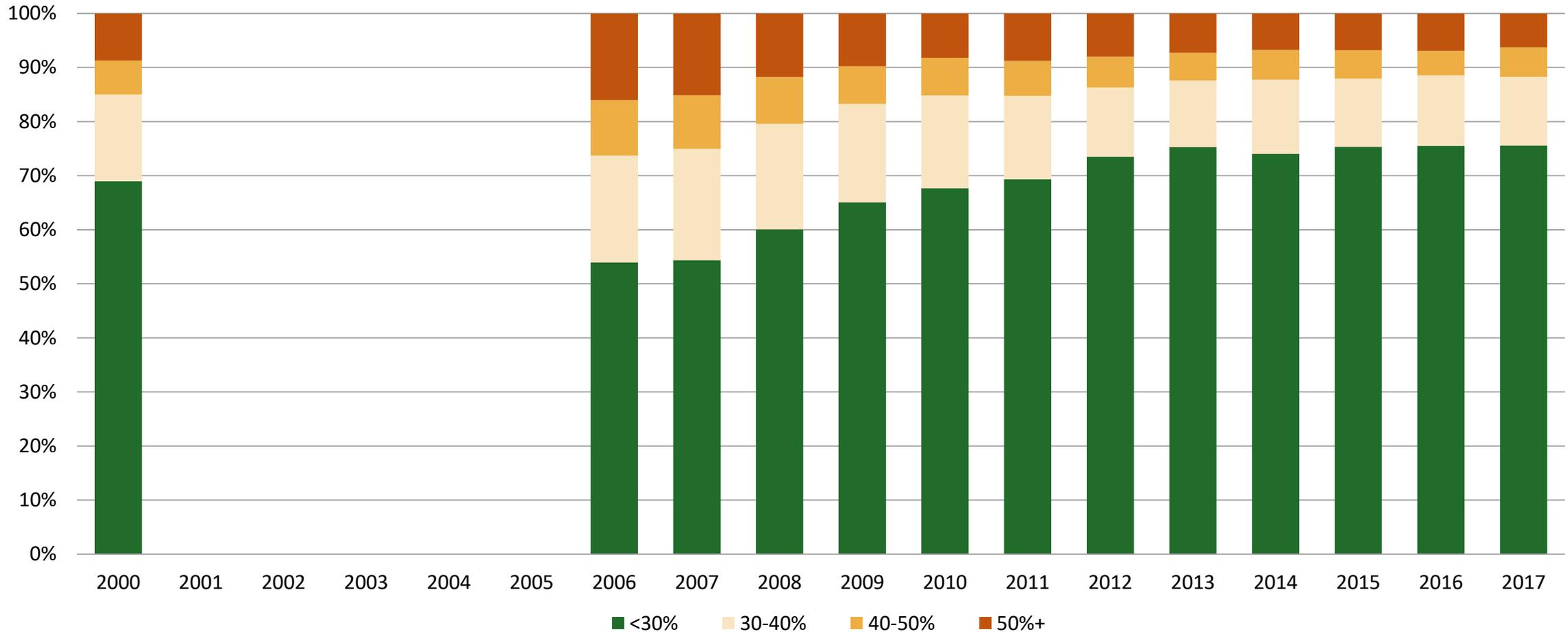
Slowing Housing Activity Was More Pronounced in Metro Areas With More Expensive Housing Relative to Incomes





Younger Home Buyers Remain Comparatively Cautious

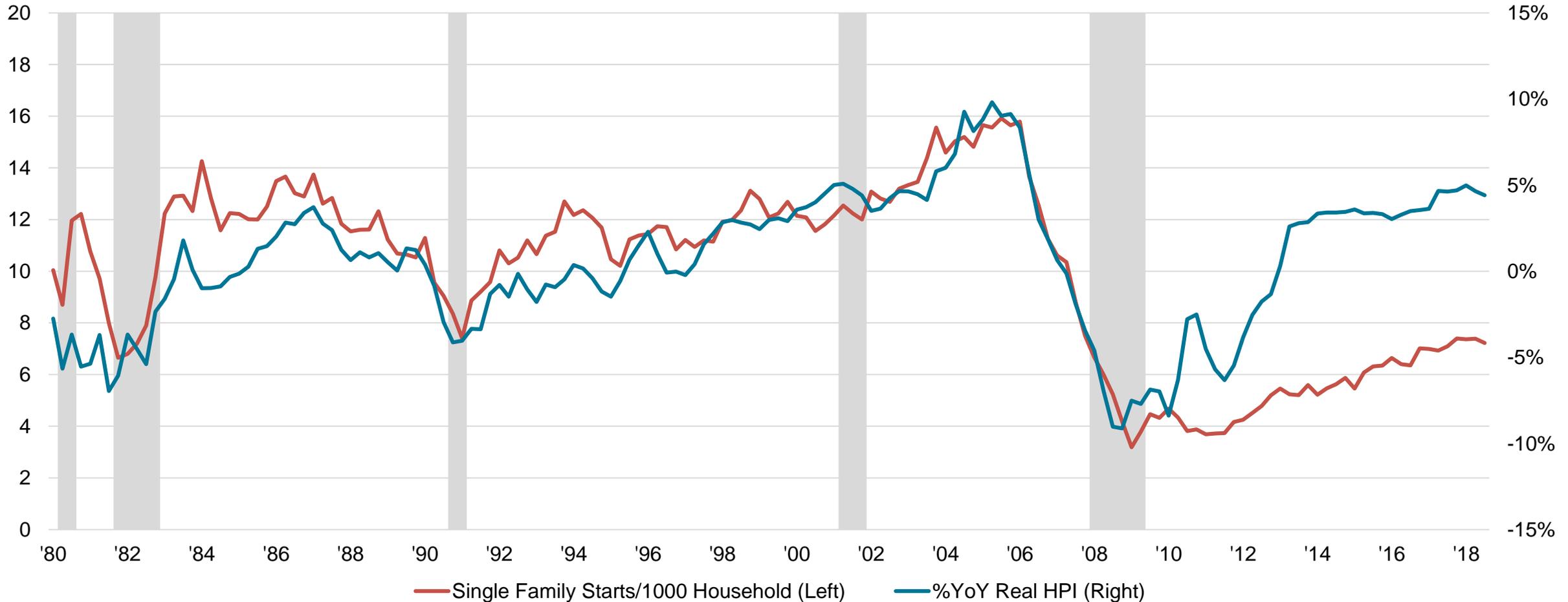
Distribution of 25-34 Year-Old Recent Home Buyers by Ratio of Monthly Owner Costs to Income





Weaker Supply Response to Rising Home Prices in Recent Years

Single-Family Starts/Household vs %YoY Real House Price





Speaker Biography

Douglas G. Duncan is Fannie Mae's senior vice president and chief economist. He is responsible for providing all forecasts and analyses on the economy, housing, and mortgage markets for Fannie Mae. Duncan also oversees corporate strategy and is responsible for strategic research regarding external factors and their potential impact on the company and the housing industry. He serves as a voting member of the Fannie Mae Finance Committee.

Under his leadership, Fannie Mae's Economic and Strategic Research Group won the NABE Outlook Award, presented annually for the most accurate GDP and Treasury note yield forecasts, in both 2015 and 2016 – the first recipient in the award's history to capture the honor two years in a row. In addition, the Group was awarded Pulsenomics best home price forecast.

Named one of Bloomberg / BusinessWeek's 50 Most Powerful People in Real Estate, Duncan is Fannie Mae's source for information and analyses on the external business and economic environment, the implications of changes in economic environment to the company's strategy and execution, and forecasting for housing activity, demographics, overall economic activity, and mortgage market activity.

Prior to joining Fannie Mae, Duncan was Senior Vice President and Chief Economist at the Mortgage Bankers Association. His experience also includes service as a LEGIS Fellow and staff member with the Committee on Banking, Finance, and Urban Affairs for Congressman Bill McCollum in the U.S. House of Representatives, and work on the Financial Institutions Project at the U.S. Department of Agriculture.

Duncan received his Ph. D. in Agricultural Economics from Texas A&M University and his B.S. and M.S. in Agricultural Economics from North Dakota State University.





Contact Information

Doug Duncan

Senior Vice President & Chief Economist

Fannie Mae

3900 Wisconsin Avenue, NW

Mail Stop 1H-2N/01

Washington, DC 20016

(o) 202-752-0160

douglas_g_duncan@fanniemae.com

Doug Duncan on Twitter @D2_Duncan

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