Ginnie Mae
Our Guaranty Matters

GLOBAL MARKETS ANALYSIS REPORT

A Monthly Publication of Ginnie Mae's Office of Capital Markets

June 2025

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Inside this Month's Global Markets Analysis Report...

The June 2025 *Highlights* examine the performance of Ginnie Mae II Mortgage-Backed Securities (MBS) relative to 10-Year U.S. Treasuries from the start of 2025. The *Highlights* review year-to-date fixed-income investor perspectives and their effects on the demand for Ginnie Mae II and 10-Year Treasuries. It also outlines Ginnie Mae's on-going efforts to expand foreign investment into the United States (U.S.) housing market.

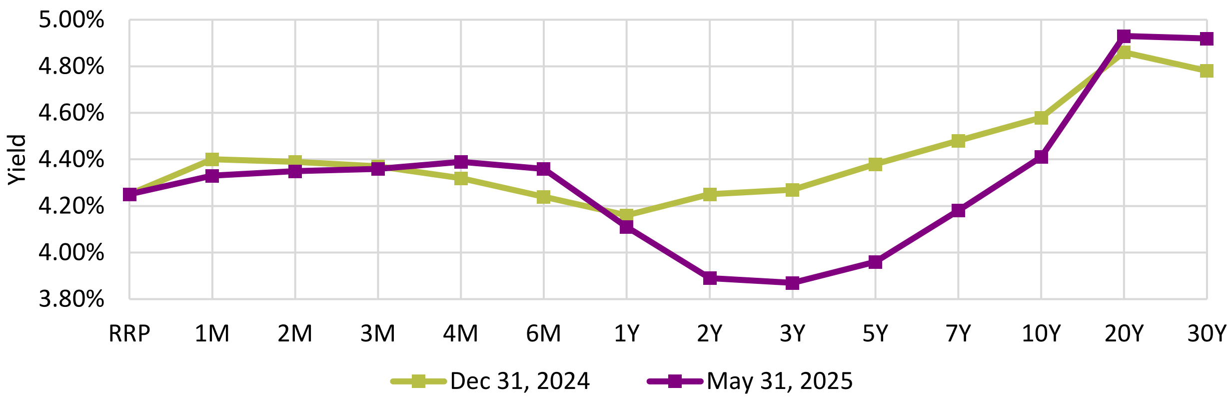
Notable insights into this month's Global Markets Analysis Report include the following:

- The Fixed Income Product Performance Comparisons section shows Ginnie Mae's MBS yields relative to sovereign debt.
- The Single-Family MBS Pass-Through Issuance section captures the role of Agency MBS in the post-pandemic mortgage market. Gross and Net issuance of Single-Family (SF) Ginnie Mae pass-throughs exceeds that of either Fannie Mae or Freddie Mac since 2023.
- The SOMA Holdings section captures the Federal Reserve (Fed) Chairman Jerome Powell's comments regarding the Fed's decision to keep the policy rate unchanged in March as well as recent activity in the SOMA portfolio.
- The Housing Affordability - Affordability Index section shows the decrease in homebuyer affordability for families purchasing median priced homes. The section also shows how median monthly payments for first-time homebuyers have increased.

Highlights

During the first five months of 2025, Ginnie Mae II (GNMA II) MBS demonstrated relatively stable performance compared to 10-year U.S. Treasuries (UST), despite ongoing fixed income market volatility and shifting economic expectations. Notably, this performance occurred in a period when the Fed held its policy rate steady.

Figure 1. US Treasuries Yield Curve (December 31, 2024 versus May 31, 2025)[1]



The yield curve experienced a noticeable shift during the first five months of 2025 as noted in **Figure 1.** While short-term rates remained stable, middle tenure Treasury yields declined, and longer-dated yields moved modestly higher. The new U-shape of the yield curve suggests that investors remain cautious about long-term inflation and economic risks.

Table 1. Performance of GNMA II versus 10-year UST (December 31, 2025 – May 31, 2025)[2]

	Yield as of Dec 31, 2024	Yield as of May 31, 2025	Change in Yield (bps)	Standard Deviation (bps)
GNMA II	*5.753%*	*5.700%*	*-5.3*	*15.6*
10-Year UST	*4.572%*	*4.403%*	*-16.9*	*16.5*
	Spread as of Dec 31, 2025	**Spread as of May 31, 2025**	**Change in Spread (bps)**	**Standard Deviation (bps)**
GNMA II OAS	*0.416%*	*0.305%*	*-11.1*	*7.2*

Table 1 briefly summarizes how Ginnie Mae II securities performed in comparison to 10-year U.S. Treasuries. While both instruments experienced a decline in yields over the period, Ginnie Mae MBS showed less price appreciation and lower volatility than 10-year U.S. Treasuries. In particular, the standard deviation, or variability of GNMA II yields, was slightly less than that of U.S. Treasuries through the period. Option-adjusted spread (OAS), which adjusts for the expected impact of mortgage prepayments, exhibited low volatility, reflecting relatively stable expectations around interest rate and housing market dynamics. The drop in Ginnie Mae II's OAS by over 11 bps suggests that investors

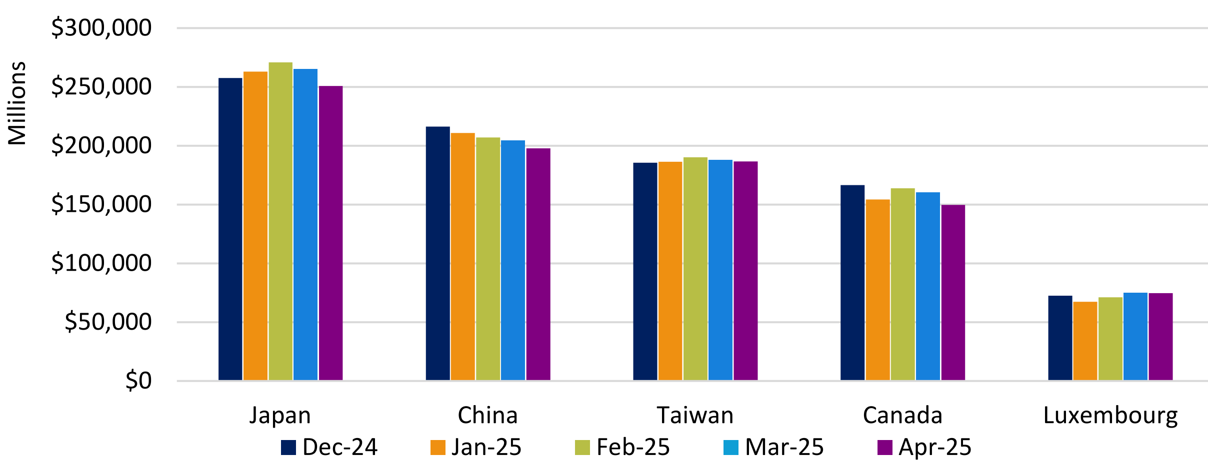
[1] *Source: US Treasury Yield Curve*
[2] *Source: Bloomberg*

became more comfortable with the outlook for GNMA II MBS. The drop in spread is likely to reflect reduced concern about refinancing activity despite increasing MBS issuance volume during the period.

In summary, GNMA II MBS's recent performance reinforces the view that Ginnie Mae MBS offer incremental return relative to sovereign debt with the explicit full faith and credit guarantee of the U.S. during periods of uncertainty in broader fixed-income markets.

From December 2024 through April 2025, foreign holdings of Agency Debt, including Fannie Mae, Freddie Mac, and Ginnie Mae securities, declined modestly. As shown in **Figure 2**, several of the top foreign holders reduced their positions, consistent with broader volatility and shifting capital flows in response to uncertain global economic conditions. Despite the volatility, year over year (YoY) growth in total foreign holdings of Agency Debt as of April 2025 was 5.75%, the largest YoY growth since October 2024.[3] Section 8: MBS Ownership further describes how domestic demand has changed over time.

Figure 2. Top 5 Foreign Holders of Agency Debt ($M)[4]



Despite the ongoing fixed-income market volatility and shifting economic expectations, Ginnie Mae continues to build cross-border relationships. In June 2025, Ginnie Mae, the U.S. Department of Housing and Urban Development (HUD), and the Korea Housing Finance Corporation (KHFC) signed a memorandum of understanding (MOU). According to the memorandum, "this agreement marks an important milestone in fostering cross-border investment and collaboration between the United States and South Korea. It establishes a framework for identifying and removing barriers to public and private capital flows into housing finance systems, with an emphasis on long-term, stable investment." This milestone can serve as a broader signal as Ginnie Mae and HUD foster investment into the United States housing market.

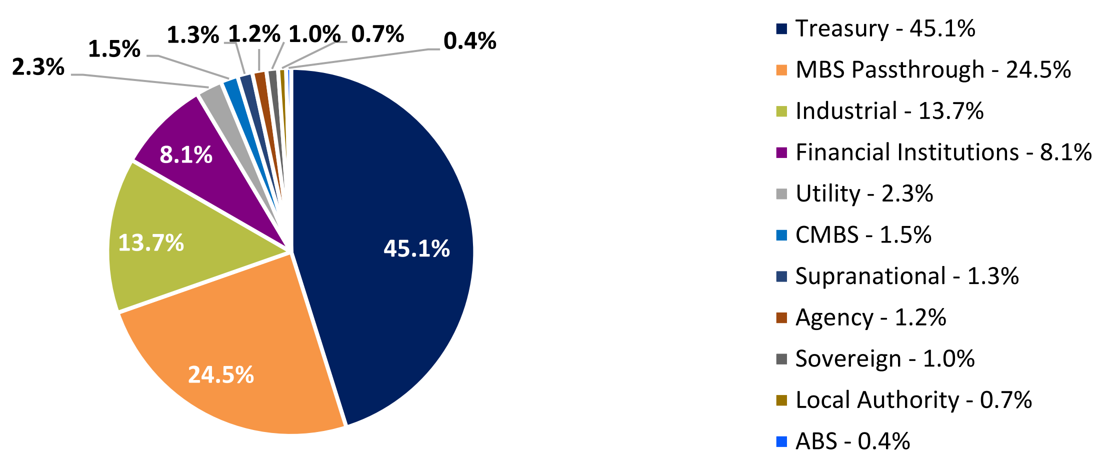
[3] *Source: Treasury International Capital (TIC) and Recursion as of April 2025.*
[4] *Source: TIC and Recursion as of April 2025.*

1 US AGGREGATE AND GLOBAL INDICES

1.1 Bloomberg US Aggregate and Global Indices

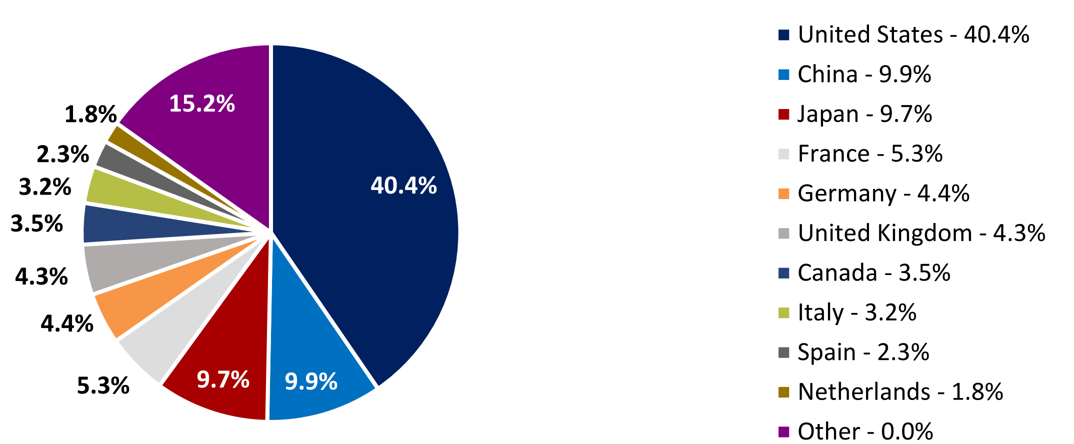
At month-end May 2025, U.S. Treasuries contributed 45.1% to the Bloomberg U.S. Aggregate Index, no change from the previous month. U.S. Agency MBS Passthrough (Ginnie Mae, Fannie Mae, and Freddie Mac) contributed 24.5%, a decrease of 0.2% from the prior month. Industrials increased approximately 0.1% from the prior month, contributing 13.7%. All other changes in the U.S. Aggregate Index were no larger than 0.1%.

Figure 3. Bloomberg U.S. Aggregate Index



In the Bloomberg Global Aggregate Index by Country, the U.S. share of fixed income remained the largest share of total outstanding issuance, representing 40.4% of the total index, decreasing approximately 0.2% from the prior month. China's share of fixed income was the second largest with 9.9% as of month-end May 2025. Japan's share was the third largest at 9.7% as of month-end May 2025. China's share of fixed income increased 0.2% from the prior month and Japan's share of fixed income decreased approximately 0.1%. All other countries listed remained stable compared to the prior month with no changes larger than 0.1%.

Figure 4. Bloomberg Global Aggregate Index by Country



Source: Bloomberg [both charts] as of May 2025. Note: Figures in charts may not add to 100% due to rounding.

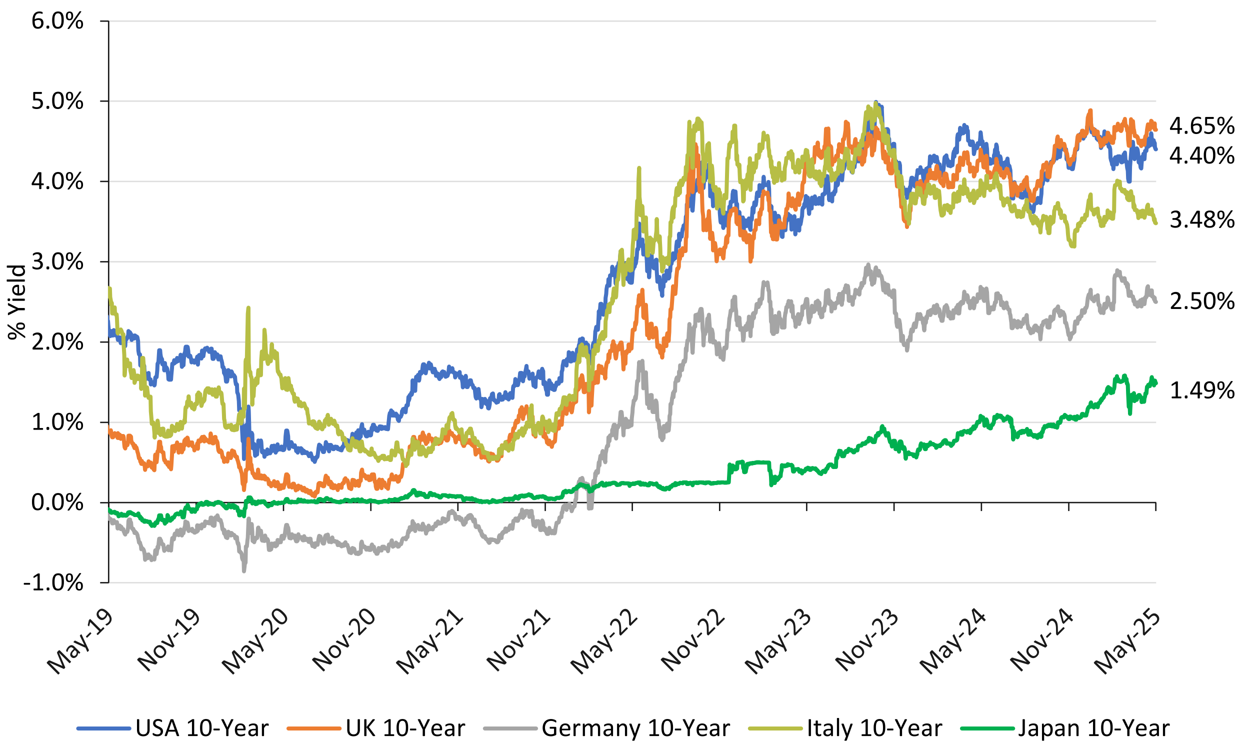
2 SOVEREIGN DEBT PRODUCT PERFORMANCE COMPARISONS

2.1 Global 10-Year Treasury Yields (Unhedged)

The U.S. 10-year Treasury yield was 4.40% as of month-end May 2025, representing an increase of 24 bps month to month (MtM). In May 2025, U.S. 10-year Treasury yields remained below the United Kingdom (U.K.) 10-year note rates by 25 bps. The two government yields had been in lock step in 2024 but in early 2025 the U.S. and U.K. 10-year notes began to diverge. The German, Japanese, and U.K. yields all increased from the previous month while the Italian yield decreased from month-end April to month-end May 2025.

- The yield on the U.K. 10-year note increased to 4.65% at month-end May, a MtM increase of 21 bps.
- The yield on the German 10-year note increased to 2.50% at month-end May, a MtM increase of 6 bps.
- The yield on the Italian 10-year note decreased to 3.48% at month-end May, a MtM decrease of 8 bps.
- The yield on the Japanese 10-year note increased to 1.49% at month-end May, a MtM increase of 18 bps.

Figure 5. Global 10-Year Treasury Yields



Source: Bloomberg as of May 2025. Note: Figures represent generic yields and are rounded to the nearest hundredth.

2.2 U.S. Treasury Hedged Yields

- The yield of the 10-year Treasury, hedged in Japanese Yen (JPY), stood at 0.77% at month-end May 2025, no change from month-end April 2025.
- The yield of the 10-year Treasury, hedged in Euros (EUR), stood at 2.13% at month-end May 2025, a 1 bp decrease from month-end April 2025.

Figure 6. U.S. 10 yr Total Return Hedged, 1 yr JPY

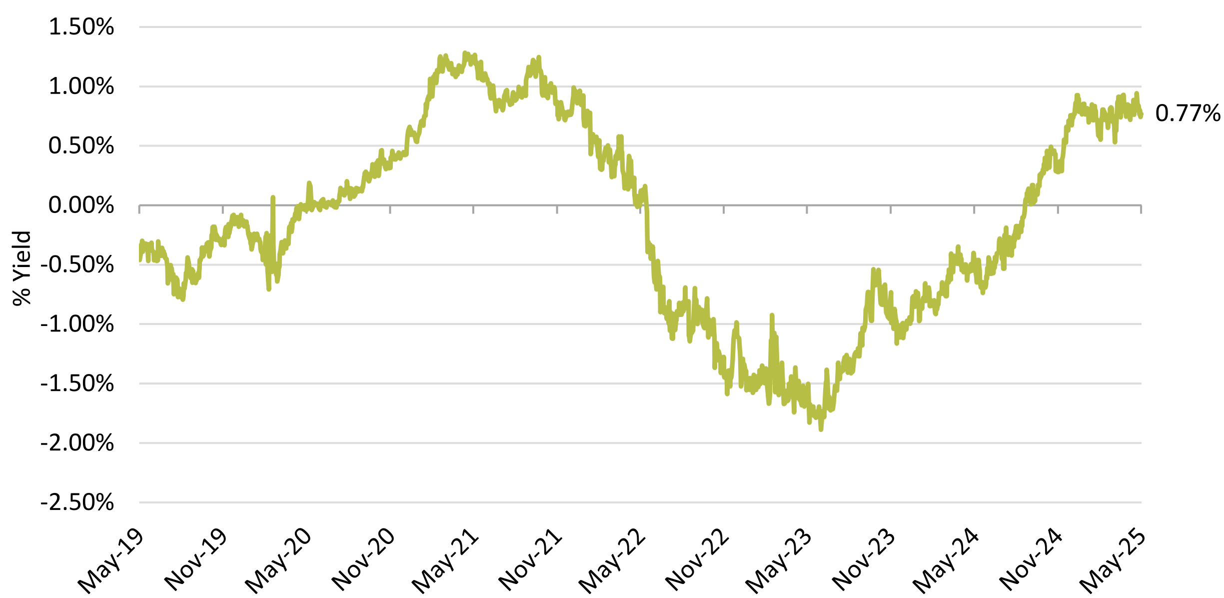


Figure 7. U.S. 10 yr Total Return Hedged, 1 yr EUR

Source: Bloomberg as of May 2025. Note: The 10 yr Total Return Hedged Yields are calculated by taking the 10 yr Treasury yield and subtracting the 1 yr hedge cost for JPY and EUR. Figures are rounded to the nearest hundredth.

SECONDARY MORTGAGE MARKET

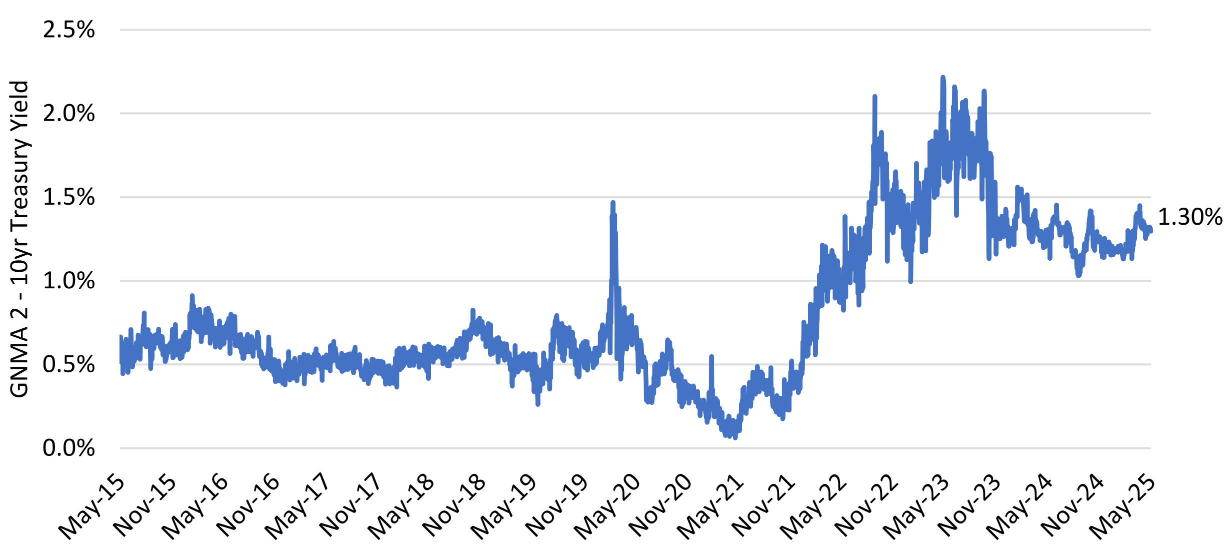
3 FIXED INCOME PRODUCT PERFORMANCE COMPARISONS

3.1 Ginnie Mae Yields – USD

Ginnie Mae II yields were 5.46% at month-end March 2025, increased 6 bps to 5.52% at month-end April 2025, and further increased 18 bps to 5.70% at month-end May 2025. The Ginnie Mae II spread over the U.S. 10-year Treasury yield increased 4 bps from 1.26% in May 2024 to 1.30% as of month-end May 2025.

Figure 8. Ginnie Mae II Single-Family Yield, USD

Figure 9. Ginnie Mae II Single-Family Yield – U.S. 10 yr Treasury Yield



Source: Bloomberg as of May 2025. Note: Figures are rounded to the nearest hundredth.

3.2 Ginnie Mae Hedged Yields

The yield of Ginnie Mae II hedged in JPY stood at 2.06% at month-end May 2025, a 6 bp decrease from month-end April 2025. The Ginnie Mae II hedged yield is approximately 58 bps higher than the Japanese 10-year yield as of month-end May 2025.

The yield for Ginnie Mae II hedged in EUR stood at 3.43% at month-end May 2025, a 6 bp decrease from month-end April 2025. The Ginnie Mae II hedged yield is approximately 93 bps higher than the German 10-year yield, and 5 bp lower than the Italian 10-year yield as of month-end May 2025.

Figure 10. Ginnie Mae II Hedged, 1 yr. JPY

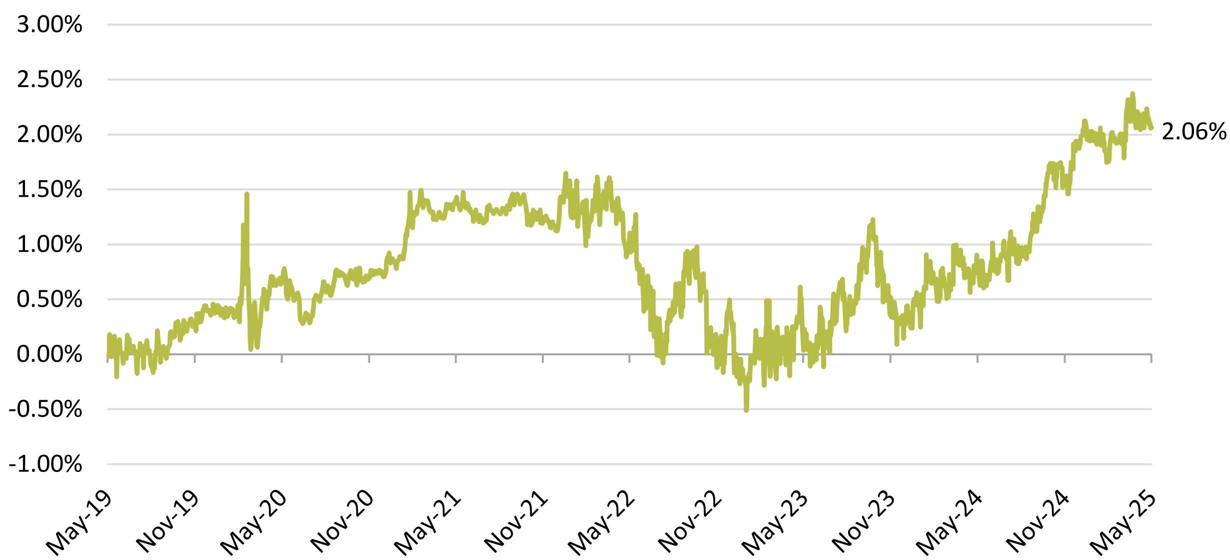
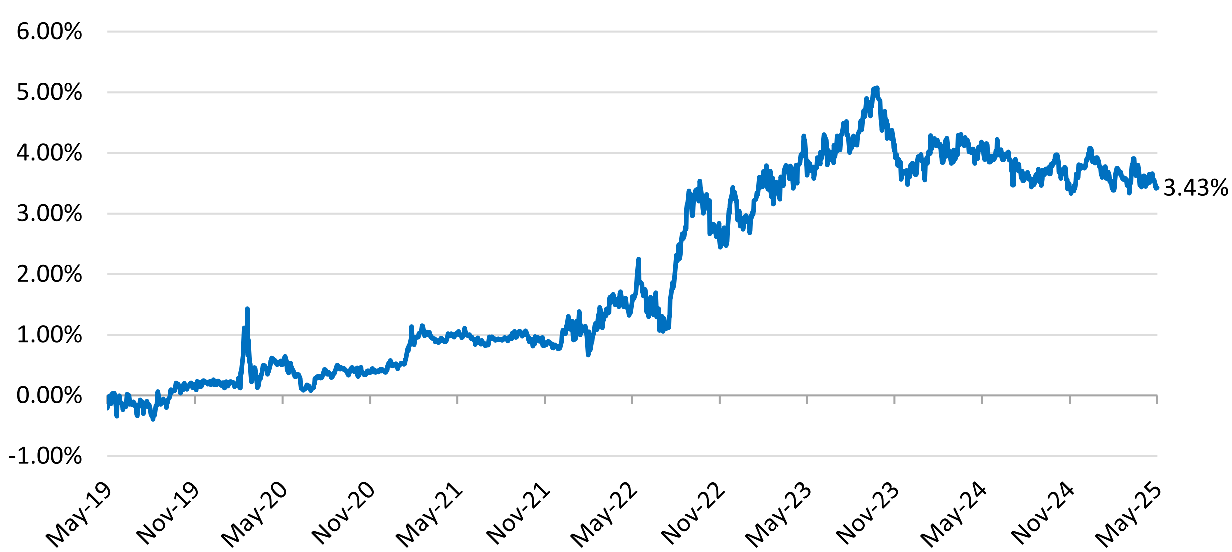


Figure 11. Ginnie Mae II Hedged, 1 yr. EUR



Source: Bloomberg as of May 2025. Note: The Ginnie Mae II Hedged Yields are calculated by taking the Ginnie Mae II Yield and subtracting the 1 yr hedge cost for JPY and EUR. Figures are rounded to the nearest hundredth.

3.3 Ginnie Mae Yield Spreads – Intermediate Credit

The Ginnie Mae II 30-year OAS decreased 4 bps to 0.30%, as of month-end May 2025. The U.S. Intermediate Credit OAS decreased 16 bps to 0.72% from month-end April 2025 to month-end May 2025. The yield differential between U.S. Intermediate Credit and Ginnie Mae II 30-year OAS decreased approximately 13 bps to 0.41% at month-end May 2025.

Figure 12. U.S. Ginnie Mae II 30yr MBS OAS versus U.S. Intermediate Credit OAS

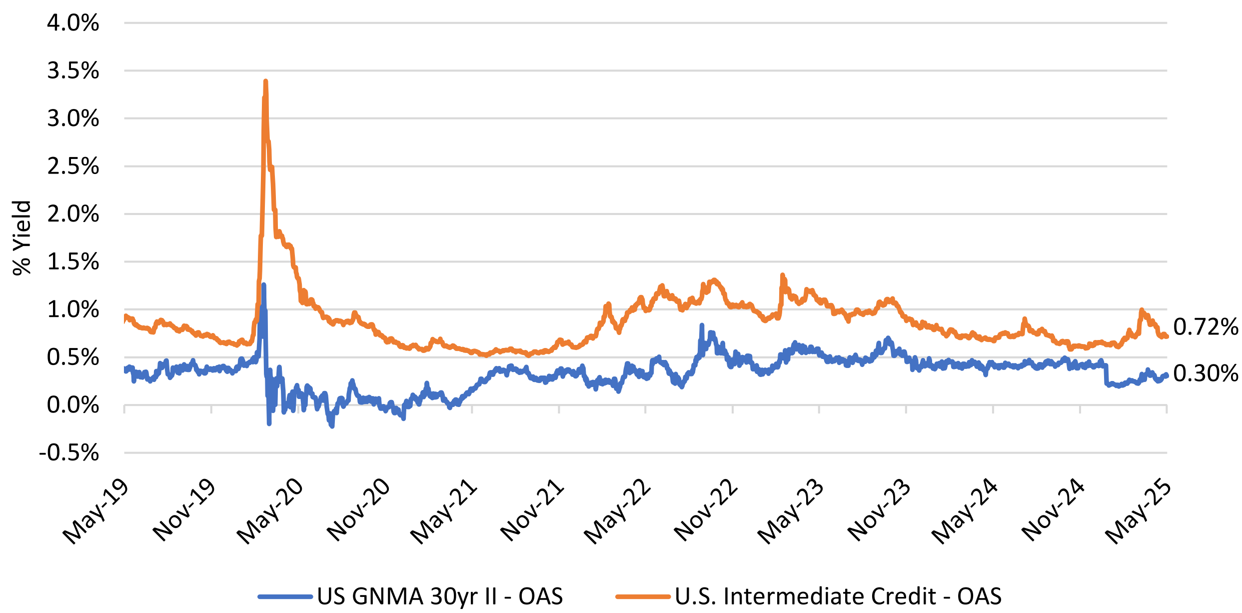


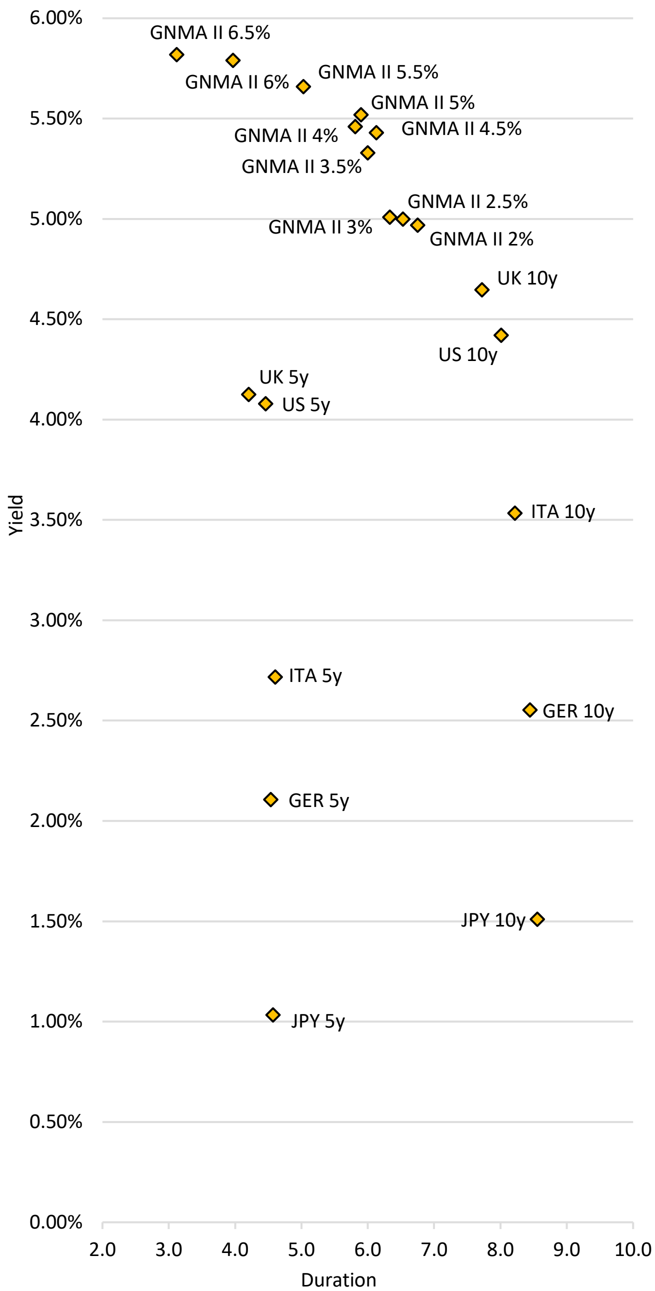
Figure 13. Spread between U.S. Intermediate Credit OAS and U.S. Ginnie Mae II 30-year MBS OAS

Source: Bloomberg as of May 2025. Note: Figures are rounded to the nearest hundredth.

3.4 Global Treasury Yield Per Duration

Ginnie Mae MBS continue to offer a higher yield in comparison to sovereign fixed-income securities of various tenors with similar or longer duration.

Figure 14. Yield versus. Duration



Security	Duration	Yield (%)
U.S. 5y	4.51	3.83
U.S. 10y	8.03	4.40
JPY 5y	4.58	1.03
JPY 10y	8.57	1.51
GER 5y	4.54	2.11
GER 10y	8.44	2.55
ITA 5y	4.60	2.72
ITA 10y	8.22	3.53
UK 5y	4.21	4.13
UK 10y	7.74	4.65
GNMA II 2%	6.75	4.97
GNMA II 2.5%	6.53	5.00
GNMA II 3%	6.33	5.01
GNMA II 3.5%	6.00	5.33
GNMA II 4%	5.81	5.46
GNMA II 4.5%	6.13	5.43
GNMA II 5%	5.90	5.52
GNMA II 5.5%	5.03	5.66
GNMA II 6%	3.97	5.79
GNMA II 6.5%	3.12	5.82

Source: Bloomberg as of May 2025. Note: Yield and modified duration for GNMA II securities are based on median prepayment assumptions from surveyed Bloomberg participants. All data represents current yields and are in base currency of security, unhedged, and rounded to nearest bp. Figures are rounded to the nearest hundredth.

4 PREPAYMENTS

4.1 Aggregate Prepayments (CPR)

Freddie Mac's fixed rate CPR speeds decreased by 0.1% MtM from April 2025 to May 2025. Fannie Mae CPRs remained unchanged MtM and Ginnie Mae CPRs decreased by 0.8% MtM. ARM prepayments saw a decrease of 0.8% MtM for Freddie Mac, an increase of 0.3% MtM for Fannie Mae, and an increase of 0.3% MtM for Ginnie Mae.

Figure 15. Fixed Rate Aggregate 1-Month CPR

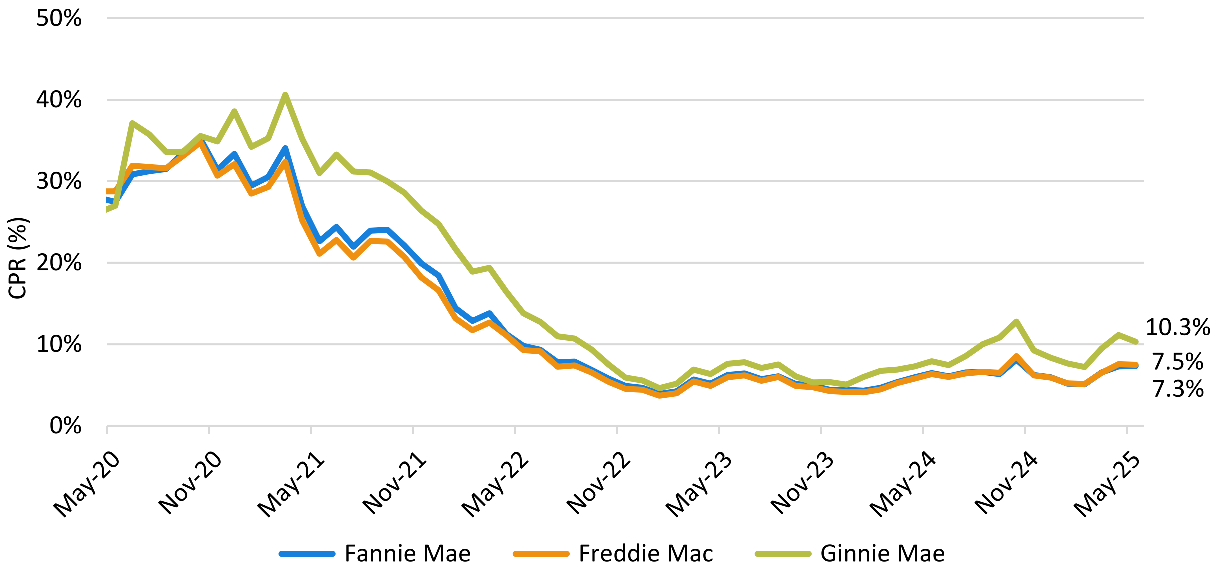
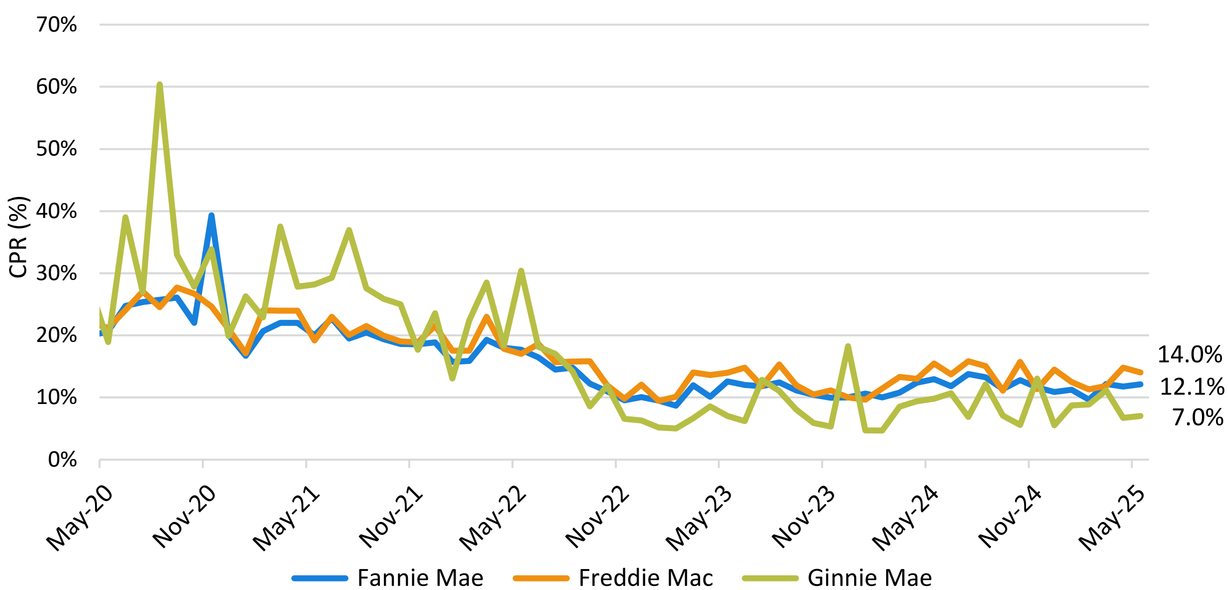


Figure 16. ARM Aggregate 1-Month CPR



Source: Recursion as of May 2025. Note: Figures are rounded to the nearest tenth.

4.2 Involuntary Prepayments (CDR)

Fixed rate CDRs remained higher for Ginnie Mae than for the Government Sponsored Enterprises (GSEs). As of May 2025, Ginnie Mae's fixed rate CDR was 2.1%, while Fannie Mae and Freddie Mac's were 0.5% and 0.4%. The spread in CDR speeds between Ginnie Mae and GSE prepayments converged significantly since Ginnie Mae's peak of 12.4% CDR in June 2020.

ARM CDRs for Freddie Mac continued to remain below Ginnie Mae as of month-end May 2025 after slightly overtaking Ginnie Mae in September 2022. ARM CDR has generally remained constant for Fannie Mae, Freddie Mac, and Ginnie Mae since the beginning of 2023. As of May 2025, Ginnie Mae's ARM CDR was 0.8%, while Fannie Mae and Freddie Mac's were 0.5% and 0.2%.

Figure 17. Fixed Rate Aggregate CDR

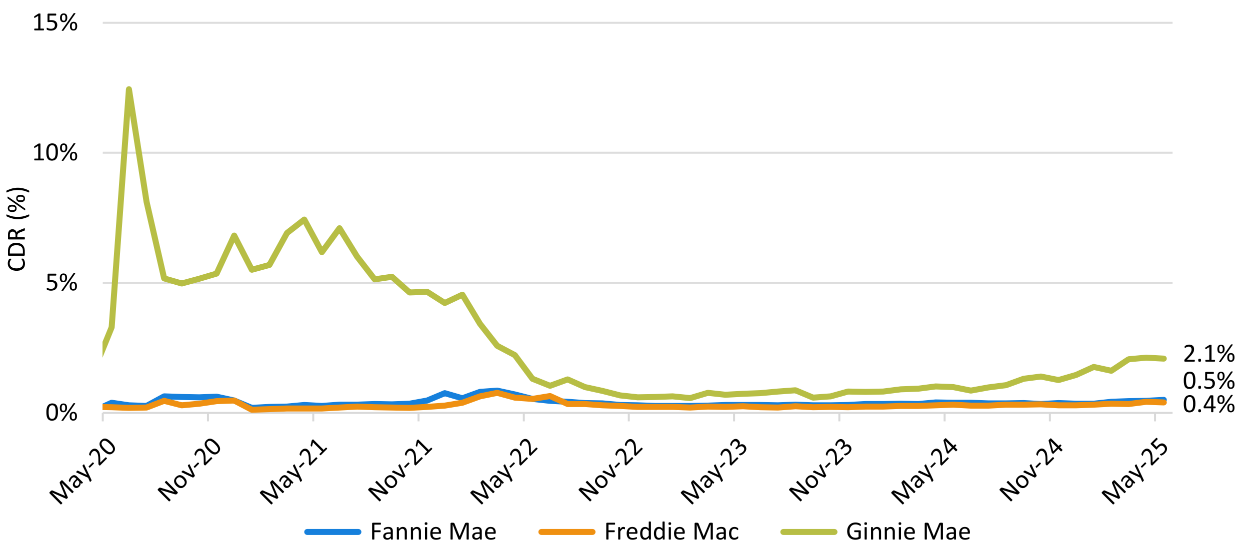
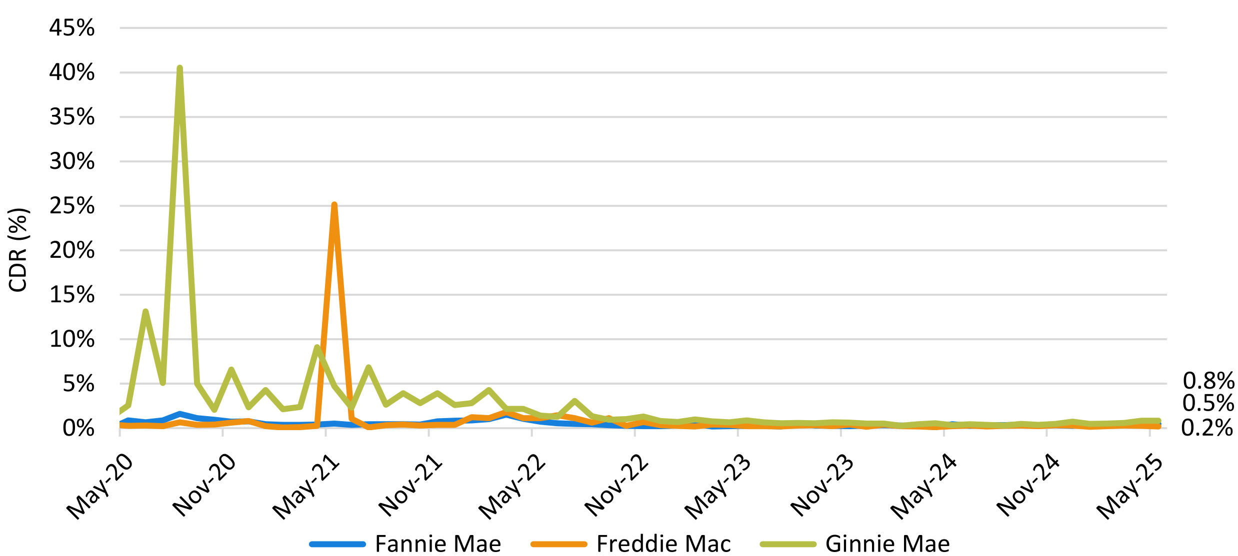


Figure 18. ARM Aggregate CDR



Source: Recursion as of May 2025.

4.3 Voluntary Prepayment Rates (CRR)

Fixed rate CRRs were higher for Ginnie Mae than Fannie Mae and Freddie Mac. Ginnie Mae saw a decrease of 0.8% MtM in fixed rate aggregate CRR while Fannie Mae's fixed rate aggregate CRR remained unchanged. Fannie Mae and Ginnie Mae both saw increases of 0.3% MtM in ARM aggregate CRR. Freddie Mac's fixed rate aggregate CRR remained unchanged MtM and ARM aggregate CRR decreased by 0.7% MtM.

Figure 19. Fixed Rate Aggregate CRR

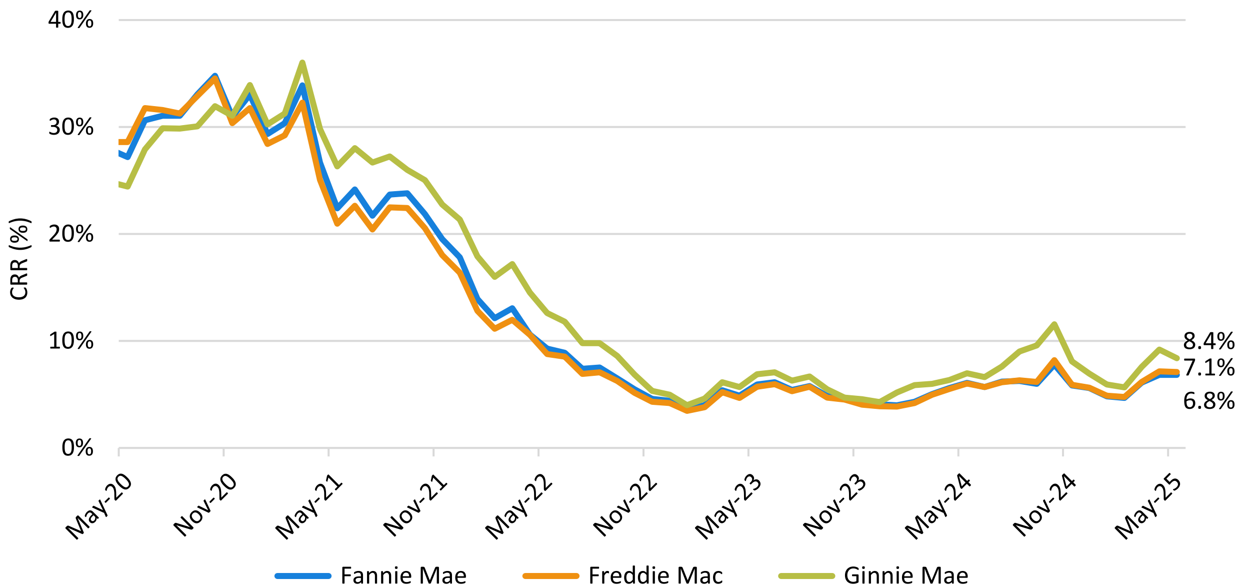
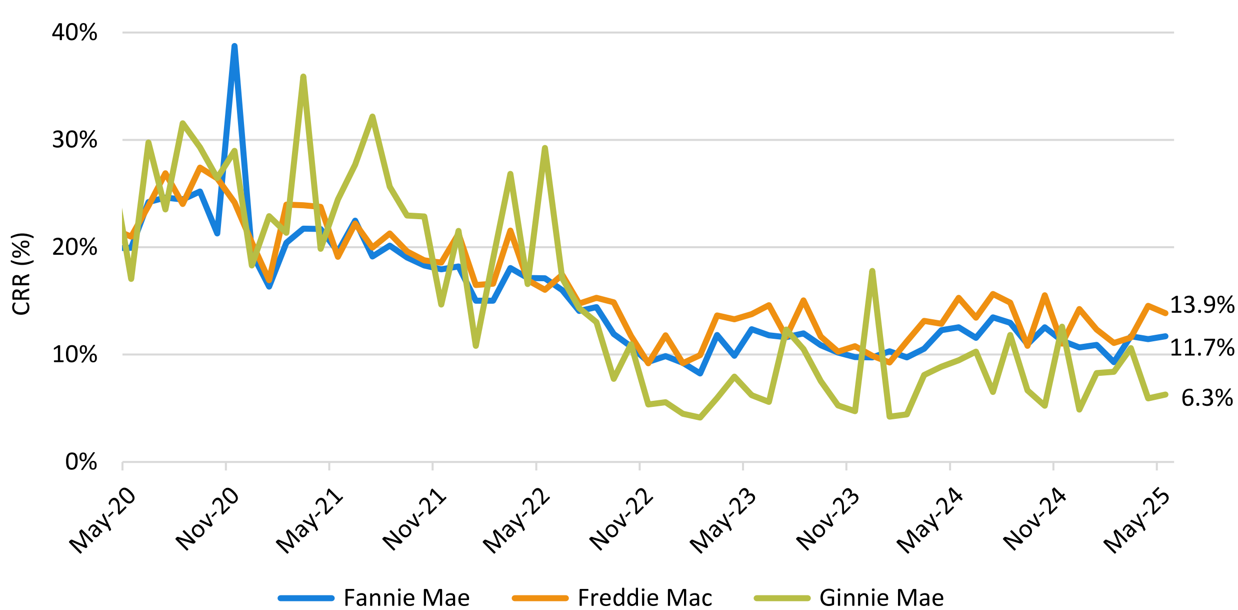


Figure 20. ARM Aggregate CRR



Source: Recursion as of May 2025.

5 SINGLE-FAMILY MBS PASS-THROUGH ISSUANCE

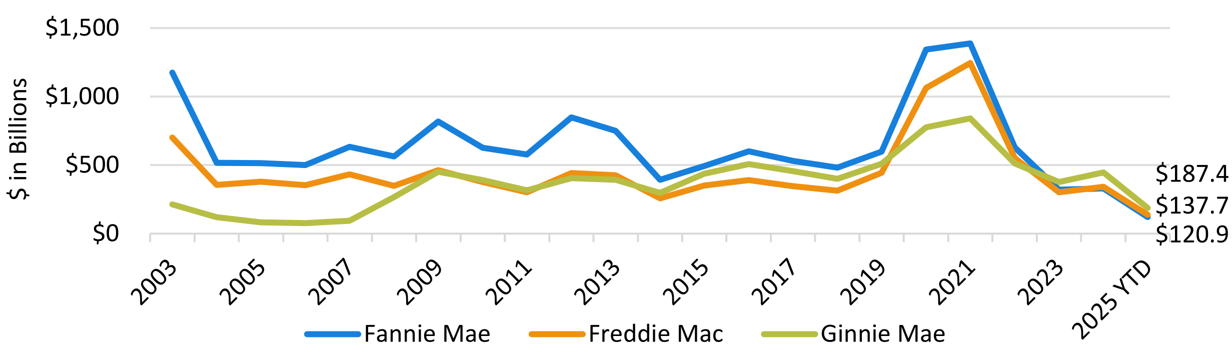
5.1 Gross Issuance of Agency MBS

In May 2025, total gross MBS issuance was approximately $104.5 billion. Of the $104.5 billion total gross issuance in May 2025, Freddie Mac and Fannie Mae issued $30.6 and $28.0 billion, respectively. Ginnie Mae's gross issuance for May was $45.9 billion.

Table 2. Agency Gross Issuance ($ Billions)

Issuance Year	Fannie Mae	Freddie Mac	GSE Total	Ginnie Mae	Total
2003	$1,174.4	$700.5	$1,874.9	$213.1	$2,088.0
2004	$517.5	$355.2	$872.6	$119.2	$991.9
2005	$514.1	$379.9	$894.0	$81.4	$975.3
2006	$500.2	$352.9	$853.0	$76.7	$929.7
2007	$633.0	$433.3	$1,066.2	$94.9	$1,161.1
2008	$562.7	$348.7	$911.4	$267.6	$1,179.0
2009	$817.1	$462.9	$1,280.0	$451.3	$1,731.3
2010	$626.6	$377.0	$1,003.5	$390.7	$1,394.3
2011	$578.2	$301.2	$879.3	$315.3	$1,194.7
2012	$847.6	$441.3	$1,288.8	$405.0	$1,693.8
2013	$749.9	$426.7	$1,176.6	$393.6	$1,570.2
2014	$392.9	$258.0	$650.9	$296.3	$947.2
2015	$493.9	$351.9	$845.7	$436.3	$1,282.0
2016	$600.5	$391.1	$991.6	$508.2	$1,499.8
2017	$531.3	$345.9	$877.3	$455.6	$1,332.9
2018	$480.9	$314.1	$795.0	$400.6	$1,195.6
2019	$597.4	$445.2	$1,042.6	$508.6	$1,551.2
2020	$1,343.4	$1,064.1	$2,407.5	$775.4	$3,182.9
2021	$1,388.0	$1,245.1	$2,633.1	$840.9	$3,474.0
2022	$628.3	$551.6	$1,179.9	$512.3	$1,692.2
2023	$320.3	$301.4	$621.8	$375.5	$997.3
2024	$328.8	$340.8	$669.6	$447.0	$1,116.6
2025 YTD	$120.9	$137.7	$258.6	$187.4	$446.0

Figure 21. Agency Gross Issuance

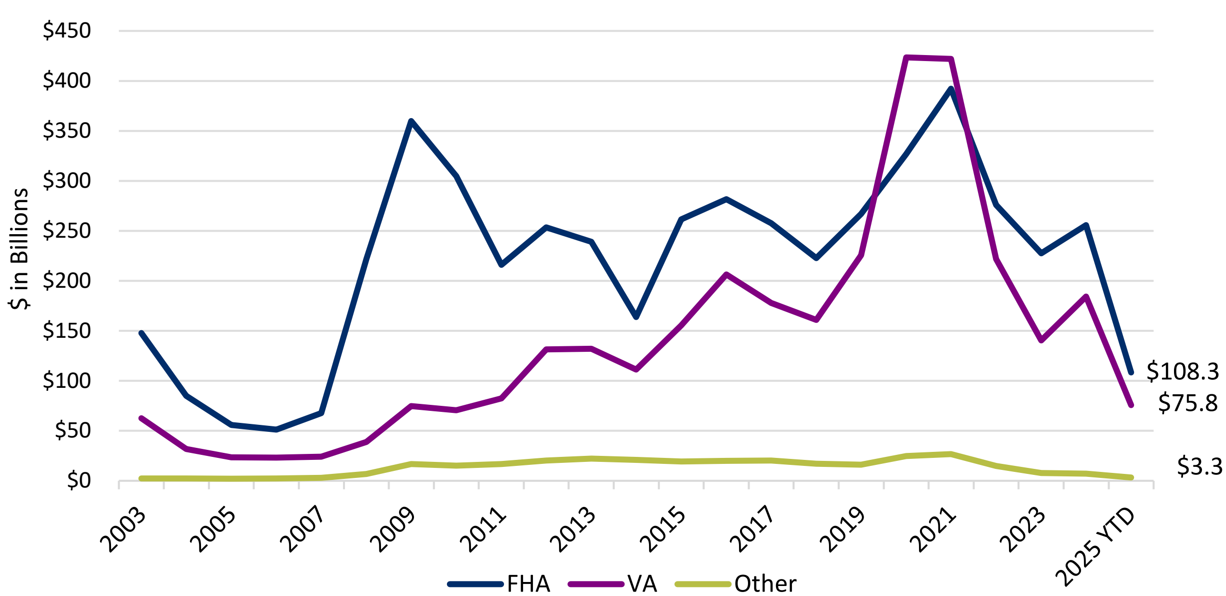


Source: Recursion as of May 2025. Note: Data prior to 2021 was sourced from eMBS and Urban Institute. Numbers are rounded to the nearest hundred million. For sums, like "GSE Total", the values are rounded after the exact underlying values are summed. As a result, some sums may not appear to match the sum of their rounded component values.

Table 3. Ginnie Mae Gross Issuance Collateral Composition ($ Billions)

Issuance Year	FHA	VA	Other	Total
2003	$147.9	$62.7	$2.5	$213.1
2004	$85.0	$31.8	$2.5	$119.2
2005	$55.7	$23.5	$2.1	$81.4
2006	$51.2	$23.2	$2.3	$76.7
2007	$67.7	$24.2	$3.0	$94.9
2008	$221.7	$39.0	$6.9	$267.6
2009	$359.9	$74.6	$16.8	$451.3
2010	$304.9	$70.6	$15.3	$390.7
2011	$216.1	$82.3	$16.9	$315.3
2012	$253.4	$131.3	$20.3	$405.0
2013	$239.2	$132.2	$22.2	$393.6
2014	$163.9	$111.4	$21.0	$296.3
2015	$261.5	$155.6	$19.2	$436.3
2016	$281.8	$206.5	$19.9	$508.2
2017	$257.6	$177.8	$20.2	$455.6
2018	$222.6	$160.8	$17.2	$400.6
2019	$266.9	$225.7	$16.0	$508.6
2020	$327.0	$423.5	$24.9	$775.4
2021	$392.2	$422.1	$26.7	$840.9
2022	$275.8	$221.7	$14.8	$512.3
2023	$227.6	$140.3	$7.7	$375.5
2024	$255.6	$184.4	$7.0	$447.0
2025 YTD	$108.3	$75.8	$3.3	$187.4

Figure 22. Ginnie Mae Gross Issuance



Source: Recursion as of May 2025. Note: Data prior to 2021 was sourced from eMBS and Urban Institute. Numbers are rounded to the nearest hundred million. For sums, like "GSE Total", the values are rounded after the exact underlying values are summed. As a result, some sums may not appear to match the sum of their rounded component values.

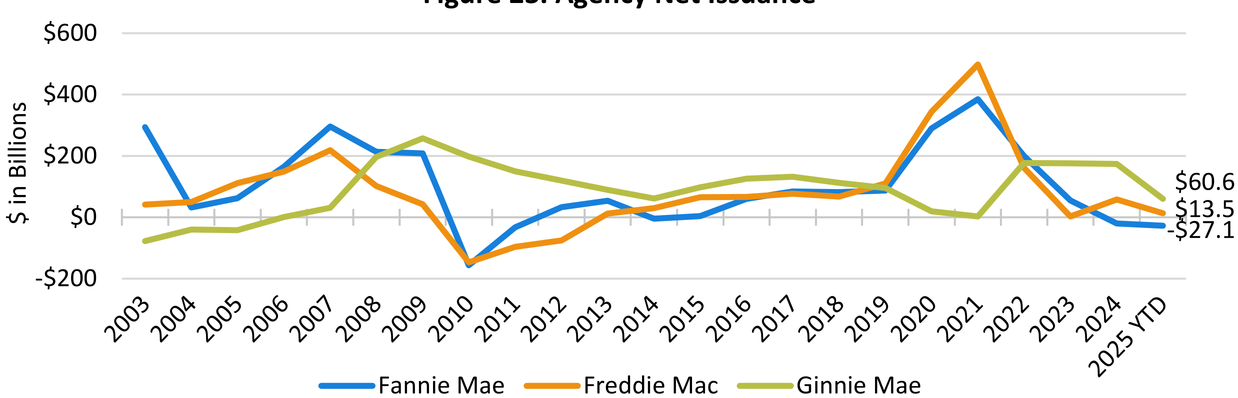
5.2 Net Issuance of Agency MBS

Agency MBS net issuance as of month-end May 2025 was $47.0 billion for 2025 YTD, as shown in **Table 4**. Ginnie Mae has the largest net issuance year to date (YTD) among the Agencies, totaling $60.6 billion as of month-end May 2025. Since 2022, Federal Housing Administration (FHA) net issuance has outpaced Department of Veterans Affairs (VA) net issuance, as shown in **Table 5** and **Figure 24**.

Table 4. Agency Net Issuance ($ in Billions)

Issuance Year	Fannie Mae	Freddie Mac	GSE Total	Ginnie Mae	Total
2003	$293.7	$41.1	$334.9	-$77.6	$257.3
2004	$32.3	$50.2	$82.5	-$40.1	$42.4
2005	$62.5	$111.7	$174.2	-$42.2	$132.0
2006	$164.3	$149.3	$313.6	$0.2	$313.8
2007	$296.1	$218.8	$514.9	$30.9	$545.7
2008	$213.0	$101.8	$314.8	$196.4	$511.3
2009	$208.1	$42.5	$250.6	$257.4	$508.0
2010	-$156.4	-$146.8	-$303.2	$198.3	-$105.0
2011	-$32.6	-$95.8	-$128.4	$149.6	$21.2
2012	$32.9	-$75.3	-$42.4	$119.1	$76.8
2013	$57.5	$11.6	$69.1	$87.9	$157.0
2014	$0.5	$30.0	$30.5	$61.6	$92.1
2015	$10.2	$65.0	$75.1	$97.3	$172.5
2016	$68.6	$66.8	$135.5	$124.9	$260.4
2017	$90.2	$78.2	$168.5	$131.2	$299.7
2018	$79.4	$68.4	$147.7	$113.9	$261.6
2019	$87.4	$110.3	$197.7	$95.7	$293.5
2020	$289.3	$343.5	$632.8	$19.9	$652.7
2021	$384.9	$498.0	$882.9	$2.7	$885.6
2022	$200.4	$161.5	$361.9	$177.4	$539.4
2023	$55.3	$3.3	$58.6	$176.3	$235.0
2024	-$19.9	$57.9	$38.0	$173.8	$211.8
2025 YTD	-$27.1	$13.5	-$13.6	$60.6	$47.0

Figure 23. Agency Net Issuance

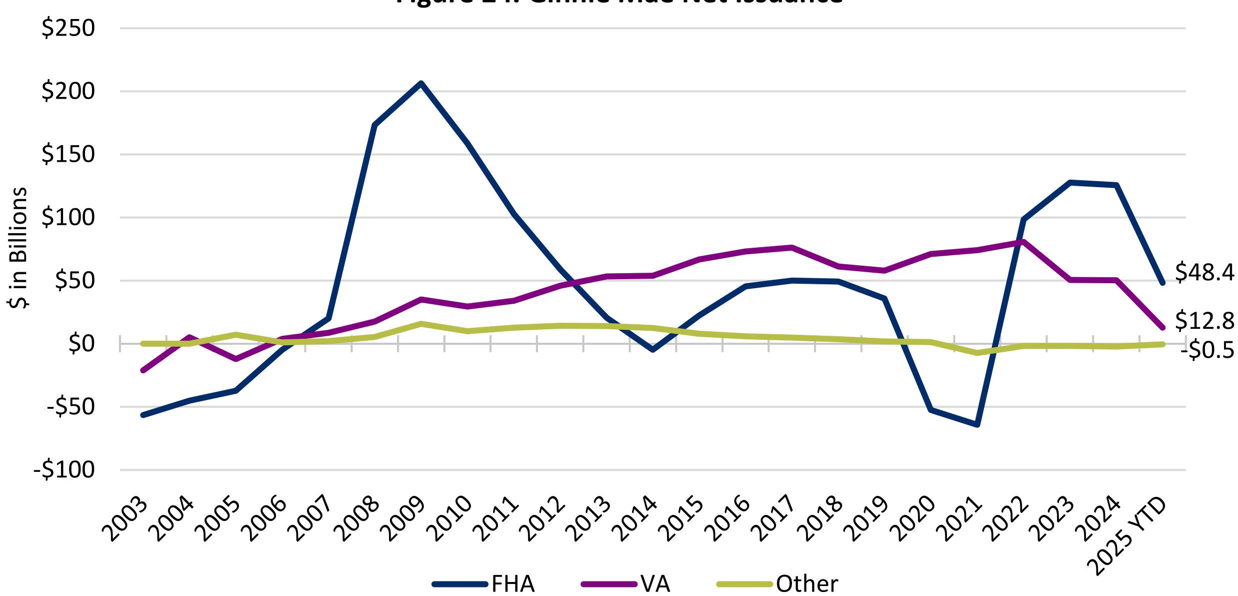


Source: Recursion as of May 2025. Note: Data prior to 2021 was sourced from eMBS and Urban Institute. Numbers are rounded to the nearest hundred million. For sums, like "GSE Total", the values are rounded after the exact underlying values are summed. As a result, some sums may not appear to match the sum of their rounded component values.

Table 5. Ginnie Mae Net Issuance Collateral Composition ($ in Billions)

Issuance Year	FHA	VA	Other	Total
2003	-$56.5	-$21.1	$0.0	-$77.6
2004	-$45.2	$5.1	$0.0	-$40.1
2005	-$37.3	-$12.1	$7.2	-$42.2
2006	-$4.7	$3.8	$1.2	$0.2
2007	$20.2	$8.7	$2.0	$30.9
2008	$173.3	$17.7	$5.4	$196.4
2009	$206.4	$35.1	$15.8	$257.4
2010	$158.6	$29.6	$10.0	$198.3
2011	$102.8	$34.0	$12.8	$149.6
2012	$58.9	$45.9	$14.3	$119.1
2013	$20.7	$53.3	$13.9	$87.9
2014	-$4.8	$53.9	$12.5	$61.6
2015	$22.5	$66.9	$7.9	$97.3
2016	$45.6	$73.2	$6.0	$124.9
2017	$50.1	$76.1	$5.0	$131.2
2018	$49.2	$61.2	$3.5	$113.9
2019	$35.9	$58.0	$1.9	$95.7
2020	-$52.5	$71.0	$1.3	$19.9
2021	-$64.2	$74.2	-$7.3	$2.7
2022	$98.5	$80.7	-$1.7	$177.4
2023	$127.7	$50.4	-$1.8	$176.3
2024	$125.8	$50.2	-$2.3	$173.8
2025 YTD	$48.4	$12.8	-$0.5	$60.6

Figure 24. Ginnie Mae Net Issuance



Source: Recursion as of May 2025. Note: Data prior to 2021 was sourced from eMBS and Urban Institute. Numbers are rounded to the nearest hundred million. "Other" refers to loans insured by HUD's Office of Public and Indian Housing and the Department of Agriculture's Rural Development. Numbers are rounded to the nearest hundred million. For sums, like "Total", the values are rounded after the exact underlying values are summed. As a result, some sums may not appear to match the sum of their rounded component values.

5.3 Monthly Issuance Breakdown

Agency net issuance for the month of May 2025 was approximately $15.6 billion, which represents approximately $16.2 billion increase MtM. Ginnie Mae net issuance was $17.6 billion in May 2025, a $7.3 billion increase from April. Ginnie Mae's $45.9 billion gross issuance in May 2025, seen in **Table 6**, increased roughly $5.6 billion from the prior month and was approximately $8.7 billion above the average monthly issuance in 2024.

Table 6. Agency Issuance ($ in Billions)

	Agency Gross Issuance Amount (in $ Billions)					Agency Net Issuance Amount (in $ Billions)				
Month	Fannie Mae	Freddie Mac	GSEs	Ginnie Mae	Total	Fannie Mae	Freddie Mac	GSEs	Ginnie Mae	Total
May-22	$54.7	$43.7	$98.4	$45.0	$143.4	$13.6	$12.5	$26.1	$15.5	$41.6
Jun-22	$54.5	$42.0	$96.5	$43.6	$140.1	$14.8	$10.7	$25.5	$16.0	$41.5
Jul-22	$46.8	$40.3	$87.1	$42.4	$129.5	$12.1	$14.4	$26.5	$18.0	$44.5
Aug-22	$39.8	$46.3	$86.1	$40.3	$126.4	$4.8	$19.8	$24.6	$16.2	$40.8
Sep-22	$39.3	$38.2	$77.5	$39.9	$117.4	$7.6	$13.9	$21.5	$18.3	$39.8
Oct-22	$34.1	$26.1	$60.2	$35.5	$95.7	$5.8	$4.7	$10.5	$17.3	$27.8
Nov-22	$25.7	$22.7	$48.4	$33.6	$82.0	$0.3	$3.5	$3.8	$18.3	$22.1
Dec-22	$24.9	$25.5	$50.4	$28.8	$79.2	$0.2	$6.6	$6.8	$14.0	$20.8
Jan-23	$25.7	$22.4	$48.1	$27.1	$75.2	$3.4	$5.3	$8.7	$14.1	$22.8
Feb-23	$18.9	$16.5	$35.4	$22.7	$58.1	-$4.4	-$1.4	-$5.8	$8.6	$2.8
Mar-23	$23.6	$19.2	$42.8	$26.2	$69.0	-$4.4	-$2.4	-$6.8	$8.7	$1.9
Apr-23	$27.7	$21.0	$48.7	$31.6	$80.3	$1.4	$0.6	$2.0	$15.0	$17.0
May-23	$30.4	$29.0	$59.4	$32.6	$92.0	$0.6	$6.0	$6.6	$13.5	$20.1
Jun-23	$33.5	$32.9	$66.4	$37.5	$103.9	$3.1	$9.3	$12.4	$17.8	$30.2
Jul-23	$31.7	$27.9	$59.6	$36.3	$95.9	$3.6	$5.9	$9.5	$18.0	$27.5
Aug-23	$27.8	$27.9	$55.7	$36.5	$92.2	-$1.5	$4.8	$3.3	$17.2	$20.5
Sep-23	$28.1	$31.1	$59.2	$35.1	$94.3	$1.9	$10.7	$12.6	$18.6	$31.2
Oct-23	$28.2	$24.5	$52.7	$32.1	$84.8	$2.6	$4.5	$7.1	$17.0	$24.1
Nov-23	$23.8	$25.3	$49.1	$30.5	$79.5	-$0.1	$6.5	$6.4	$15.2	$21.6
Dec-23	$20.9	$23.9	$44.8	$27.3	$72.1	-$2.9	$5.4	$2.5	$12.6	$15.0
Jan-24	$23.3	$17.7	$41.1	$27.1	$68.2	-$0.3	-$0.6	-$0.9	$10.4	$9.5
Feb-24	$20.5	$17.7	$38.1	$29.6	$67.7	-$4.2	-$1.7	-$5.9	$11.3	$5.5
Mar-24	$21.3	$25.3	$46.6	$31.2	$77.8	-$5.5	$3.9	-$1.7	$12.4	$10.7
Apr-24	$25.0	$26.3	$51.4	$33.8	$85.2	-$3.8	$3.4	-$0.3	$14.1	$13.8
May-24	$26.6	$29.0	$55.6	$35.7	$91.4	-$3.7	$4.5	$0.7	$14.5	$15.3
Jun-24	$33.3	$27.3	$60.6	$35.3	$95.9	$4.2	$3.9	$8.1	$15.0	$23.1
Jul-24	$32.6	$26.6	$59.2	$38.2	$97.4	$1.9	$2.0	$3.9	$15.4	$19.3
Aug-24	$34.4	$35.7	$70.0	$39.8	$109.8	$3.5	$10.5	$14.0	$13.6	$27.6
Sep-24	$25.4	$31.9	$57.3	$43.3	$100.6	-$4.6	$7.1	$2.5	$15.1	$17.6
Oct-24	$29.9	$36.1	$66.0	$43.7	$109.7	-$5.7	$5.6	-$0.1	$10.7	$10.5
Nov-24	$29.6	$39.7	$69.3	$48.1	$117.4	$0.1	$15.5	$15.6	$23.1	$38.7
Dec-24	$26.8	$27.5	$54.3	$41.3	$95.6	-$1.9	$3.9	$2.0	$18.3	$20.3
Jan-25	$27.7	$32.9	$60.6	$38.1	$98.7	$1.5	$11.3	$12.8	$16.5	$29.3
Feb-25	$19.9	$22.8	$42.7	$32.0	$74.7	-$6.0	$1.4	-$4.6	$11.3	$6.6
Mar-25	$21.5	$25.3	$46.7	$31.1	$77.8	-$9.0	$0.0	-$8.9	$5.0	-$3.9
Apr-25	$23.8	$26.2	$50.0	$40.3	$90.3	-$8.9	-$2.0	-$10.9	$10.2	-$0.6
May-25	$28.0	$30.6	$58.6	$45.9	$104.5	-$4.8	$2.8	-$2.0	$17.6	$15.6

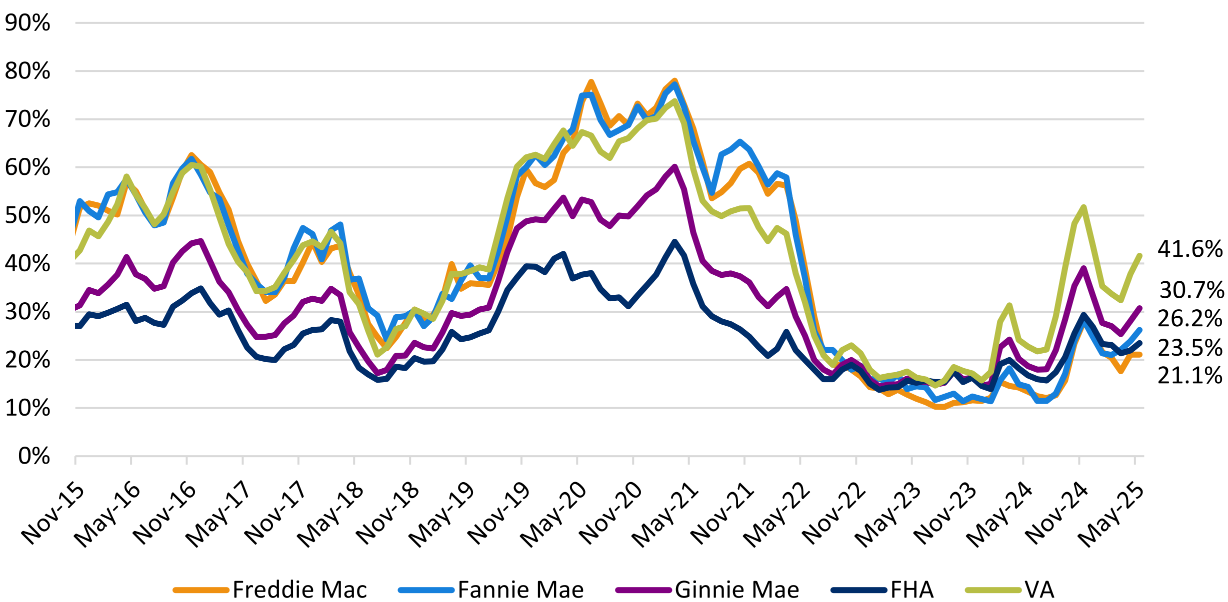
Source: Data for Gross and Net Issuance was sourced from Fannie Mae, Freddie Mac, and Ginnie Mae loan level disclosure files as of May 2025. Note: Net issuance is defined here as the difference between prior period UPB and current period UPB. Beginning with the October 2021 GMAR, the Fannie Mae and Freddie Mac net issuance data is updated to reflect the current UPB of the portfolios. May 2022 through May 2025 GMAR net issuance data reflect the UPB at security issuance for Fannie Mae and Freddie Mac. Numbers are rounded to the nearest hundred million.

5.4 Percent Refi at Issuance – Single-Family

Refinance collateral volume increased approximately 9.6% MoM for Ginnie Mae as of month-end May 2025.

- Freddie Mac's refinance percentage remained unchanged at 21.1% in May 2025.
- Fannie Mae's refinance percentage increased to 26.2% in May 2025, up from 23.9% in April 2025.
- Ginnie Mae's refinance percentage increased to 30.7% in May 2025, up from 28.1% in April 2025.
- FHA's refinance percentage increased to 23.5% in May 2025, up from 21.9% in April 2025.
- VA's refinance percentage increased to 41.6% in May 2025, up from 37.9% in April 2025.

Figure 25. Percent Refinance – Single-Family



Source: Recursion as of May 2025. Note: Numbers are rounded to nearest tenth.

6 AGENCY SINGLE-FAMILY MBS OUTSTANDING

6.1 Outstanding Single-Family Agency MBS

As of month-end May 2025, outstanding Agency Single-Family MBS totaled $9.10 trillion: 38.8% Fannie Mae, 33.2% Freddie Mac, and 28.0% Ginnie Mae. Over the past twelve months, Freddie Mac's total outstanding MBS increased by approximately 2.1%, and Ginnie Mae's increased by 7.2%. Fannie Mae's total outstanding MBS decreased by 0.8% in the same period. Fannie Mae's outstanding MBS volume remains larger than Freddie Mac's and Ginnie Mae's outstanding MBS volume by approximately $508 billion and $987 billion, respectively.

Ginnie Mae's MBS collateral composition has changed over time as shown in **Figure 27.** In May 2020, 58.0% of Ginnie Mae's outstanding collateral was FHA and 36.2% was VA. As of month-end May 2025, FHA collateral comprised 56.2% of Ginnie Mae MBS outstanding, and VA collateral comprised 39.9% of Ginnie Mae MBS outstanding.

Figure 26. Outstanding Single-Family Agency Mortgage-Backed Securities

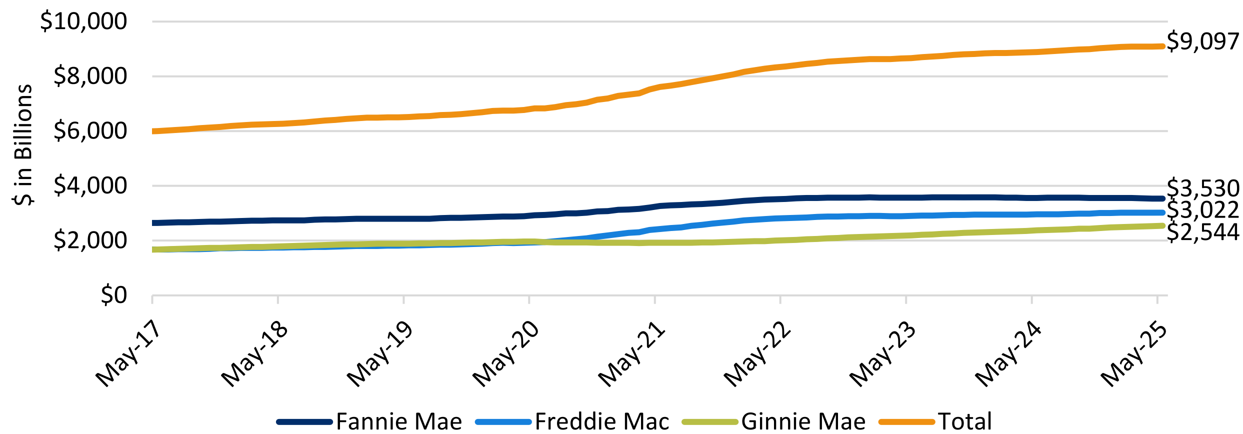
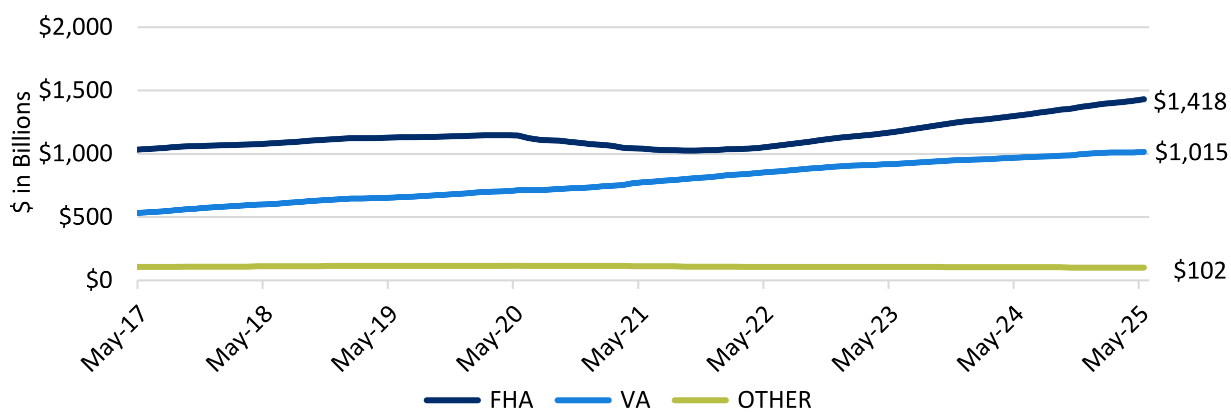


Figure 27. Composition of Outstanding Single-Family Ginnie Mae Mortgage-Backed Securities



Source: Recursion as of May 2025. Note: Data is rounded to nearest billion. Ginnie Mae composition may not add up to total outstanding amount due to rounding.

6.2 Origination Volume and Share Over Time

First lien mortgage loan origination volume decreased in Q1 2025, with approximately $355 billion in originations, which represents a decrease in issuance of 22.8% from Q4 2024. The government mortgage loan share of total originations increased from 27.4% to 29.6% in Q1 2025, while portfolio origination decreased from 27.1% to 22.8%.

Figure 28. First Lien Origination Volume

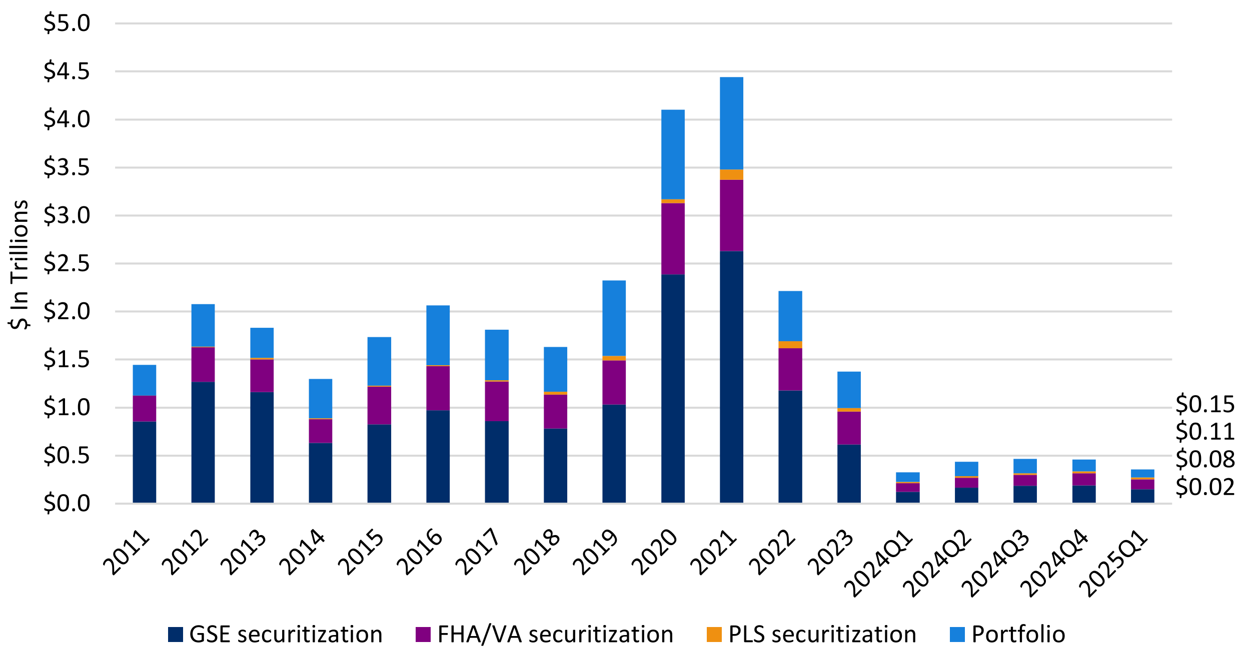
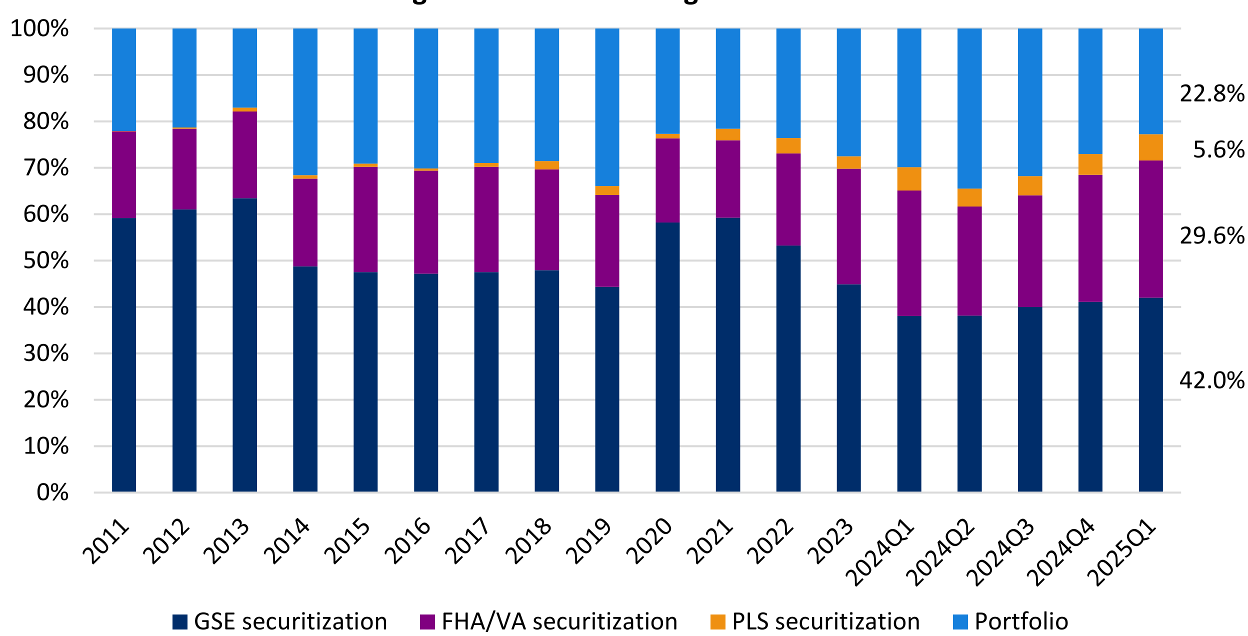


Figure 29. First Lien Origination Share



Source: Inside Mortgage Finance Publications, Copyright 2025 Used with permission. Origination volume may not add up due to rounding.

6.3 Agency Issuance and Agency Outstanding by State

Ginnie Mae MBS represent approximately 40% of Agency issuance over the past year. Ginnie Mae's share of total Agency MBS outstanding by unpaid principal balance (UPB) is 28%. Ginnie Mae's share of collateral for new Agency MBS issuance varies across states, with the largest share by UPB being in Mississippi (63%) and the smallest in the Virgin Islands (22%). The highest Ginnie Mae outstanding share of collateral in MBS is in Mississippi (51%) and the lowest in the District of Columbia (15%).

Table 7. Agency Issuance Breakdown by State

	Agency Issuance (past 1 year)				Agency Outstanding (May 2025)			
	GNMA Share by Agency UPB	GNMA Loan Count	GNMA Avg. Loan Size (000)	GSE Avg. Loan Size (000)	GNMA Share by Agency UPB	GNMA Loan Count	GNMA Avg. Loan Size (000)	GSE Avg. Loan Size (000)
National	**40%**	**1,665,329**	**333.39**	**328.51**	**28%**	**11,696,327**	**219.71**	**212.92**
AK	60%	3,926	389.62	331.62	50%	37,819	268.01	218.14
AL	58%	42,092	260.95	260.06	44%	261,909	173.27	179.81
AR	49%	21,515	227.70	253.91	41%	147,016	145.18	165.88
AZ	45%	55,778	366.78	365.06	29%	316,762	246.91	230.58
CA	36%	101,004	518.59	505.67	19%	755,473	347.42	315.76
CO	39%	36,972	450.18	432.52	26%	234,167	315.34	281.18
CT	30%	10,845	326.68	330.51	26%	109,587	210.14	210.09
DC	25%	1,101	587.90	483.01	15%	9,730	401.28	342.40
DE	40%	7,076	319.45	331.77	33%	55,989	214.91	214.26
FL	49%	161,396	345.51	336.57	36%	974,996	237.06	219.37
GA	49%	85,686	307.47	334.38	37%	544,052	200.76	213.10
HI	47%	3,811	673.07	570.59	34%	35,606	476.29	355.36
IA	33%	11,972	222.18	220.62	24%	88,178	144.74	148.62
ID	41%	11,786	380.11	350.57	27%	71,860	247.10	227.81
IL	27%	44,490	248.56	283.04	23%	387,077	167.12	180.36
IN	41%	44,239	234.64	237.16	32%	299,023	148.57	155.27
KS	40%	14,621	234.32	249.67	31%	100,776	151.64	166.21
KY	49%	26,890	237.46	239.34	38%	178,920	156.10	158.10
LA	57%	27,798	230.45	248.06	44%	219,863	164.26	175.12
MA	26%	14,906	449.23	442.20	18%	121,927	300.68	268.10
MD	47%	37,786	399.19	374.45	36%	311,521	275.04	248.41
ME	36%	5,468	299.66	318.49	27%	39,936	190.89	196.21
MI	29%	36,694	227.61	244.23	22%	288,817	143.07	157.55
MN	24%	18,280	292.96	302.11	19%	165,019	191.91	199.30
MO	40%	37,262	239.69	252.03	31%	258,134	153.98	164.73
MS	63%	19,091	233.59	234.08	51%	134,021	155.58	161.91
MT	39%	4,776	375.15	349.52	26%	33,812	228.58	219.86
NC	44%	77,937	303.27	323.76	32%	456,274	197.25	208.34
ND	41%	2,513	291.56	273.21	26%	17,775	201.62	181.49
NE	38%	9,262	264.82	251.26	28%	67,768	164.24	163.68
NH	29%	4,910	385.11	368.94	23%	39,532	240.73	220.57
NJ	30%	28,232	394.03	406.81	23%	243,132	255.46	256.27
NM	52%	13,415	294.30	290.81	41%	101,832	182.60	182.13
NV	47%	23,710	398.82	372.89	34%	150,398	271.18	240.35
NY	24%	26,923	355.87	369.16	21%	317,122	222.87	249.83
OH	37%	58,720	230.01	234.25	31%	447,846	141.84	152.73
OK	54%	28,299	238.67	241.13	44%	201,809	154.13	165.54
OR	34%	17,301	398.18	397.45	21%	121,066	271.80	255.43
PA	31%	42,763	246.25	281.81	26%	403,920	156.03	184.00
RI	42%	4,597	406.56	368.02	33%	38,437	253.76	215.97
SC	50%	47,161	296.84	293.39	38%	267,160	202.48	196.60
SD	44%	4,497	289.50	267.57	32%	31,366	188.57	178.24
TN	47%	51,519	310.85	316.98	34%	294,593	199.90	211.53
TX	45%	190,308	313.09	334.41	35%	1,253,151	205.39	220.54
UT	38%	19,354	429.72	421.44	22%	110,147	293.12	268.24
VA	50%	60,869	392.07	377.06	38%	468,730	268.43	249.83
VI	22%	55	464.61	470.85	23%	796	264.72	309.10
VT	25%	1,342	296.33	304.45	19%	12,499	188.31	183.43
WA	35%	34,079	456.27	455.70	23%	248,294	304.34	292.13
WI	26%	17,561	262.54	265.84	19%	129,331	167.15	164.39
WV	56%	8,723	237.18	213.41	47%	65,165	154.21	145.86
WY	50%	4,018	323.74	300.73	37%	26,194	218.84	201.90

Source: Recursion as of May 2025. Note: Outstanding balance based on loan balance as of May 2025. Values above are based on loan level disclosure data, thus excluding loan balances for first 6 months that loans are in a pool. This accounts for the difference in share of outstanding MBS represented above & in Outstanding Single-Family Agency MBS.

6.4 Outstanding Ginnie Mae MBS Volume by Coupon and Vintage Over Time

As of month-end May 2025, the weighted average coupon (WAC) on outstanding Ginnie Mae MBS increased from 3.90% in April 2025 to 3.93% as seen in **Figure 30**. **Figure 31** illustrates that loans originated since 2019 account for approximately 86% of Ginnie Mae MBS collateral outstanding.

Figure 30. Outstanding Ginnie Mae MBS Balance, by Coupon

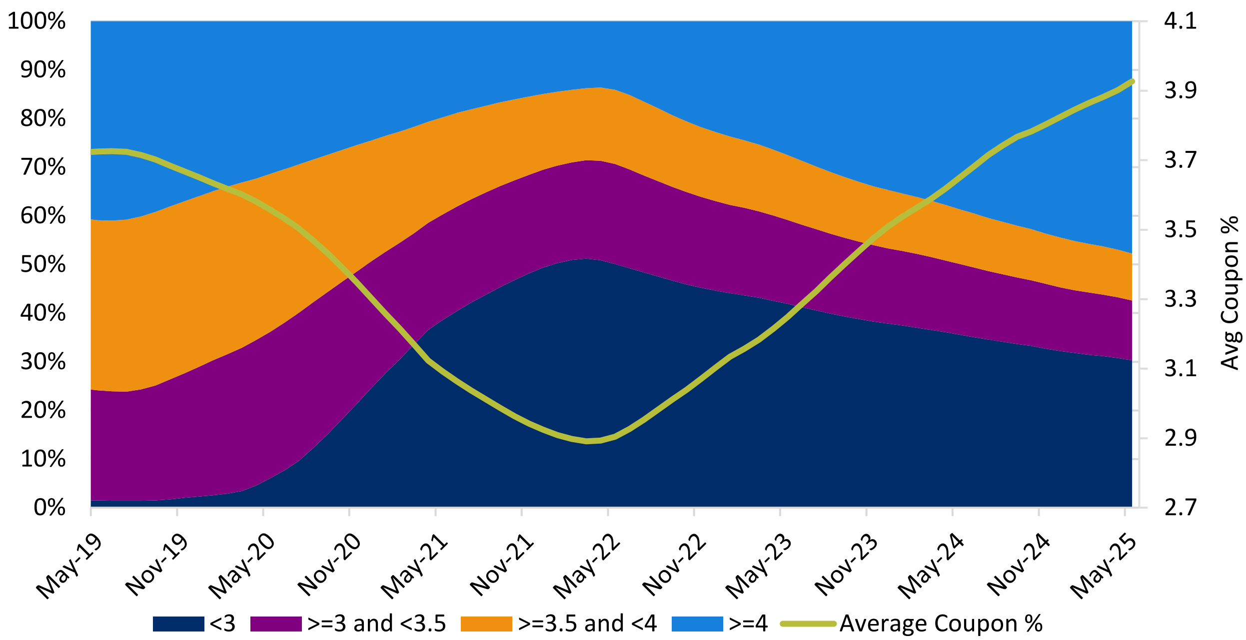
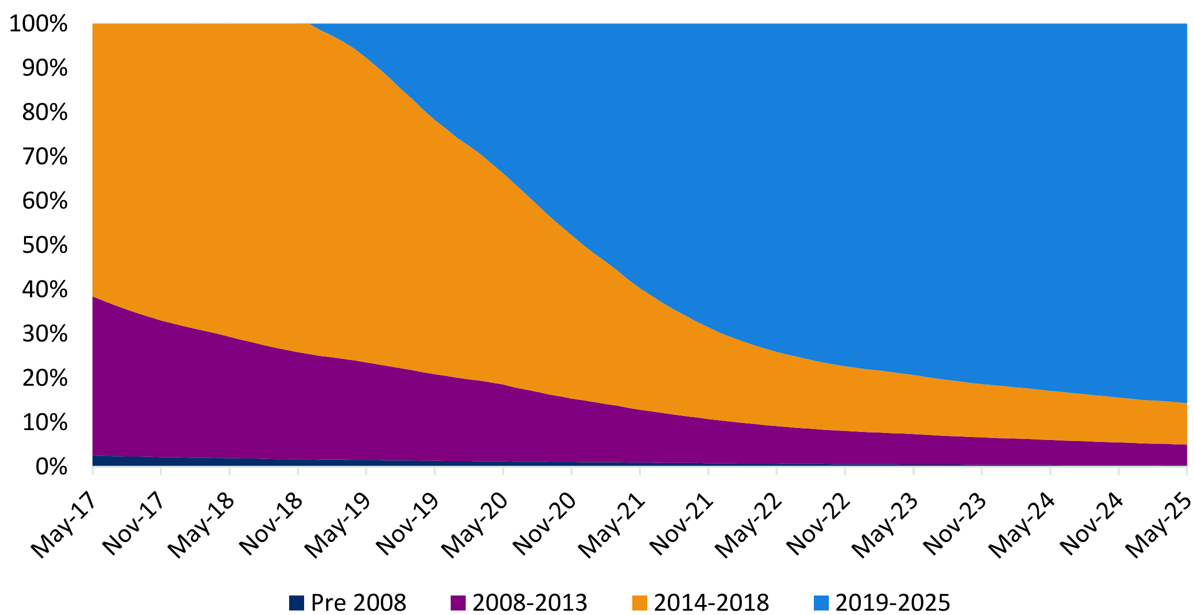


Figure 31. Outstanding Ginnie Mae MBS Balance, by Vintage



Source: Recursion as of May 2025. Note: May 2025 data points reflect the current composition of balances by coupon and vintage; factor data is not applied to prior date balance compositions. Average coupon is weighted by remaining principal balance.

7 AGENCY REMIC SECURITIES

7.1 Monthly Production of Ginnie Mae Single-Family and Multifamily REMICs

Ginnie Mae Single-Family and Multifamily Real Estate Mortgage Investment Conduit (REMIC) issuance volume for the month of May 2025 was approximately $15.9 billion. This represents a 3.0% MoM decrease from $16.4 billion in April 2025, and a 50.5% increase YoY from $10.6 billion in May 2024. Approximately $1.4 billion of May 2025 REMIC issuance volume were Multifamily MBS, and approximately $12.4 billion were Single-Family MBS. Roughly $1.5 billion of previously securitized REMICs were re-securitized into new REMIC deals in May 2025.

Figure 32. Ginnie Mae Single-Family and Multifamily REMIC Issuance ($ in Billions)

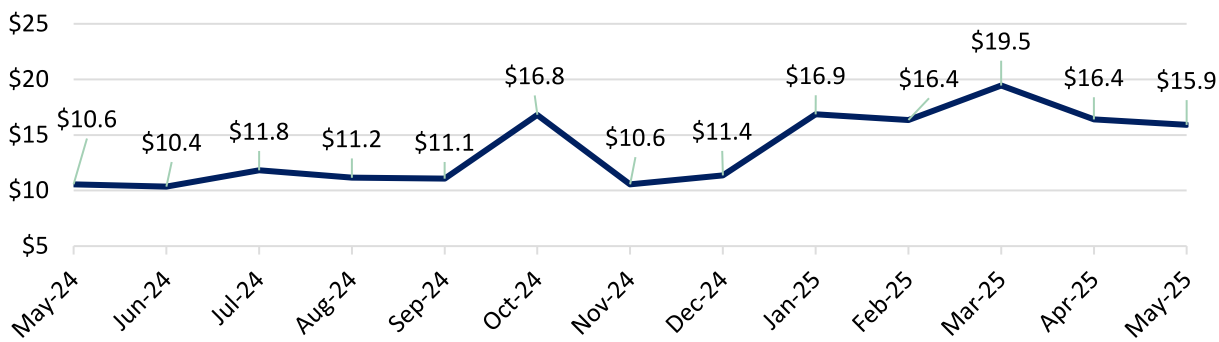


Table 8. May 2025 REMIC Collateral Coupon Distribution

Net Coupon (%)	Principal ($MM) for MBS Deals	Principal ($MM) for Re-REMIC	Principal % for MBS Deals	Principal % for Re-REMIC
Multifamily				
<2.01	-	$1,260.6	-	47.8%
5.01-6.01	$1,374.7	-	52.2%	-
Subtotal	**$1,374.7**	**$1,260.6**	**52.2%**	**47.8%**
Single-Family				
<2.01	-	$16.5	-	0.1%
2.51-3.01	$157.5	$38.8	1.2%	0.3%
3.01-3.51	$159.6	-	1.2%	-
3.51-4.01	$34.1	-	0.3%	-
4.01-4.51	$118.4	$55.7	0.9%	0.4%
4.51-5.01	$156.7	$147.8	1.2%	1.1%
5.01-5.51	$1,173.7	$16.5	8.8%	0.1%
5.51-6.01	$8,238.5	$10.1	62.1%	0.1%
6.01-6.51	$2,502.0	-	18.9%	-
6.51-7.01	$384.6	-	2.9%	-
>7.01	$58.0	-	0.4%	-
Subtotal	**$12,983.1**	**$285.4**	**97.8%**	**2.2%**
Grand Total [5]	**$14,357.8**	**$1,546.0**	**90.3%**	**9.7%**

Source: Ginnie Mae disclosure files as of May 2025. Note: REMIC Collateral Coupon Distribution includes total issuance per book face or Offering Circular Supplement (OCS).

[5] *Totals may not sum due to rounding. Percents are calculated using a weighted average.*

7.2 REMIC Market Snapshot

- In May 2025, Ginnie Mae's total Single-Family, Multifamily, and HMBS REMIC issuance totaled $16.7 billion, a 1.5% or $0.2 billion decrease MoM.
- In May 2025, total Single-Family and Multifamily issuance across the three Agencies decreased 0.2% or $58 million MoM.
- In May 2025, Ginnie Mae, Fannie Mae, and Freddie Mac saw a decrease in their Single-Family REMIC issuance collateral coupons of 4 bps, 5 bps, and 4 bps respectively.
- In May 2025, Ginnie Mae saw an increase in their Multifamily REMIC issuance collateral coupon of 10 bps, while Freddie Mac saw a decrease of 49 bps. Fannie Mae saw a decrease of 57 bps since their last Multifamily issuance in January 2025.

Figure 33. May 2025 REMIC Issuance by Agency ($ in Billions)

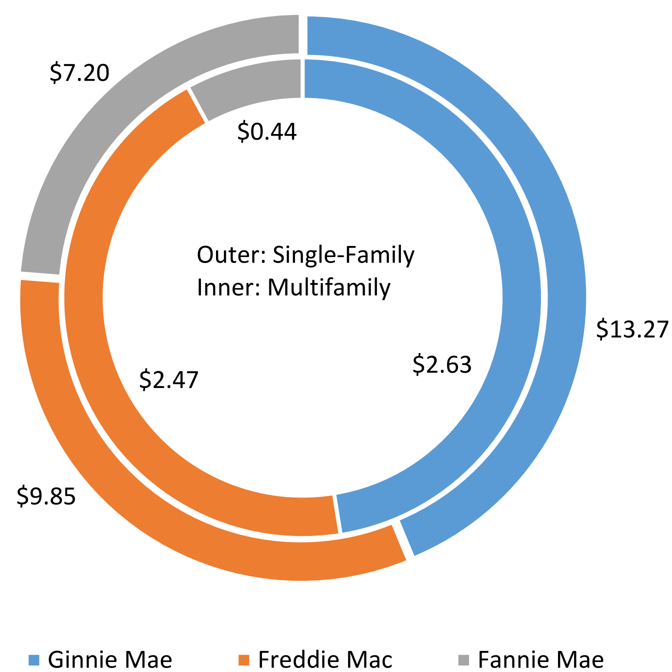


Table 9. May 2025 REMIC Issuance by Agency

	SF REMIC Issuance Volume ($B)	% of SF REMIC Issuance Volume	Number of SF REMIC Transactions	MF REMIC Issuance Volume ($B)	% of MF REMIC Issuance Volume	Number of MF REMIC Transactions
Ginnie Mae	$13.27	44%	11	$2.63	47%	7
Freddie Mac	$9.85	32%	11	$2.47	45%	4
Fannie Mae	$7.20	24%	11	$0.44	8%	1
Total [6]	**$30.32**	**100%**	**33**	**$5.54**	**100%**	**12**

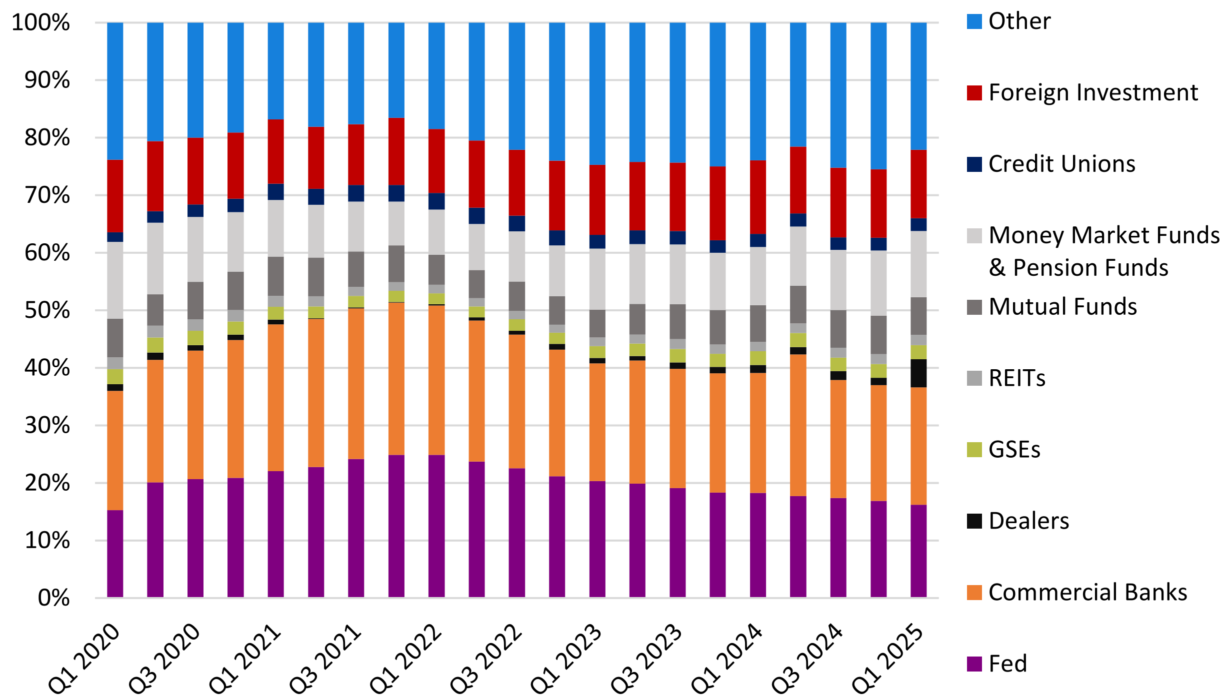
Source: Relay & FDS files posted to Ginnie Mae, Fannie Mae, and Freddie Mac.

[6] *Totals may not sum due to rounding.*

8 MBS OWNERSHIP

In Q1 2025, the largest holders of Agency Debt included commercial banks (20%), the Fed (16%), and foreign investors (12%). The Fed's share decreased slightly quarter over quarter (QoQ). Out of the approximately $2.67 trillion in holdings as of the end of May 2025, roughly $2.01 trillion was held by the top 25 domestic banks per **Table 10** below.

Figure 34. Who Owns Total Agency Debt?



Source: Federal Reserve Flow of Funds as of Q1 2025. Note: The "Other" category includes primarily life insurance companies, state and local governments, households, and nonprofits.

8.1 Commercial Bank Holdings of Agency MBS

Table 10. Commercial Bank Holdings of Agency MBS

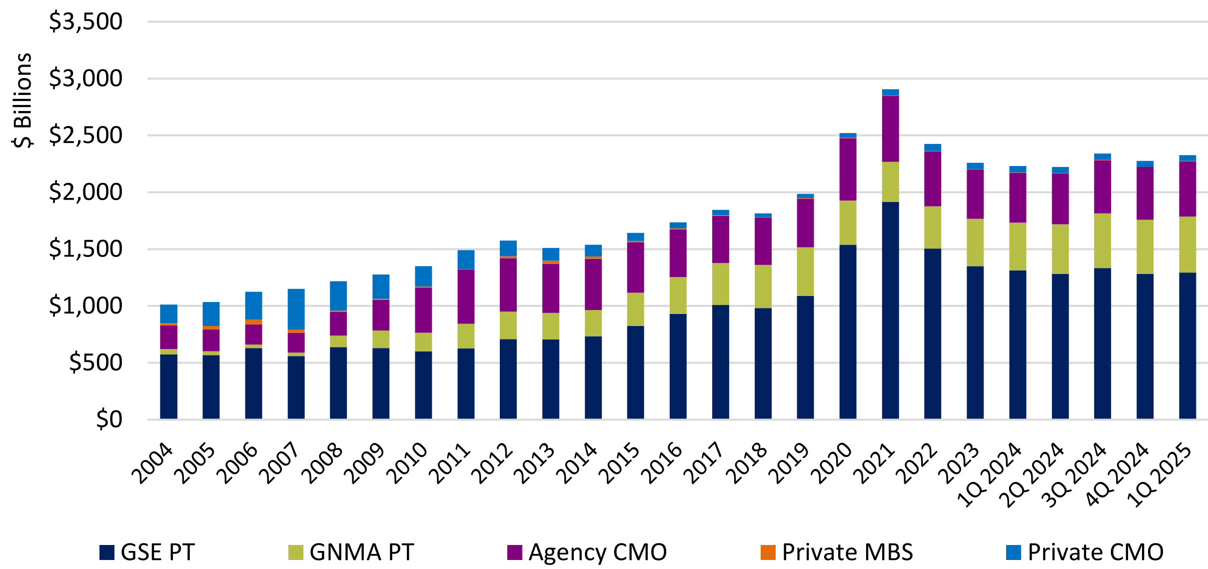
	Commercial Bank Holdings ($ in Billions)								
	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25
Largest 25 Domestic Banks	$1,549.5	$1,994.3	$1,992.1	$1,989.6	$1,992.3	$1,979.2	$2,004.9	$2,005.1	$2,007.5
Small Domestic Banks	$612.9	$621.1	$615.4	$612.6	$611.6	$615.6	$612.4	$616.3	$621.1
Foreign Related Banks	$36.3	$37.3	$40.5	$40.0	$41.1	$41.5	$41.3	$41.4	$43.4
Total, Seasonally Adjusted	**$2,198.7**	**$2,652.7**	**$2,648.0**	**$2,642.2**	**$2,645.0**	**$2,636.3**	**$2,658.6**	**$2,662.8**	**$2,672.0**

Source: Federal Reserve Bank as of May 2025. Note: Small domestic banks include all domestically chartered commercial banks not included in the top 25.

8.2 Bank and Thrift Residential MBS Holdings

Total MBS holdings at banks and thrifts increased approximately 2.2% from Q4 2024 to Q1 2025. As of Q1 2025, banks and thrifts held $2.33 trillion in MBS, $1.29 trillion GSE pass-throughs (PT), and $494.0 billion Ginnie Mae PT. Ginnie Mae PT holdings marked the largest increase over the past year, increasing 17.62% from Q1 2024. Private MBS holdings at banks and thrifts marked the largest change from QoQ as well as YoY, increasing approximately 12.2% and 23.9%, respectively.

Figure 35. All Banks and Thrifts MBS Holdings ($ in Billions)



Source: Inside Mortgage Finance Publications, Copyright 2025 Used with permission.

Figure 36. All MBS Holdings Banks versus Thrifts ($ in Billions)

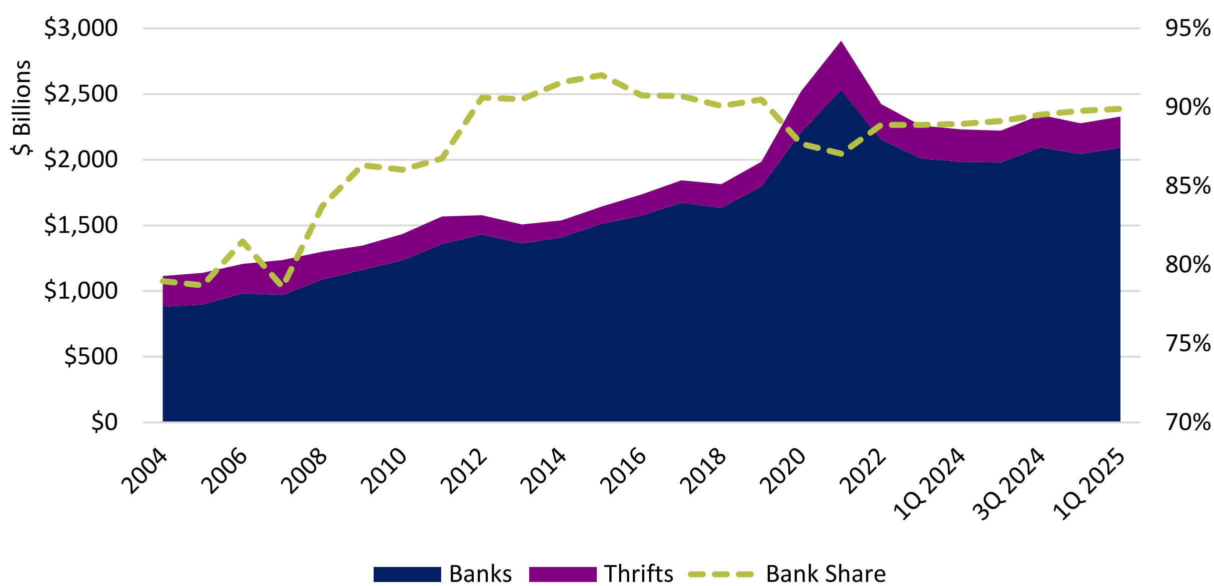


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Table 11. Snapshot of Bank and Thrift MBS Holdings by Quarter

Year	All Banks & Thrifts ($ in Billions)						All MBS ($ in billions)	
	Total	GNMA PT	GSE PT	Private MBS	Agency CMO	Private CMO	Banks	Thrifts
1Q 2024	$2,231.79	$420.02	$1,312.08	$2.15	$440.85	$56.59	$1,985.09	$246.71
2Q 2024	$2,222.29	$438.18	$1,281.26	$2.15	$448.02	$52.68	$1,980.34	$241.95
3Q 2024	$2,339.96	$481.37	$1,333.33	$2.56	$467.97	$54.72	$2,094.96	$245.00
4Q 2024	$2,277.21	$475.51	$1,282.70	$2.38	$462.97	$53.65	$2,044.41	$232.80
1Q 2025	$2,327.81	$494.03	$1,292.69	$2.67	$485.61	$52.81	$2,092.38	$235.44
Change:								
4Q24-1Q25	2.2%	3.9%	0.8%	12.2%	4.9%	-1.6%	2.5%	1.1%
1Q24-1Q25	4.3%	17.6%	-1.5%	23.9%	10.2%	-6.8%	5.4%	-4.6%

Source: Inside Mortgage Finance Publications, Copyright 2025 Used with permission. Note: Data represent fair value of assets in held-to-maturity and available-for-sale accounts. Thrift MBS holdings prior to June 2009 include commercial MBS. Totals may not sum due to rounding.

Table 12. Top 20 Bank and Thrift Residential MBS Investors ($ in Millions)

Rank	Institution	Total	GSE PT	GNMA PT	Agency CMO	Non-Agency	Share	1Q24-1Q25
1	Bank of America Corporation	$396,527.0	$313,642.0	$57,838.0	$24,132.0	$915.0	17.0%	-3.4%
2	Wells Fargo & Company	$288,800.0	$174,391.0	$105,120.0	$9,232.0	$57.0	12.4%	18.9%
3	JPMorgan Chase & Co.	$149,639.0	$73,547.0	$62,583.0	$448.0	$13,061.0	6.4%	4.2%
4	Charles Schwab	$125,523.3	$69,912.4	$4,547.3	$51,063.5	$0.0	5.4%	-11.6%
5	U.S. Bancorp	$97,518.5	$52,972.0	$36,021.0	$8,525.5	$0.0	4.2%	2.1%
6	Citigroup Inc.	$91,451.0	$57,775.0	$31,168.0	$1,776.0	$732.0	3.9%	-2.8%
7	Truist Bank	$90,704.0	$38,925.0	$24,840.0	$26,939.0	$0.0	3.9%	-6.6%
8	PNC Bank	$67,986.2	$51,278.8	$4,218.2	$11,673.3	$815.8	2.9%	2.6%
9	Capital One Financial	$66,279.1	$32,061.9	$13,228.7	$20,704.0	$284.6	2.8%	6.8%
10	Morgan Stanley	$47,163.0	$27,176.0	$8,165.0	$11,704.0	$118.0	2.0%	-2.3%
11	Bank of New York Mellon	$46,357.0	$31,586.0	$4,129.0	$9,197.0	$1,445.0	2.0%	6.9%
12	State Street Bank and Trust Company	$36,769.0	$12,346.0	$11,045.0	$10,903.0	$2,475.0	1.6%	1.3%
13	USAA Federal Savings Bank	$32,702.0	$27,402.0	$1,557.0	$3,743.0	$0.0	1.4%	-7.5%
14	KeyBank	$32,454.0	$6,826.3	$12,283.8	$13,343.9	$0.0	1.4%	35.2%
15	Citizens Bank	$32,124.5	$14,126.0	$8,482.1	$9,516.4	$0.0	1.4%	13.5%
16	BMO Harris Bank	$24,873.9	$3,393.0	$5,198.6	$16,282.3	$0.0	1.1%	-10.6%
17	Huntington National Bank	$24,740.0	$9,506.8	$7,704.2	$7,420.4	$108.6	1.1%	-4.7%
18	HSBC Bank USA	$24,406.0	$2,835.9	$17,187.1	$4,382.4	$0.5	1.0%	2.4%
19	Goldman Sachs Bank	$24,360.0	$0.0	$24,360.0	$0.0	$0.0	1.0%	262.0%
20	Regions Bank	$23,155.0	$17,004.0	$4,022.0	$2,129.0	$0.0	1.0%	24.8%
Total	**Top 20**	**$1,723,532.5**	**$1,016,707.1**	**$443,698.1**	**$243,114.7**	**$20,012.6**	**74.0%**	**1.9%**

Source: Inside Mortgage Finance Publications, Copyright 2025 Used with permission. Note: Totals may not sum due to rounding.

8.3 SOMA Holdings

FOMC and Economic Highlights:

- Federal Open Market Committee Meeting May 7, 2025 Press Release:
  - *"In support of its goals, the Committee decided to maintain the target range for the federal funds rate at 4.25% to 4.50%."*
  - *"The Committee is strongly committed to supporting maximum employment and returning inflation to its 2% objective."*
  - *"Although swings in net exports have affected the data, recent indicators suggest that economic activity has continued to expand at a solid pace."*
  - *"The unemployment rate has stabilized at a low level in recent months, and labor market conditions remain solid. Inflation remains somewhat elevated."*
  - *"Uncertainty about the economic outlook has increased further."*
  - *"The Committee would be prepared to adjust the stance of monetary policy as appropriate if risks emerge that could impede the attainment of the Committee's goals."*
  - *"The Committee's assessments will take into account a wide range of information, including readings on labor market conditions, inflation pressures and inflation expectations, and financial and international developments."*
  - *"The Committee will continue reducing its holdings of Treasury securities and Agency Debt and agency mortgage-backed securities."*

- During his post-meeting Press Conference on May 7, 2025, Fed Chair Powell discussed the rate decision, the approach to considering further rate cuts, and the outlook for the economy/inflation.
  - *"Despite heightened uncertainty, the economy is still in a solid position."*
  - *"The risks of higher unemployment and higher inflation appear to have risen, and we believe that the current stance of monetary policy leaves us well positioned to respond in a timely way to potential economic developments."*
  - *"Private domestic final purchases, or PDFP—which excludes net exports, inventory investment, and government spending—grew at a solid 3% rate in the first quarter, the same as last year's pace."*
  - *"Payroll job gains averaged 155,000 per month over the past three months."*
  - *"The unemployment rate, at 4.2%, remains low and has stayed in a narrow range for the past year."*
  - *"The labor market is not a source of significant inflationary pressures."*
  - *"Inflation has eased significantly from its highs in mid-2022 but remains somewhat elevated relative to our 2% longer-run goal."*
  - *"Beyond the next year or so, however, most measures of longer-term expectations remain consistent with our 2% inflation goal."*
  - *"The new Administration is in the process of implementing substantial policy changes in four distinct areas: trade, immigration, fiscal policy, and regulation. The tariff increases announced so far have been significantly larger than anticipated. All of these policies are still evolving, however, and their effects on the economy remain highly uncertain."*
  - *"For the time being, we are well positioned to wait for greater clarity before considering any adjustments to our policy stance."*

- When asked when the Committee would be comfortable to act on what the data is telling them, Chair Powell said, *"I don't think we know. Look at where we are today…the labor market appears to be solid. Inflation is running just a bit above 2%. So, it's an economy that's been resilient and is in good shape. We're going to be watching the data. We do think we're in a good position to let things evolve and become clearer in terms of what should be the monetary policy response."*
- *"The Administration is entering into negotiations with many countries over tariffs. We'll know more with each week that goes by about where tariffs are going to land, and we'll know what the effects will be when we start to see those things. But for now, it does seem like it's a fairly clear decision for us to wait and see and watch. We can move quickly when it's appropriate."*

SOMA Portfolio Highlights (April 30, 2025 versus May 28, 2025)

- SOMA holdings of domestic securities totaled $6.26 trillion on May 28th (a decrease of $19.7 billion or -0.31% from April 30th). $2.9 billion (14.7% of the total decrease) was in U.S. Treasury holdings and $16.8 billion (85.3% of the total decrease) was in Agency MBS.
- Since the institution of redemption caps in June 2022, SOMA holdings decreased by $2.130 trillion. The total reduction of holdings of U.S. Treasuries was $1.579 trillion and $0.550 trillion for Agency MBS. This represents 95.97% and 45.58% of the total redemption cap over the period for U.S. Treasuries and Agency MBS, respectively. Beginning in April 2025, the FOMC slowed the pace of decline of its securities holdings by reducing the monthly cap on Treasury securities from $25 billion to $5 billion. For Agency MBS, the cap remains unchanged at $35 billion.
- Agency MBS comprise about 34.3% of the total SOMA portfolio. The $16.8 billion monthly decrease was primarily due to MBS principal repayments rather than outright sales and was comprised of a $6.962 billion decrease in Fannie Mae holdings, a $6.166 billion decrease in Freddie Mac holdings, and a $3.644 billion decrease in Ginnie Mae holdings. Since the Fed's QT program began in June 2022, there have been 34 outright sales of Agency MBS specified pools totaling $1.223 billion. In April 2025, the Fed sold $113 million of Ginnie Mae MBS for settlement and no additional sales were made in May.
- Over 99% of SOMA Agency MBS holdings have coupons of 4.5% or lower with an average WAC of 2.501%.
- The redemption cap for SOMA's Agency MBS holdings is set at $35 billion per month. The reduction of $16.8 billion in Agency MBS represents 48% of the monthly liquidation cap.

Table 13. SOMA Holdings as of April 30, 2025 and May 28, 2025 ($ in Billions)

Holdings by Security Type	*April 30, 2025*		*May 28, 2025*		*Month-Over-Month*	
	SOMA Holdings	*% Share*	*SOMA Holdings*	*% Share*	*$ Change*	*% Change[7]*
U.S. Treasuries	$4,106.5	65.37%	$4,103.6	65.53%	-$2.9	-0.07%
Federal Agency Debt	$2.3	0.04%	$2.3	0.04%	$0.0	0.00%
Agency MBS	$2,165.0	34.46%	$2,148.0	34.30%	-$16.8	-0.77%
Agency Commercial MBS	$8.0	0.13%	$8.0	0.13%	$0.0	-0.14%
Total SOMA Holdings	**$6,281.8**	**100.0%**	**$6,262.1**	**100.0%**	**-$19.7**	**-0.31%**

[7] *Figures in $ billions, any change less than $50 million will be expressed as a "$0.0" change in the "$ Change" column.*

Table 14. Outstanding Agency MBS and SOMA Agency MBS Holdings Distribution ($ in Billions)

Agency	May 1, 2025		April 30, 2025		May 28, 2025	
	Singly-Family AMBS Outstanding	% AMBS Outstanding	SOMA AMBS Holdings	% SOMA Holdings	SOMA AMBS Holdings	% SOMA Holdings
Fannie Mae	$3,535.2	38.9%	$889.6	41.1%	$882.6	41.1%
Freddie Mac	$3,019.4	33.3%	$831.9	38.4%	$825.7	38.4%
Ginnie Mae	$2,526.0	27.8%	$443.5	20.5%	$439.8	20.5%
Total	**$9,080.6**	**100.0%**	**$2,165.0**	**100.0%**	**$2,148.2**	**100.0%**

Table 15. SOMA Agency MBS Liquidations from April 30, 2025 to May 28, 2025 ($ in Billions)

	MBS Holdings April 30, 2025	MBS Holdings May 28, 2025	Liquidated Amount	Liquidation Cap[8]	% of Liquidation Cap
Total	$2,165.0	$2,148.0	$16.8	$35.0	48%

Source: New York FED SOMA Holdings https://www.newyorkfed.org/markets/soma-holdings and Recursion as of May 2025. Note: Numbers rounded to nearest tenth.

[8] *The Liquidation cap is per calendar month. This analysis covers a four-week period to maintain consistency with other analyses in this report.*

8.4 Foreign Ownership of MBS

As of month-end April 2025, foreign entities owned approximately $1.31 trillion of Agency MBS, down approximately $15 billion from end-of-year 2024. Total foreign ownership of Single-Family Agency MBS represents roughly 14% of total Agency MBS outstanding. Total foreign ownership excluding Fed Holdings and CMOs represents roughly 22% of total Agency MBS available.

Figure 37. Agency MBS Owned by Foreign Entities Ex-Fed Holdings and CMOs ($ in Billions)

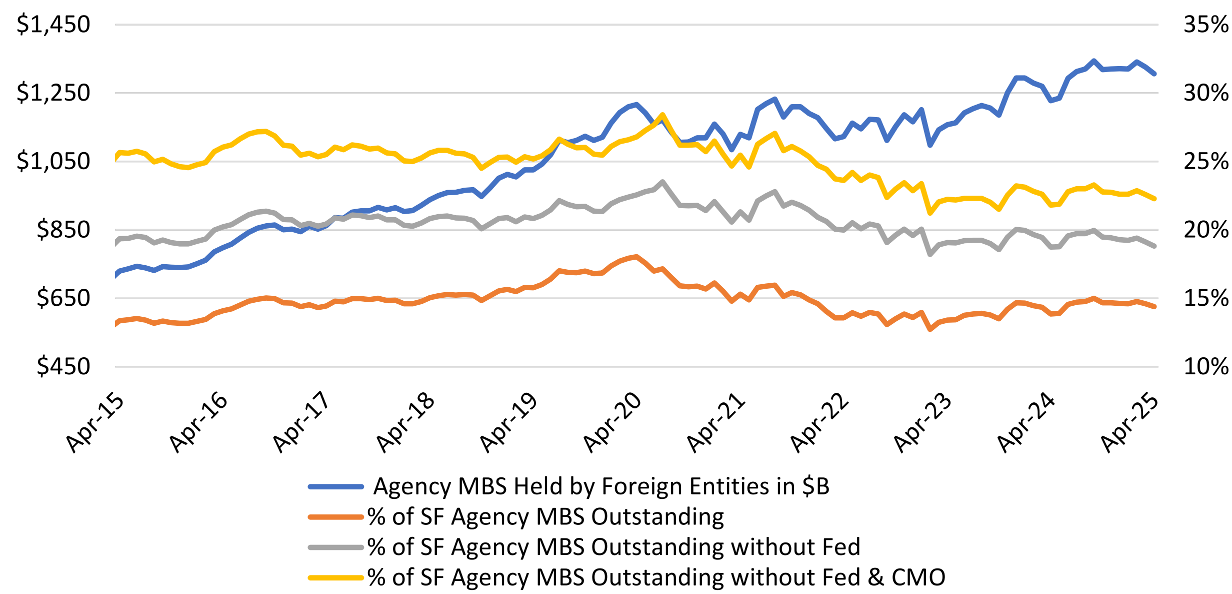
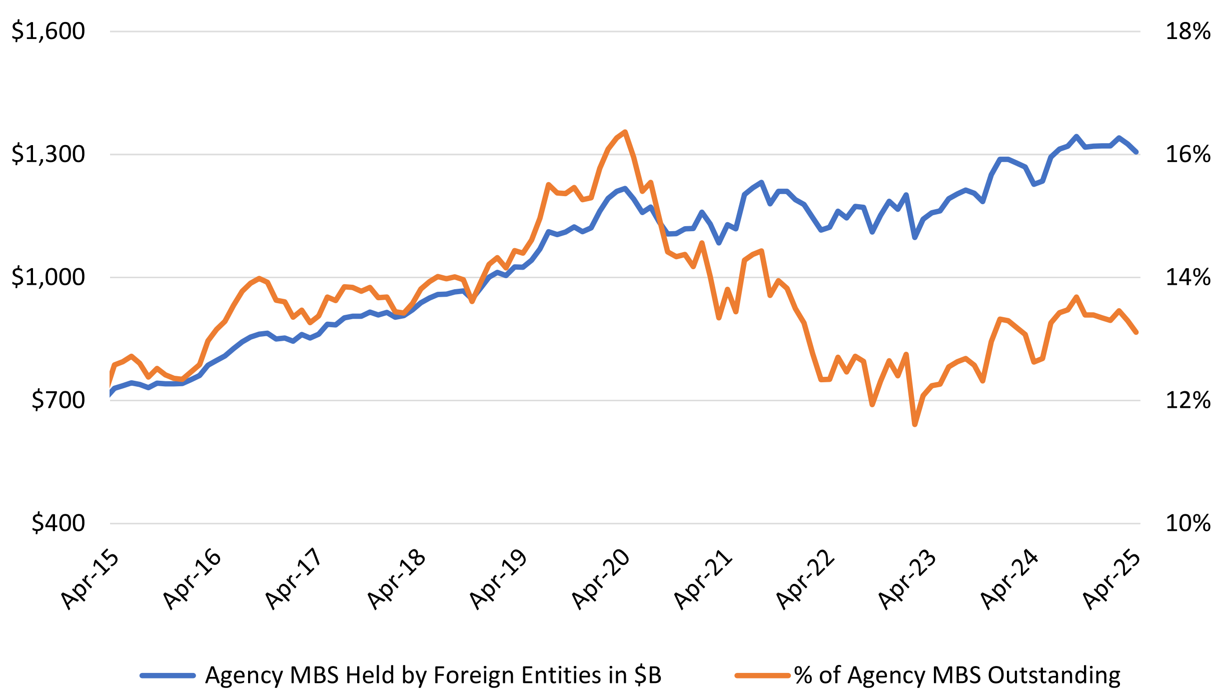


Figure 38. Agency MBS Owned by Foreign Entities ($ in Billions)



Source: TIC and Recursion as of April 2025.

8.5 Foreign Ownership of Agency Debt

The largest holders of Agency Debt were Japan, China, and Taiwan. As of March 2025, these three owned roughly 48% of all foreign owned Agency Debt. Between March 2024 and March 2025, China and Taiwan decreased their Agency Debt holdings while Japan increased their Agency Debt holdings by approximately $16.7 billion. China's holdings decreased by approximately $51.5 billion, and Taiwan's holdings decreased by approximately $11.6 billion. Out of the top 10 countries holding Agency debt, the largest YoY increase in Agency Debt holdings occurred in the British Virgin Islands, increasing approximately $38.0 billion.

Table 16. All Agency Debt (QoQ)

	Level of Holdings ($ in Millions)				*Change in Holdings ($ in Millions)*			
Country	**6/1/2024**	**9/1/2024**	**12/1/2024**	**3/1/2025**	**Q2 2024**	**Q3 2024**	**Q4 2024**	**Q1 2025**
Japan	$244,007	$269,427	$259,246	$265,327	($4,596)	$25,420	($10,181)	$6,081
China	$233,934	$232,895	$216,334	$204,450	($22,043)	($1,039)	($16,561)	($11,884)
Taiwan	$194,253	$200,345	$185,532	$187,992	($5,307)	$6,092	($14,813)	$2,460
Canada	$157,880	$155,819	$166,541	$160,480	$27,980	($2,061)	$10,722	($6,061)
Luxembourg	$52,756	$58,906	$66,998	$75,049	$4,079	$6,150	$8,092	$8,051
United Kingdom	$47,710	$49,854	$47,859	$51,136	$7,942	$2,144	($1,995)	$3,277
Cayman Islands	$40,740	$47,832	$46,749	$46,486	($1,221)	$7,092	($1,083)	($263)
British Virgin Islands	$2,141	$28,499	$38,992	$40,071	$113	$26,358	$10,493	$1,079
Ireland	$37,289	$40,288	$40,162	$35,930	($4,208)	$2,999	($126)	($4,232)
South Korea	$36,129	$37,300	$36,452	$35,465	($390)	$1,171	($848)	($987)
Other	$279,835	$259,865	$251,750	$256,982	$13,628	($19,970)	($8,115)	$5,232
Total	**$1,326,674**	**$1,381,030**	**$1,356,615**	**$1,359,368**	**$15,977**	**$54,356**	**($24,415)**	**$2,753**

Table 17. All Agency Debt (YoY)

	Level of Holdings ($ in Millions)		
Country	**3/1/2024**	**3/1/2025**	***YoY Change in Holdings ($ Millions)***
Japan	$248,603	$265,327	$16,724
China	$255,977	$204,450	($51,527)
Taiwan	$199,560	$187,992	($11,568)
Canada	$129,900	$160,480	$30,580
Luxembourg	$48,677	$75,049	$26,372
United Kingdom	$39,768	$51,136	$11,368
Cayman Islands	$41,961	$46,486	$4,525
British Virgin Islands	$2,028	$40,071	$38,043
Ireland	$41,497	$35,930	($5,567)
South Korea	$36,519	$35,465	($1,054)
Other	$266,207	$256,982	($9,225)
Total	**$1,310,697**	**$1,359,368**	**$48,671**

Source: TIC. Note: Level of Agency Debt Holdings by month data as of Q1 2025. Table 16 & 17 include the top 10 holders of Agency Debt listed as of March 2025.

9 FIXED INCOME LIQUIDITY INDICATORS

YTD average daily trading volume for Agency MBS was $355 billion as of month-end May 2025, an increase from the daily average of $305 billion for calendar year 2024. *See footnote below for update on "Average Daily Turnover by Sector" data.*

Figure 39. Average Daily Trading Volume by Sector

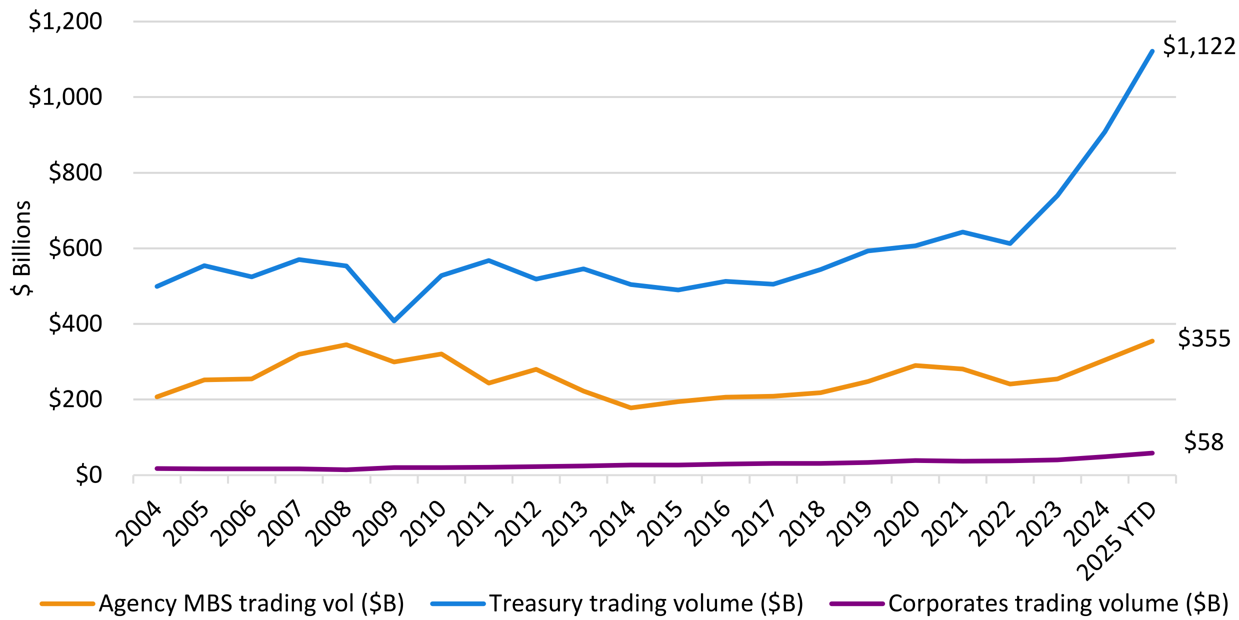
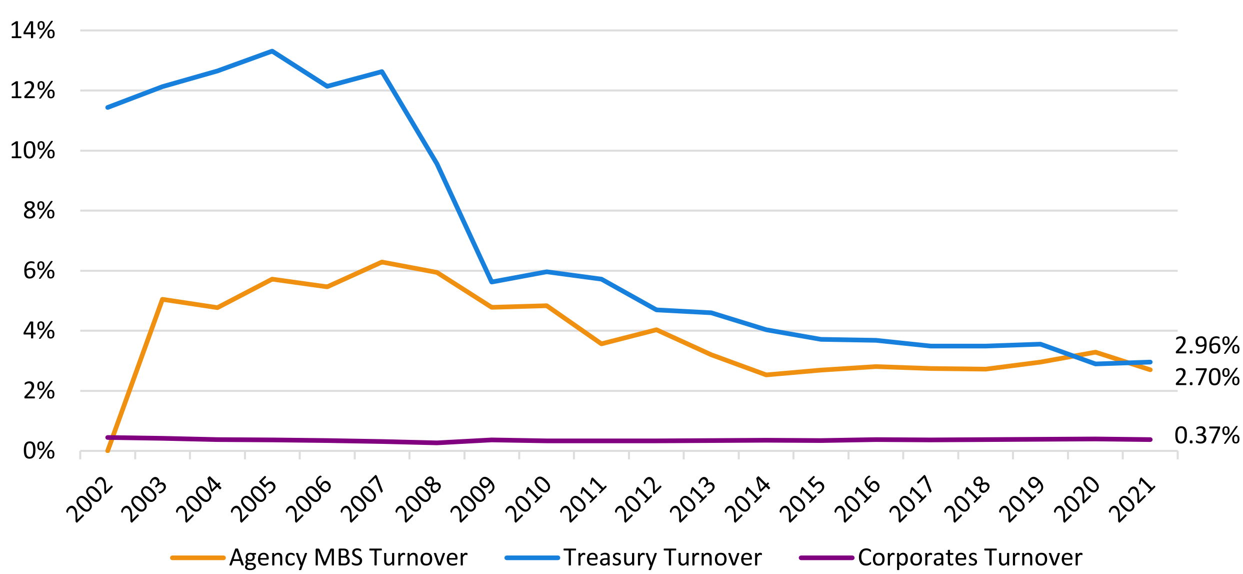


Figure 40. Average Daily Turnover by Sector



Source: SIFMA as of May 2025 for Average Daily Trading Volume by Sector and as of December 2021 for Agency MBS in Average Daily Turnover by Sector. Note: The MBS outstanding database for Turnover by Sector is under maintenance and is not updated in this report.

PRIMARY MORTGAGE MARKET

10 AGENCY CREDIT BREAKDOWN

Tables 18, 19, and 20 below outline the population distributions of FICO, DTIs, and LTVs between the Agencies and between FHA, VA, and other Ginnie Mae loan sources as of month-end May 2025. The distribution statistics capture some key differences in the population served by the agencies.

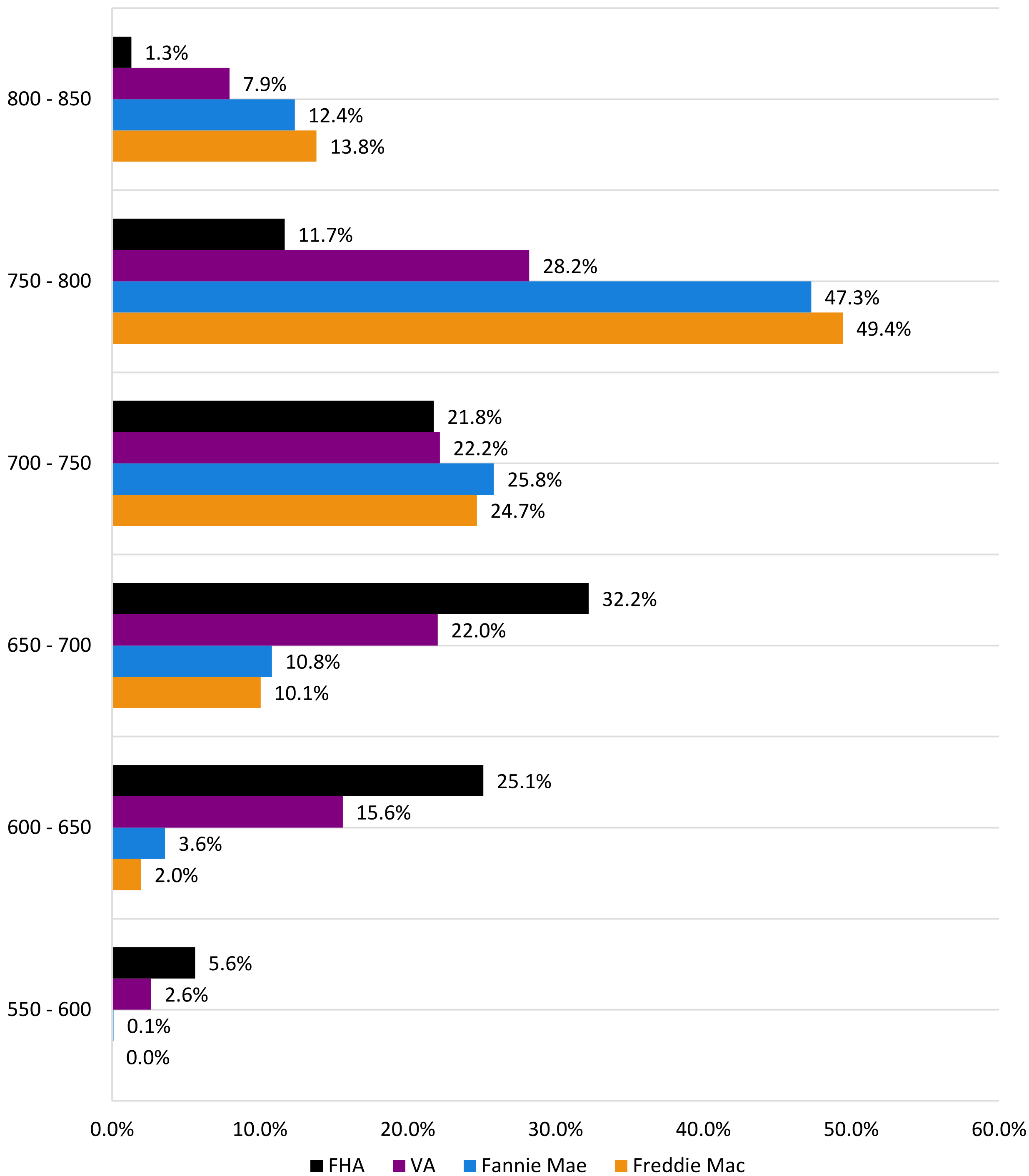
10.1 Credit Scores

Table 18. Share of Loans by FICO Score

Purchase FICO							
Names	**Number of Loans**	**P10**	**P25**	**Median**	**P75**	**P90**	**Mean**
All	208,498	650	696	748	783	801	736
Fannie	59,441	699	734	767	791	803	758
Freddie	63,505	700	736	769	792	804	760
Ginnie	85,552	626	656	700	751	787	703
Refi FICO							
Names	**Number of Loans**	**P10**	**P25**	**Median**	**P75**	**P90**	**Mean**
All	77,599	626	666	721	770	795	714
Fannie	24,674	659	702	750	782	800	739
Freddie	18,929	676	716	758	786	802	748
Ginnie	33,996	598	635	674	723	768	677
All FICO							
Names	**Number of Loans**	**P10**	**P25**	**Median**	**P75**	**P90**	**Mean**
All	294,335	639	682	739	780	799	727
Fannie	84,115	685	725	763	789	803	753
Freddie	82,434	694	731	767	791	804	757
Ginnie	127,786	614	645	688	741	781	691
Purchase FICO: Ginnie Mae Breakdown by Source							
Names	**Number of Loans**	**P10**	**P25**	**Median**	**P75**	**P90**	**Mean**
All	85,552	626	656	700	751	787	703
FHA	55,699	623	649	687	732	768	691
VA	26,323	638	679	740	782	801	728
Other	3,530	628	657	703	742	773	701
Refi FICO: Ginnie Mae Breakdown by Source							
Names	**Number of Loans**	**P10**	**P25**	**Median**	**P75**	**P90**	**Mean**
All	33,996	598	635	674	723	768	677
FHA	18,019	586	623	659	697	736	659
VA	15,918	616	652	698	751	786	697
Other	59	630	654	692	740	763	695
All FICO: Ginnie Mae Breakdown by Source							
Names	**Number of Loans**	**P10**	**P25**	**Median**	**P75**	**P90**	**Mean**
All	127,786	614	645	688	741	781	691
FHA	80,279	608	639	675	721	760	678
VA	43,609	626	662	720	772	797	713
Other	3,898	626	653	698	740	771	696

Source: Fannie Mae, Freddie Mac, and Ginnie Mae disclosure files as of May 2025. Note: All averages are rounded to the nearest whole number.

Figure 41. FICO Distributions for Government and Conventional Conforming Loans



Source: Fannie Mae, Freddie Mac, and Ginnie Mae disclosure files as of May 2025.

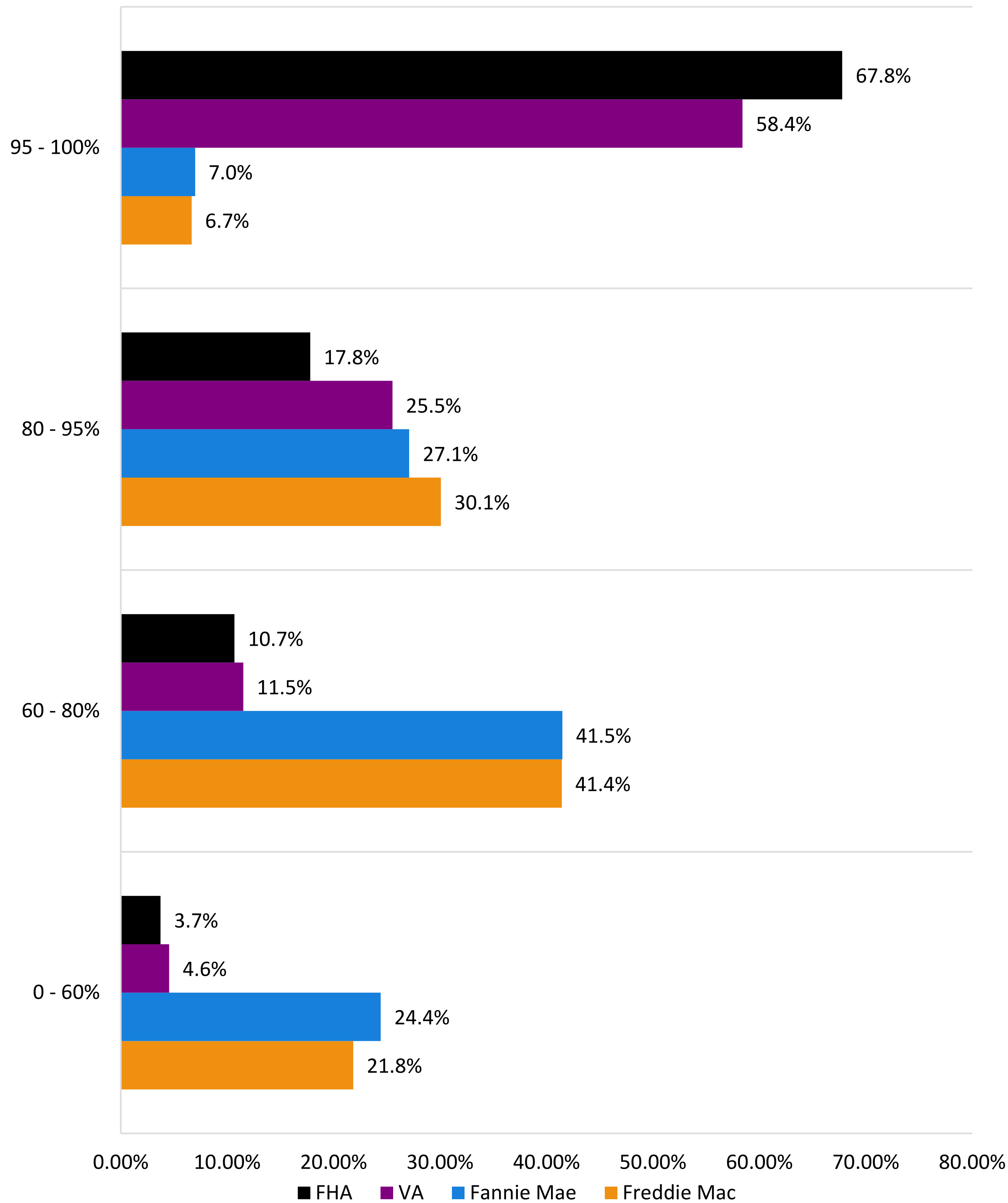
10.2 Loan-to-Value (LTV)

Table 19. Share of Loans by LTV

Names	Number of Loans	P10	P25	Median	P75	P90	Mean
Purchase LTV							
All	208,867	64	80	95	98	100	86
Fannie	59,575	55	75	80	95	95	80
Freddie	63,538	54	74	80	95	95	79
Ginnie	85,754	91	97	98	100	100	96
Refi LTV							
Names	**Number of Loans**	**P10**	**P25**	**Median**	**P75**	**P90**	**Mean**
All	83,925	39	58	75	88	99	71
Fannie	24,679	30	46	61	75	80	59
Freddie	18,930	31	47	63	75	80	60
Ginnie	40,316	62	76	86	98	101	84
All LTV							
Names	**Number of Loans**	**P10**	**P25**	**Median**	**P75**	**P90**	**Mean**
All	302,855	54	75	90	98	100	82
Fannie	84,254	43	62	80	90	95	74
Freddie	82,468	45	65	80	90	95	75
Ginnie	136,133	76	90	98	99	100	92
Purchase LTV: Ginnie Mae Breakdown by Source							
Names	**Number of Loans**	**P10**	**P25**	**Median**	**P75**	**P90**	**Mean**
All	85,754	91	97	98	100	100	96
FHA	55,792	92	97	98	98	98	96
VA	26,378	83	100	100	100	102	96
Other	3,584	93	98	101	101	101	98
Refi LTV: Ginnie Mae Breakdown by Source							
Names	**Number of Loans**	**P10**	**P25**	**Median**	**P75**	**P90**	**Mean**
All	40,316	62	76	86	98	101	84
FHA	19,613	57	71	81	88	98	78
VA	20,632	70	84	95	100	103	90
Other	71	81	89	98	101	104	94
All LTV: Ginnie Mae Breakdown by Source							
Names	**Number of Loans**	**P10**	**P25**	**Median**	**P75**	**P90**	**Mean**
All	136,133	76	90	98	99	100	92
FHA	83,315	75	89	98	98	98	91
VA	48,835	77	90	100	100	102	94
Other	3,983	93	98	101	101	101	98

Source: Fannie Mae, Freddie Mac, and Ginnie Mae disclosure files as of May 2025. Note: All averages are rounded to the nearest whole number.

Figure 42. Loan-to Value Distributions for Government and Conventional Conforming Loans



Source: Fannie Mae, Freddie Mac, and Ginnie Mae disclosure files as of May 2025.

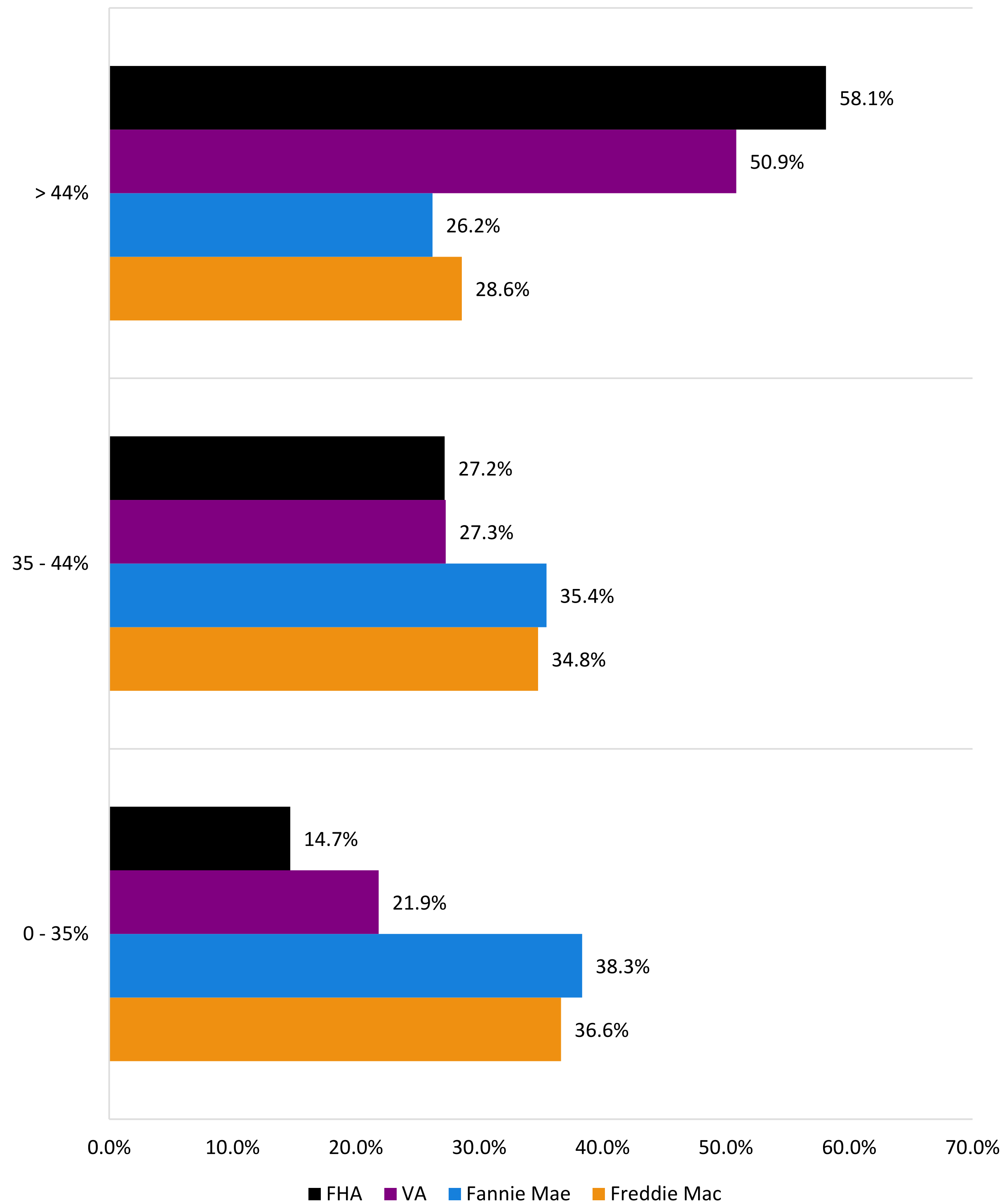
10.3 Debt-to-Income (DTI)

Table 20. Share of Loans by DTI

Purchase DTI							
Names	**Number of Loans**	**P10**	**P25**	**Median**	**P75**	**P90**	**Mean**
All	208,429	27	34	42	48	52	40
Fannie	59,575	24	31	39	45	49	38
Freddie	63,538	25	32	40	46	49	38
Ginnie	85,316	32	38	45	51	55	44
Refi DTI							
Names	**Number of Loans**	**P10**	**P25**	**Median**	**P75**	**P90**	**Mean**
All	66,718	25	32	40	46	50	39
Fannie	24,679	23	30	38	44	48	37
Freddie	18,930	23	30	39	44	48	37
Ginnie	23,109	29	36	44	50	55	43
All DTI							
Names	**Number of Loans**	**P10**	**P25**	**Median**	**P75**	**P90**	**Mean**
All	282,689	26	34	41	47	51	40
Fannie	84,254	24	31	39	45	48	37
Freddie	82,468	24	31	39	45	49	38
Ginnie	115,967	31	38	45	51	55	44
Purchase DTI: Ginnie Mae Breakdown by Source							
Names	**Number of Loans**	**P10**	**P25**	**Median**	**P75**	**P90**	**Mean**
All	85,316	32	38	45	51	55	44
FHA	55,748	33	40	46	52	55	45
VA	25,988	30	37	45	51	56	44
Other	3,580	28	32	37	40	42	36
Refi DTI: Ginnie Mae Breakdown by Source							
Names	**Number of Loans**	**P10**	**P25**	**Median**	**P75**	**P90**	**Mean**
All	23,109	29	36	44	50	55	43
FHA	15,171	30	37	44	51	55	43
VA	7,890	26	34	43	50	55	42
Other	48	17	24	32	39	41	31
All DTI: Ginnie Mae Breakdown by Source							
Names	**Number of Loans**	**P10**	**P25**	**Median**	**P75**	**P90**	**Mean**
All	115,967	31	38	45	51	55	44
FHA	77,105	32	39	46	52	55	45
VA	34,986	29	36	44	51	56	43
Other	3,876	28	32	37	40	42	36

Source: Fannie Mae, Freddie Mac, and Ginnie Mae disclosure files as of May 2025. Note: All averages are rounded to the nearest whole number.

Figure 43. Debt-to Income by Agency



Source: Fannie Mae, Freddie Mac, and Ginnie Mae disclosure files as of May 2025.

10.4 High LTV Loans: Ginnie Mae versus GSEs

Comparing the three-month range of March 2024 – May 2024 to the three-month range of March 2025 – May 2025, the share of high-LTV agency loans with:

- FICO scores above 750 decreased by approximately 1.31%.
- DTIs below 35% decreased by approximately 4.61%.

Ginnie Mae maintains its key role of expanding credit access to low-to-moderate income borrowers with its share of high-LTV lending, with 69.26% of its issuances between March 2025 and May 2025 having LTVs of 95 or above, compared to 20.46% for the GSEs.

Table 21. Share of Loans with LTV > 95

	Ginnie Mae	*GSE*	*All*
Mar 2024 – May 2024	71.56%	22.42%	41.88%
Mar 2025 – May 2025	69.26%	20.46%	41.46%

Table 22. Agency Market Share by DTI and FICO for Loans with LTV > 95 (Mar 2024 – May 2024)

	FICO					
DTI	**<650**	**650-700**	**700-750**	**≥750**	**NA**	**All**
<35	1.61%	2.45%	3.81%	7.01%	0.08%	14.95%
35-45	4.97%	7.17%	9.32%	12.38%	0.06%	33.90%
≥45	7.25%	12.44%	13.57%	13.51%	0.09%	46.88%
NA	0.68%	0.71%	0.53%	0.50%	1.85%	4.27%
All	**14.51%**	**22.77%**	**27.23%**	**33.41%**	**2.09%**	**100.00%**

Table 23. Agency Market Share by DTI and FICO for Loans with LTV > 95 (Mar 2025 – May 2025)

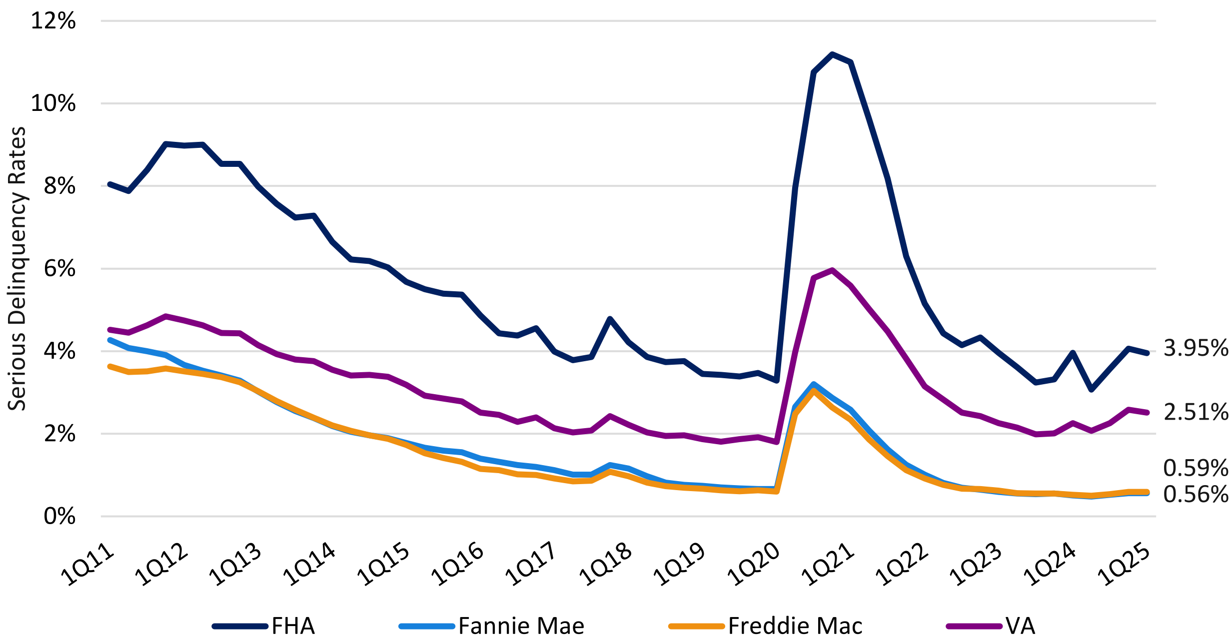
	FICO					
DTI	**<650**	**650-700**	**700-750**	**≥750**	**NA**	**All**
<35	1.62%	2.27%	3.55%	6.74%	0.08%	14.26%
35-45	4.77%	6.42%	8.59%	11.82%	0.07%	31.67%
≥45	7.51%	11.58%	12.91%	13.12%	0.09%	45.21%
NA	1.32%	1.28%	1.11%	1.29%	3.87%	8.87%
All	**15.22%**	**21.54%**	**26.16%**	**32.97%**	**4.11%**	**100.00%**

Source: Ginnie Mae and Recursion as of May 2025.

10.5 Serious Delinquency Rates

From Q4 2024 to Q1 2025, FHA's serious delinquencies fell 11 bps to 3.95% and VA's delinquency rates saw a 7 bp decrease to 2.51%. Fannie and Freddie's serious delinquencies saw less movement than FHA and VA in Q1 2025. Fannie Mae and Freddie Mac serious delinquency rates remained consistent from Q4 2024 to Q1 2025, sitting at 0.56% and 0.59%, respectively.

Figure 44. Serious Delinquency Rates: Single-Family Loans



Source: Fannie Mae and Freddie Mac Monthly Summary Reports, MBA Delinquency Survey as of Q1 2025.

Note: Serious delinquency is defined as 90 days or more past due or in the foreclosure process.

10.6 Credit Box

The first-time homebuyer shares for Agency purchase loans was 60.2% as of month-end May 2025, a decrease from 60.8% in April 2025 and up from 57.9% in May 2024. Ginnie Mae's first-time homebuyer share, 74.1% as of month-end May 2025, increased 1.8% YoY. Freddie Mac and Fannie Mae's first-time homebuyer shares were 49.4% and 51.8%, respectively, as of month-end May 2025. Freddie Mac's share of first-time borrowers increased 1.6% and Fannie Mae's increased 0.9% YoY.

Table 24 shows that, based on mortgages originated as of month-end May 2025, the average GSE first-time homebuyer was more likely to have a higher credit score, lower LTV, and higher interest rate compared to an average Ginnie Mae first-time homebuyer. Ginnie Mae's first-time homebuyers were more likely to have lower loan amounts and lower credit scores than repeat buyers, while having similar mortgage rates to Ginnie Mae repeat buyers.

Figure 45. First-Time Homebuyer Share: Purchase Only Loans

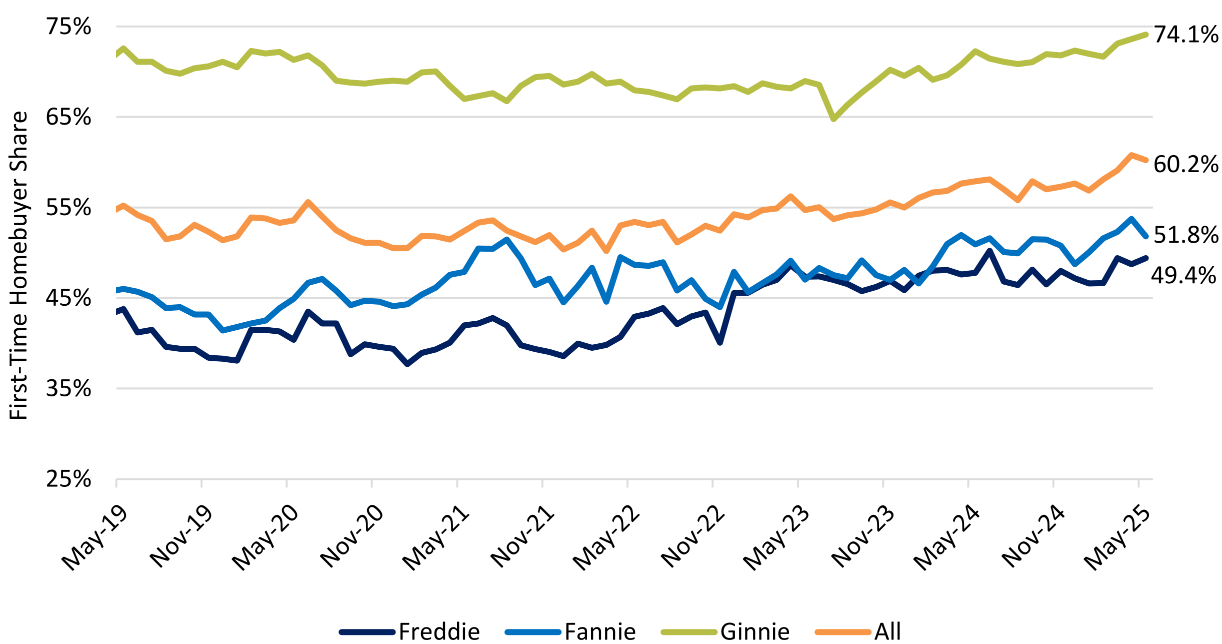


Table 24. Agency First-Time Homebuyer Share Summary

	Fannie Mae		Freddie Mac		Ginnie Mae		All	
	First-Time	*Repeat*	*First-Time*	*Repeat*	*First-Time*	*Repeat*	*First-Time*	*Repeat*
Loan Amount $	$335,786	$360,011	$357,012	$385,562	$325,617	$395,473	$335,943	$379,383
Credit Score	752	765	753	766	696	721	724	754
LTV	84.8%	74.5%	84.1%	74.3%	97.2%	93.7%	90.9%	79.5%
DTI	37.3%	37.8%	37.7%	38.2%	43.9%	45.6%	40.7%	40.0%
Loan Rate	6.6%	6.6%	6.6%	6.7%	6.2%	6.1%	6.4%	6.5%

Source: Fannie Mae, Freddie Mac, and Ginnie Mae disclosure files as of May 2025.

In the Ginnie Mae purchase market, 81.8% of FHA loans, 55.5% of VA loans, and 90.9% of "Other" loans provided financing for first-time home buyers as of month-end May 2025. The share of first-time home buyers in the Ginnie Mae purchase market increased MtM for FHA, VA and "Other" loan types.

Table 25 shows that, based on mortgages originated as of month-end May 2025, the credit profile of the average VA first-time homebuyer differed from the average VA repeat buyer. The average VA first-time homebuyer took out 16.4% smaller loans, had a 29.0-point lower credit score, and a 5.2% higher LTV than VA repeat buyers. VA repeat buyers financed at a slightly lower interest rate than VA first-time homebuyers. FHA's first-time homebuyers are similar to repeat buyers, with only 7.3% smaller loans and 2.5% higher LTVs. Because FHA provides one of few credit options for borrowers with lower credit scores, repeat borrowers with weaker credit profiles are often limited to FHA financing. FHA's repeat buyers have similar credit scores compared to their first-time home buyers.

Figure 46. First-time Homebuyer Share: Ginnie Mae Breakdown

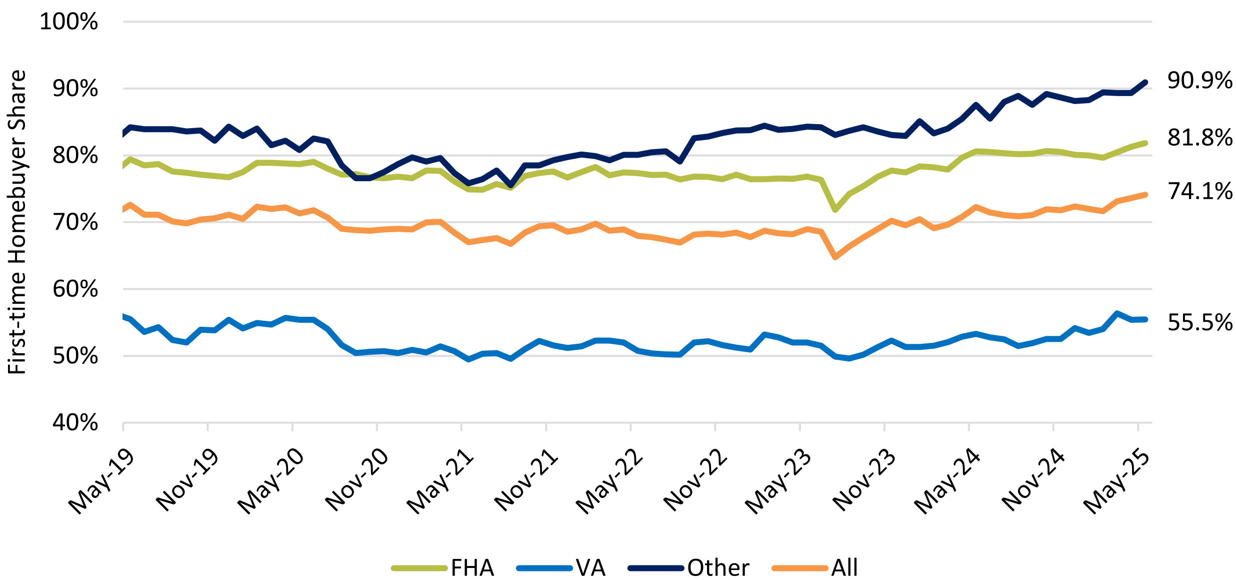


Table 25. Ginnie Mae First-Time Homebuyer Share Breakdown Summary

	FHA		VA		Other		Total	
	First-Time	*Repeat*	*First-Time*	*Repeat*	*First-Time*	*Repeat*	*First-Time*	*Repeat*
Loan Amount $	$319,591	$344,804	$371,080	$444,017	$205,960	$221,489	$325,617	$395,473
Credit Score	690	694	715	744	700	707	696	721
LTV	96.8%	94.3%	98.4%	93.2%	98.2%	97.7%	97.2%	93.7%
DTI	44.8%	46.6%	42.9%	44.9%	35.8%	36.3%	43.9%	45.6%
Loan Rate	6.2%	6.1%	6.2%	6.1%	6.3%	6.2%	6.2%	6.1%

Source: Ginnie Mae disclosure files as of May 2025. Note: LTV, DTI, and Loan Rate are rounded to nearest tenth.

10.7 Credit Box: Historical

The median FICO score for all Agency loans originated as of month-end May 2025 was 739, which represents a decrease of 2 points from May 2024. Ginnie Mae median FICO scores decreased 1 point from 689 in May 2024 to 688 as of month-end May 2025. As of month-end May 2025, median FICO scores for refinances increased for Ginnie Mae, Fannie Mae, and Freddie Mac borrowers by 11, 10, and 16 points YoY, respectively.

Figure 47. FICO Scores for All Loans

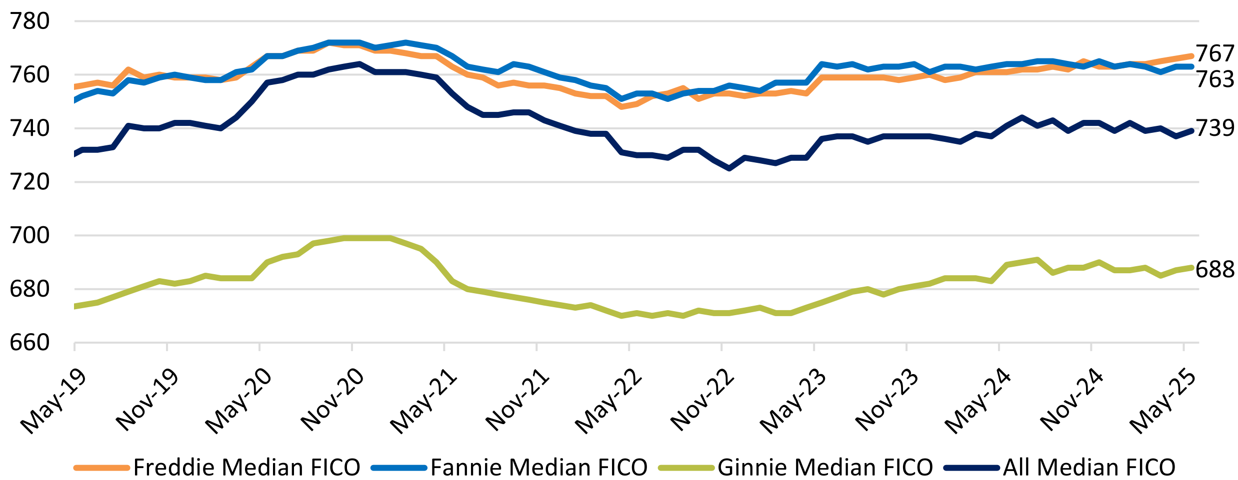


Figure 48. FICO Scores for Purchase Loans

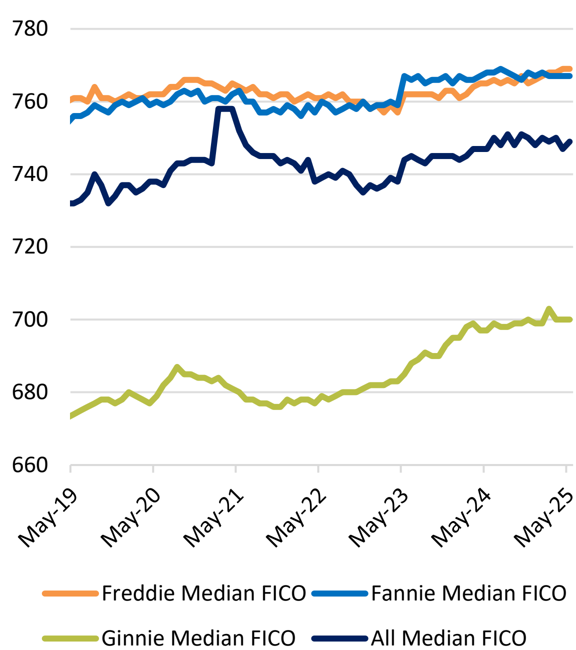
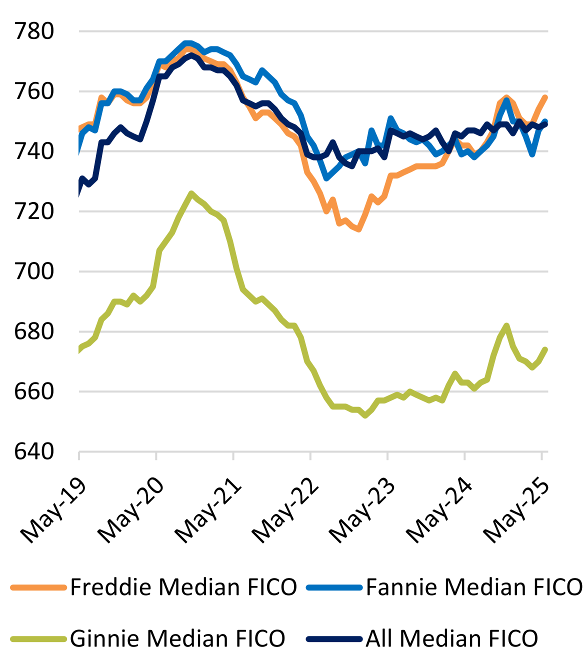


Figure 49. FICO Scores for Refinance Loans



Source: Fannie Mae, Freddie Mac, and Ginnie Mae disclosure files as of May 2025.

In May 2025, the median LTV for Ginnie Mae loans was 98.2% compared to 80.0% for Fannie Mae and Freddie Mac. Ginnie Mae, Fannie Mae, and Freddie Mac LTV ratios remain flat YoY from May 2024 to May 2025. In May 2025, median DTIs for Ginnie Mae, Freddie Mac, and Fannie Mae were 45.0%, 39.0%, and 39.0%, respectively. In May 2024, median DTIs for Ginnie Mae, Freddie Mac, and Fannie Mae were 45.1%, 40.0%, and 39.0%, respectively.

Figure 50. LTV Ratio for All Loans

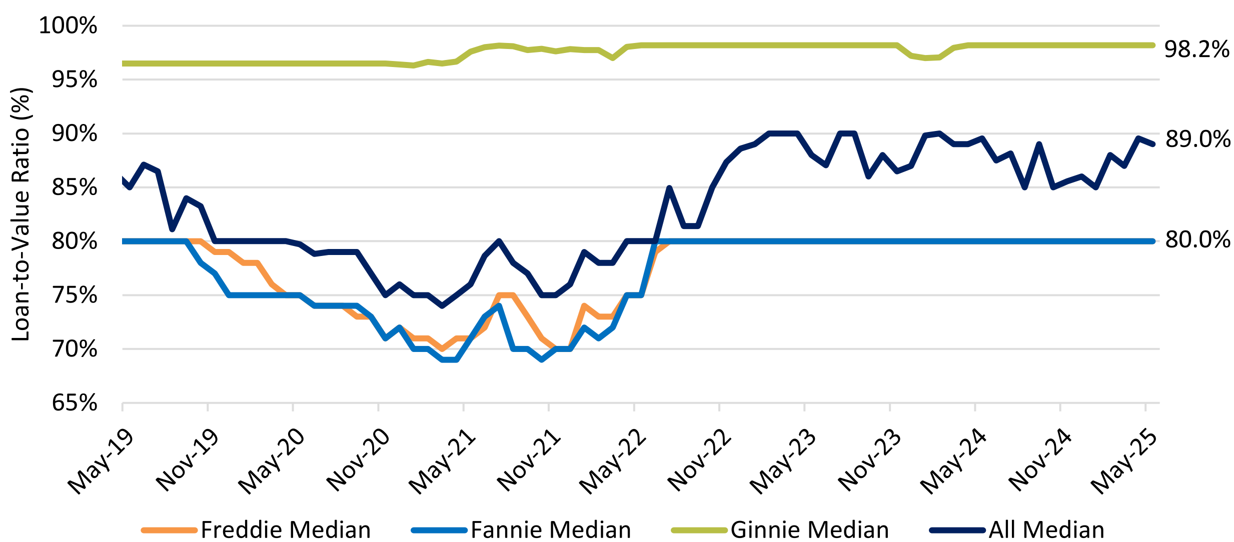
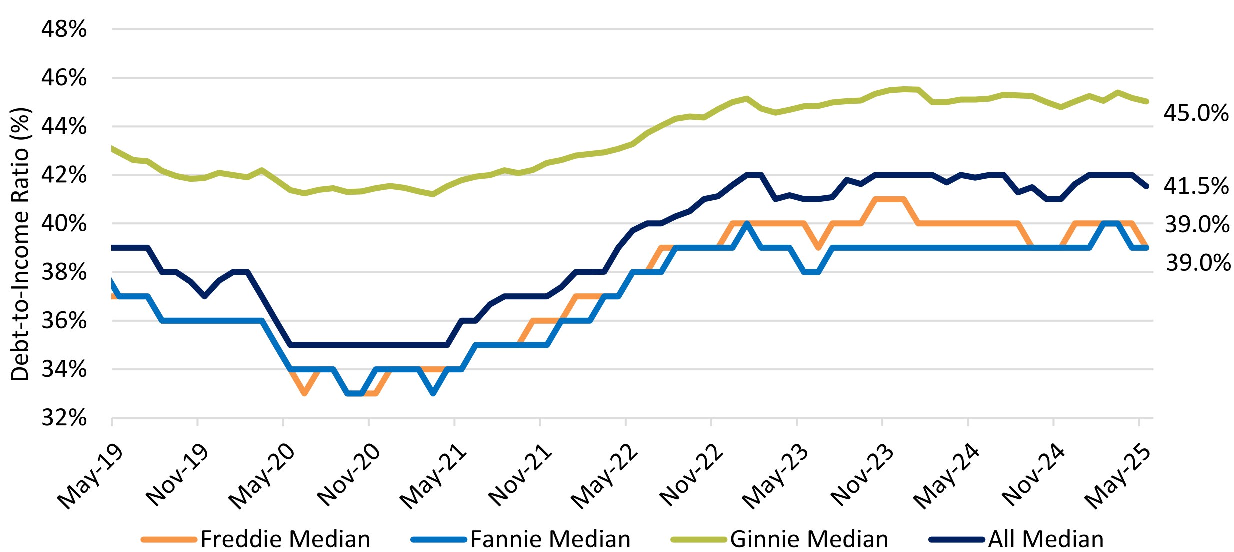


Figure 51. DTI Ratio for All Loans



Source: Fannie Mae, Freddie Mac, and Ginnie Mae disclosure files as of May 2025. Note: All averages are rounded to the nearest tenth.

11 FORBEARANCE TRENDS

At the end of May 2025, 92,617 Ginnie Mae loans were in forbearance. The number of loans in forbearance removed from MBS pools was 172 while 92,445 loans in forbearance remained in pools. The number of loans in forbearance increased MoM for Ginnie Mae. The number of loans that remained in pools increased MoM for Ginnie Mae, and the number of loans removed from MBS pools decreased MoM for Ginnie Mae. The median current principal balance for FHA and VA was higher for loans in forbearance originated by nonbanks than banks in nearly all subsets.

Tables 26-28. Forbearance Snapshot

All Loans in Forbearance – May 2025						
	FICO Score*	Note Rate (%) *	Current Principal Balance Median	First Time Homebuyer Share (%)	Purchase Share (%)	Loan Count
Ginnie Mae	658	4.6%	$213,049	74.2%	75.2%	92,617
Bank	670	4.2%	$144,464	76.1%	79.0%	6,918
Nonbank	657	4.6%	$218,617	74.1%	75.0%	85,648
FHA	654	4.7%	$203,789	77.8%	79.6%	70,986
Bank	665	4.3%	$137,289	80.5%	79.6%	5,418
Nonbank	654	4.7%	$209,485	77.7%	79.6%	65,526
VA	668	4.5%	$265,545	60.0%	61.4%	19,016
Bank	683	3.9%	$193,513	59.4%	76.6%	1,256
Nonbank	668	4.5%	$270,456	60.1%	60.8%	17,754

Loans in Forbearance and Removed from Pools – May 2025						
	FICO Score*	Note Rate (%) *	Current Principal Balance Median	First Time Homebuyer Share (%)	Purchase Share (%)	Loan Count
Ginnie Mae	669	4.6%	$236,870	62.3%	67.8%	172
Bank	673	5.1%	$153,841	80.8%	68.7%	25
Nonbank	669	4.6%	$253,236	60.2%	67.7%	147
FHA	654	5.4%	$204,589	79.8%	79.1%	86
Bank	668	5.3%	$125,779	79.7%	81.5%	22
Nonbank	650	5.4%	$213,860	79.8%	78.5%	64
VA	682	4.0%	$295,963	45.4%	58.7%	82
Bank	698	4.2%	$342,834	0.0%	0.0%	2
Nonbank	682	4.0%	$295,001	45.4%	60.5%	80

Loans in Forbearance that Remain in Pools – May 2025						
	FICO Score*	Note Rate (%) *	Current Principal Balance Median	First Time Homebuyer Share (%)	Purchase Share (%)	Loan Count
Ginnie Mae	658	4.6%	$213,014	74.2%	75.2%	92,445
Bank	670	4.2%	$144,437	76.0%	79.0%	6,893
Nonbank	657	4.6%	$218,554	74.1%	75.0%	85,501
FHA	654	4.7%	$203,778	77.8%	79.6%	70,900
Bank	665	4.3%	$137,331	80.5%	79.6%	5,396
Nonbank	654	4.7%	$209,479	77.7%	79.6%	65,462
VA	668	4.5%	$265,433	60.1%	61.4%	18,934
Bank	683	3.9%	$193,183	59.4%	76.9%	1,254
Nonbank	668	4.5%	$270,294	60.1%	60.8%	17,674

Source: Ginnie Mae loan level MBS disclosure and forbearance file and Ginnie Mae Issuer Operational Performance Profile (IOPP) -Peer Group Listings as of May 2025. Note: Averages are weighted by remaining principal balance of the loans.

12 HOLDERS OF GINNIE MAE MORTGAGE SERVICING RIGHTS

The 30 largest owners of mortgage servicing rights (MSR) by UPB for loans collateralizing Ginnie Mae MBS are shown in **Table 29.** The top 30 firms collectively own 90.7% of Ginnie Mae MSRs (see Cumulative Share). Twenty-two of these top 30 are non-depository institutions, the remaining eight are depository institutions. As of May 2025, over half (53.4%) of the Ginnie Mae MSRs are owned by the top five firms.

Table 29. Top 30 Holders of Ginnie Mae Mortgage Servicing Rights (MSRs), by UPB

MSR Holder	*Current*	*Rank Year prior*	*Change*	*UPB ($)*	*Share*	*Cumulative Share*	*CPR*	*CDR*
DBA Freedom Mortgage	1	2	↑	$390,785,250,041	15.4%	15.4%	11.90%	1.74%
Lakeview Loan Servicing	2	1	↓	$377,155,412,972	14.9%	30.3%	10.67%	3.10%
PennyMac Loan Service	3	3	↔	$304,638,757,812	12.0%	42.4%	9.12%	1.80%
Newrez LLC	4	8	↑	$140,845,650,428	5.6%	48.0%	11.33%	2.58%
Mr. Cooper (Nationstar)	5	5	↔	$137,155,945,042	5.4%	53.4%	9.07%	1.60%
Carrington Mortgage	6	7	↑	$124,351,595,326	4.9%	58.3%	9.42%	2.47%
Rocket Mortgage	7	6	↓	$118,446,274,231	4.7%	63.0%	11.94%	0.78%
Planet Home Lending	8	10	↑	$86,267,656,607	3.4%	66.4%	10.91%	2.44%
Wells Fargo Bank	9	4	↓	$80,007,598,252	3.2%	69.5%	7.16%	0.82%
United Wholesale Mortgage	10	14	↑	$67,186,461,476	2.7%	72.2%	9.70%	1.24%
U.S. Bank	11	9	↓	$57,595,562,222	2.3%	74.5%	7.31%	1.41%
LoanDepot	12	11	↓	$40,626,608,155	1.6%	76.1%	11.71%	2.28%
Mortgage Research Center	13	20	↑	$38,426,202,111	1.5%	77.6%	18.67%	2.31%
Navy Federal Credit Union	14	12	↓	$34,718,827,392	1.4%	79.0%	7.96%	0.29%
CrossCountry Mortgage	15	25	↑	$27,968,706,168	1.1%	80.1%	12.06%	3.12%
Guild Mortgage Company	16	17	↑	$26,439,274,363	1.0%	81.1%	8.30%	0.84%
Village Capital & Investment	17	30	↑	$24,785,666,120	1.0%	82.1%	26.85%	7.07%
M&T Bank	18	15	↓	$24,439,989,722	1.0%	83.1%	6.81%	0.62%
New American Funding	19	23	↑	$22,616,205,442	0.9%	84.0%	10.99%	2.30%
Idaho Housing and Finance	20	21	↑	$21,197,341,815	0.8%	84.8%	5.44%	1.04%
AmeriHome Mortgage	21	24	↑	$20,856,784,840	0.8%	85.6%	17.32%	3.49%
PHH Mortgage Corporation	22	19	↓	$20,550,521,137	0.8%	86.4%	11.63%	2.64%
The Money Source	23	18	↓	$19,953,878,769	0.8%	87.2%	11.22%	4.56%
Truist Bank	24	13	↓	$19,001,416,966	0.8%	88.0%	8.86%	1.91%
Citizens Bank	25	27	↑	$13,057,391,895	0.5%	88.5%	7.56%	0.91%
Movement Mortgage	26	26	↔	$13,002,055,006	0.5%	89.0%	11.19%	2.10%
Sun West Mortgage	27	NR	↑	$11,116,010,389	0.4%	89.4%	11.66%	2.80%
Data Mortgage, Inc.	28	NR	↑	$10,948,906,073	0.4%	89.9%	15.63%	9.86%
JP Morgan Chase Bank	29	22	↓	$10,160,941,227	0.4%	90.3%	7.54%	1.20%
MidFirst Bank	30	16	↓	$9,948,009,943	0.4%	90.7%	8.11%	2.38%

Source: Ginnie Mae and Recursion as of May 2025.

13 AGENCY NONBANK ORIGINATORS

Total Agency nonbank mortgage loan origination shares increased as of month-end May 2025 by approximately 0.5% MoM. The increase in nonbank origination share was driven by increases at Fannie Mae, up 2.4% MoM and Ginnie Mae, up 0.1% MoM, while Freddie Mac remained unchanged. The Ginnie Mae nonbank share increased to 96.2% as of May 2025 and has remained consistently higher than the GSEs.

Figure 52. Agency Nonbank Origination Share (All, Purchase, Refi)

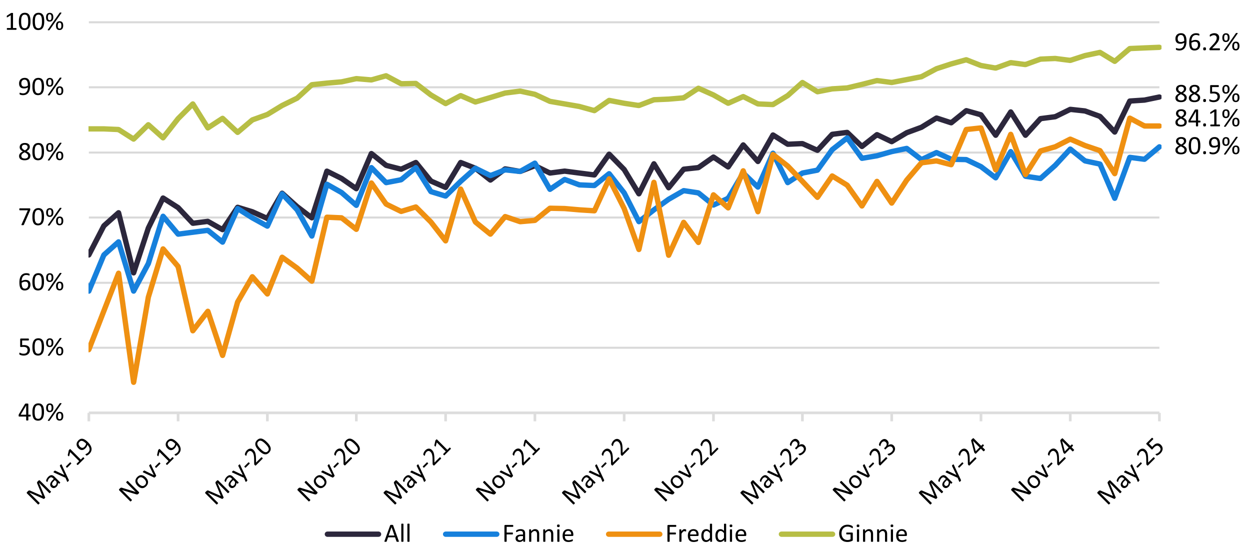


Figure 53. Nonbank Origination Share: Purchase Loans

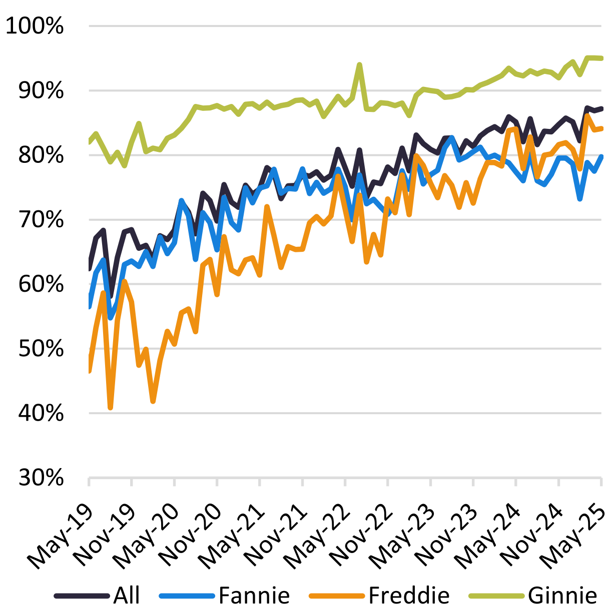
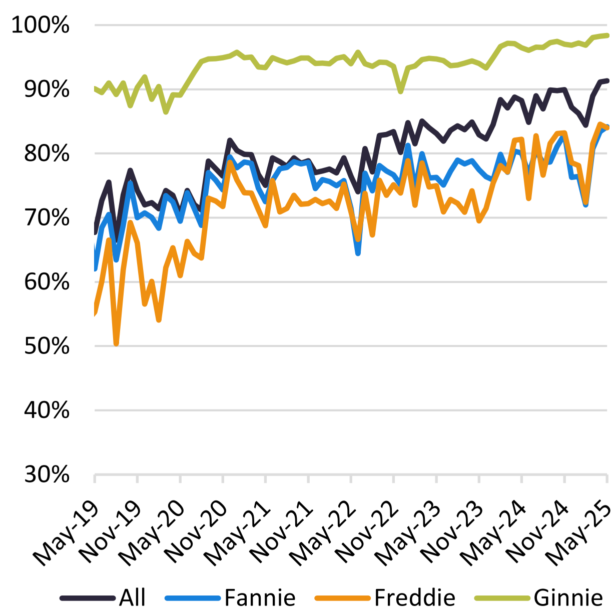


Figure 54. Nonbank Origination Share: Refi Loans



Source: Recursion as of May 2025.

Ginnie Mae continues to have a high proportion of nonbank originations, with a rate of 96.2% in May 2025. The percentage of Ginnie Mae's "Other" nonbank refinanced loans decreased to 88.4% in May 2025 from 98.6% in April 2025.

Figure 55. Ginnie Mae Nonbank Origination Share by Program (All, Purchase, Refi)

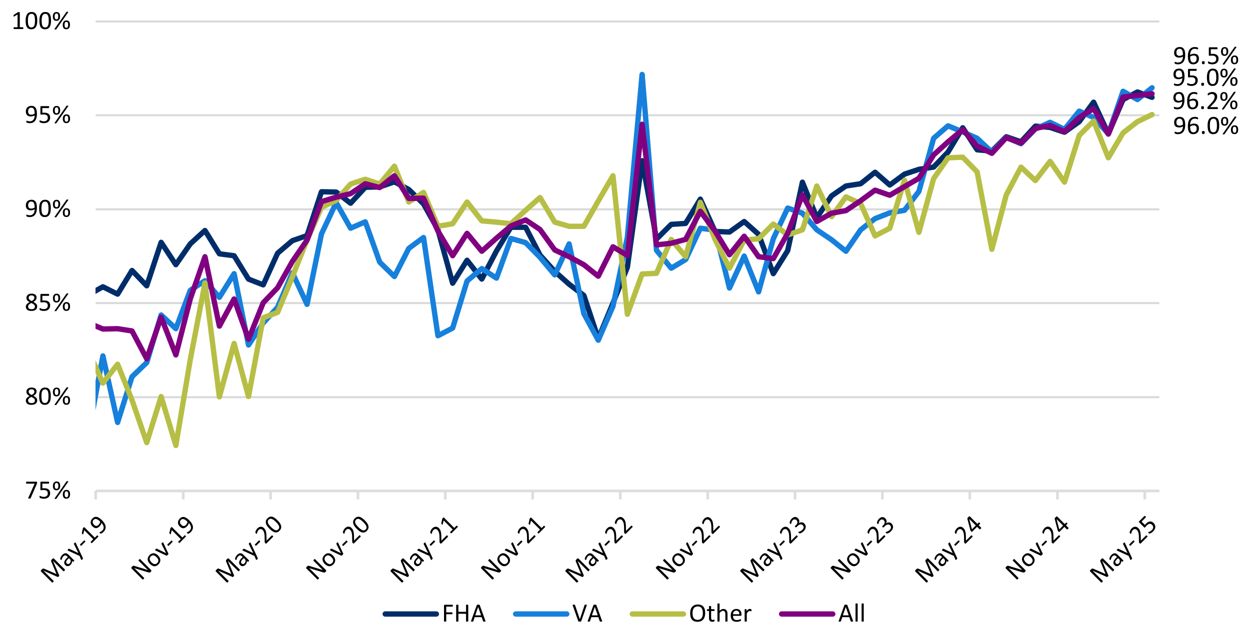


Figure 56. Ginnie Mae Nonbank Share: Purchase Loans

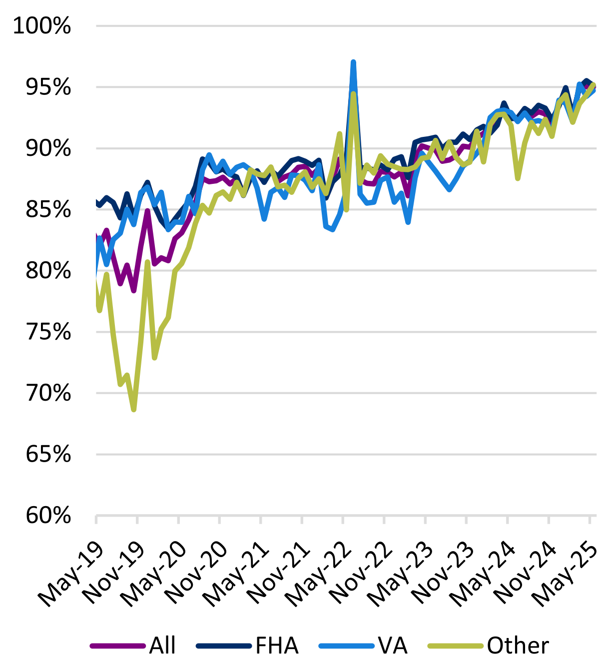
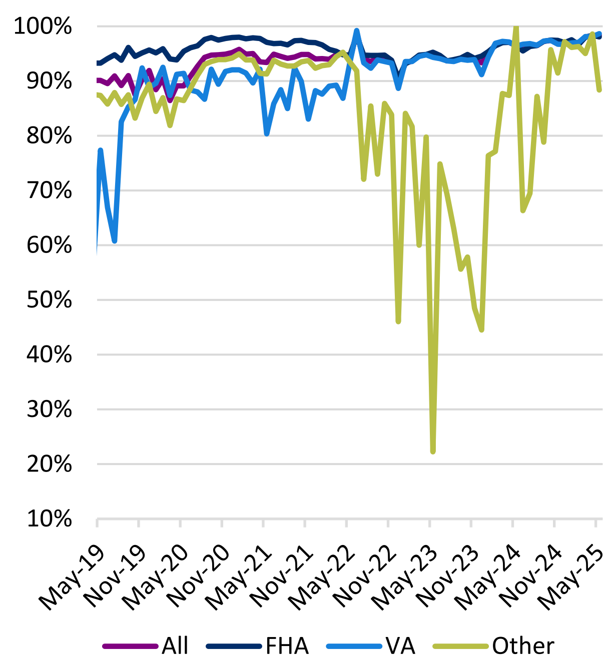


Figure 57. Ginnie Mae Nonbank Share: Refi Loans



Source: Recursion as of May 2025.

14 BANK VERSUS NONBANK ORIGINATORS, HISTORICAL CREDIT BOX

14.1 FICO, LTV, DTI

The mortgage loan originations of nonbanks continue to have a consistently lower median FICO score than their bank counterparts across all Agencies. The spread between nonbank and bank FICO scores stayed constant at 24 points from April 2025 to May 2025. The Agency median FICO score increased from 738 to 740 in May 2025.

Figure 58. Agency FICO: Bank vs. Nonbank

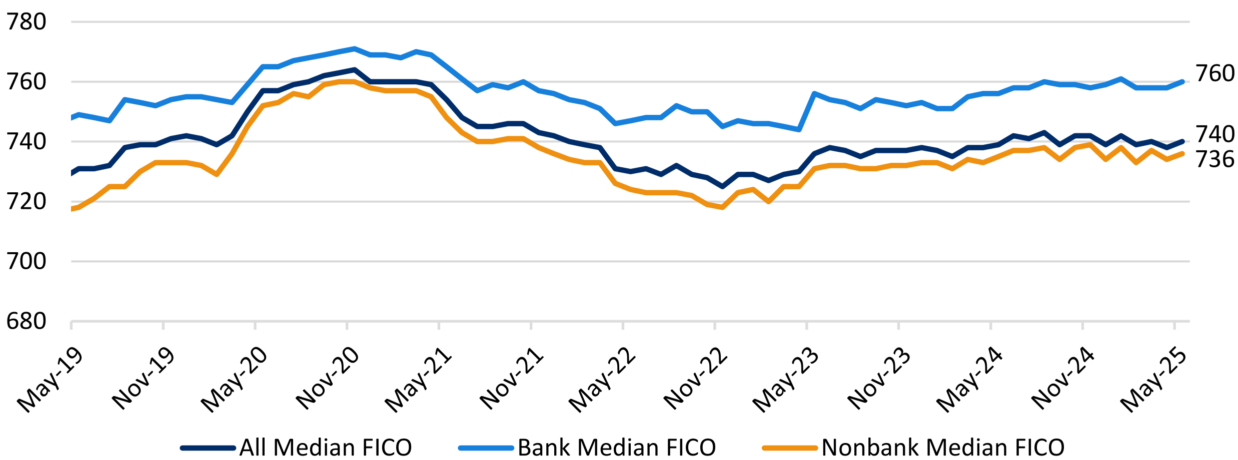


Figure 59. GSE FICO: Bank vs. Nonbank

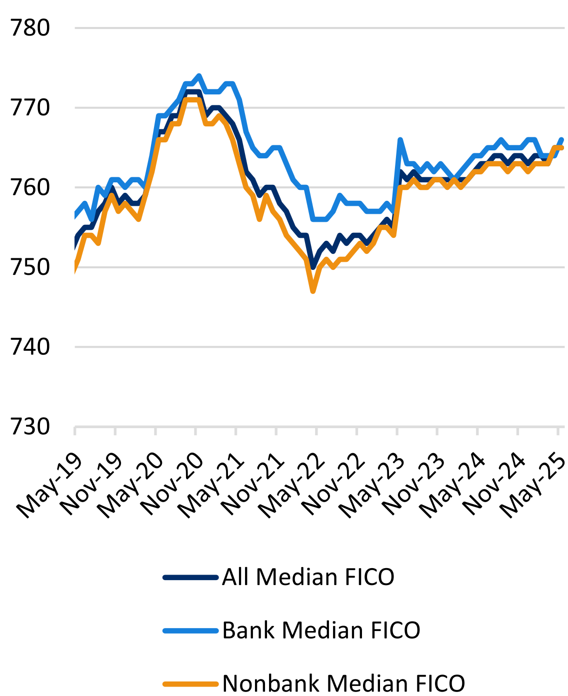
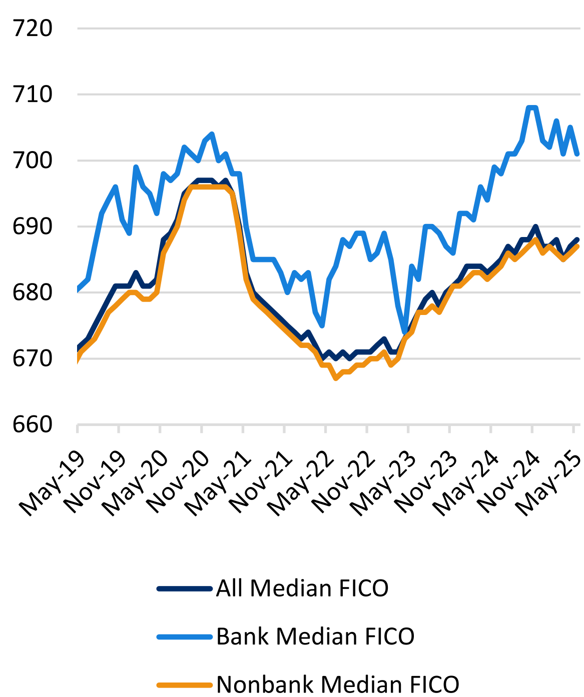


Figure 60. Ginnie Mae FICO: Bank vs. Nonbanks



Source: Recursion as of May 2025. Note: "vs." is abbreviation for versus

The median LTV for all GSE originators remained the same as of month-end May 2025 at 80.0%. Ginnie Mae's median bank and nonbank LTV remained flat at 98.2% as of month-end May 2025. Ginnie Mae's median DTI decreased to 45.1% in May 2025 in nonbank originations.

Figure 61. GSE LTV: Bank vs. Nonbank

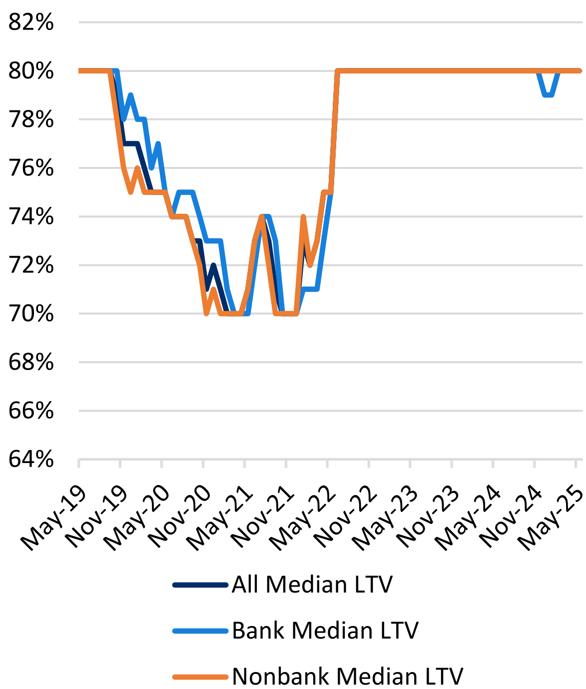


Figure 62. Ginnie Mae LTV: Bank vs. Nonbank

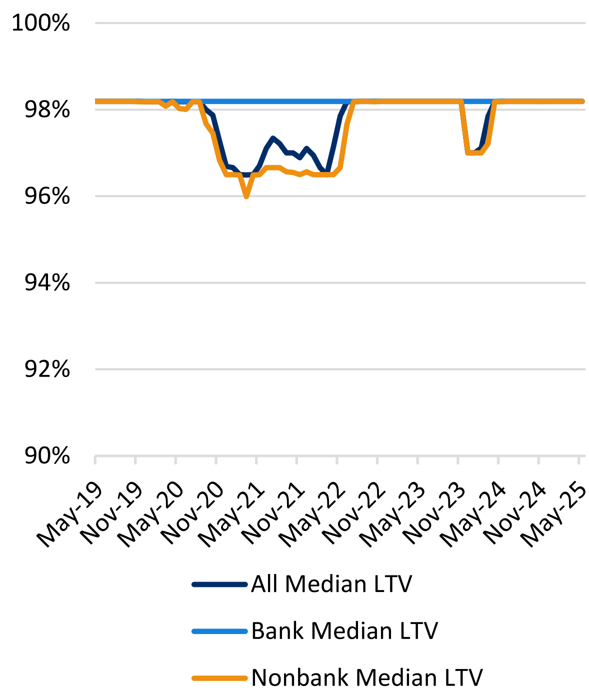


Figure 63. GSE DTI: Bank vs. Nonbank

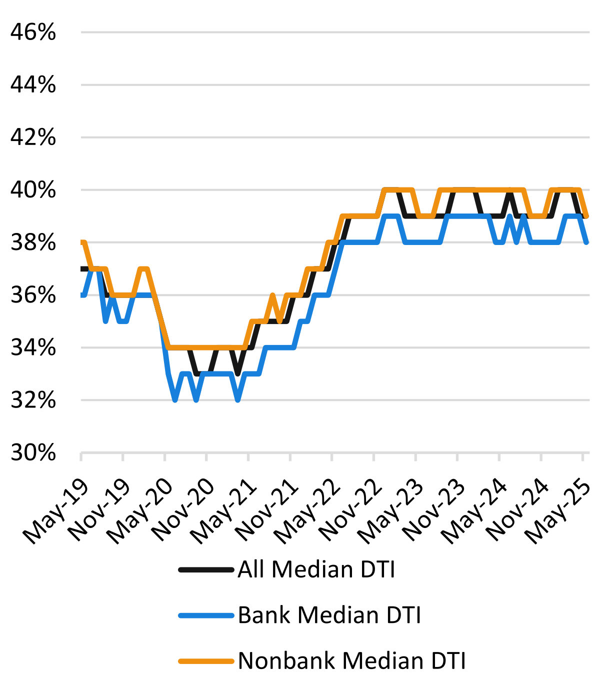
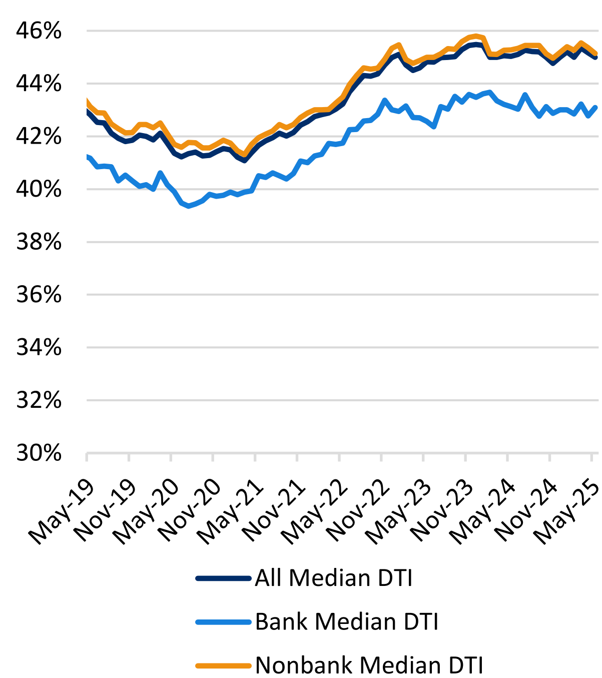


Figure 64. Ginnie Mae DTI: Bank vs. Nonbank



Source: Recursion as of May 2025. Note: "vs." is abbreviation for versus

As of month-end May 2025, the median FICO score for Ginnie Mae bank originations decreased 4 points MtM to 701 points and nonbank increased 1 point MtM to 687 points. The median FICO score for all Ginnie Mae originations increased 1 point MtM to 688 points. The gap between banks and nonbanks is most apparent in VA lending with a 30-point spread.

Figure 65. Ginnie Mae FICO Score: Bank vs. Nonbank

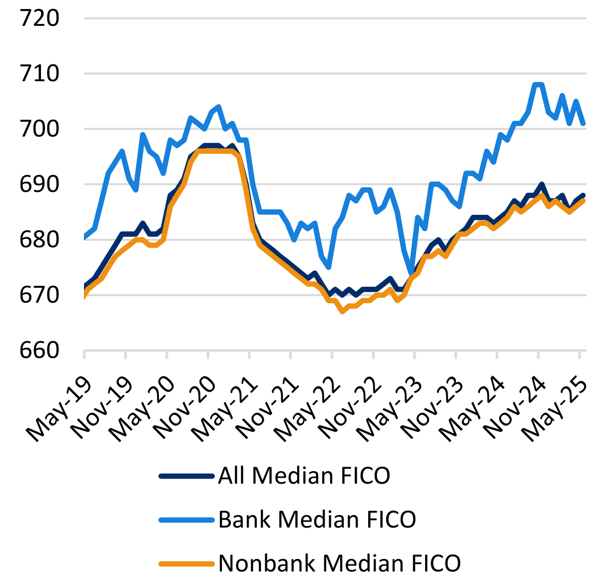


Figure 66. Ginnie Mae FHA FICO Score: Bank vs. Nonbank

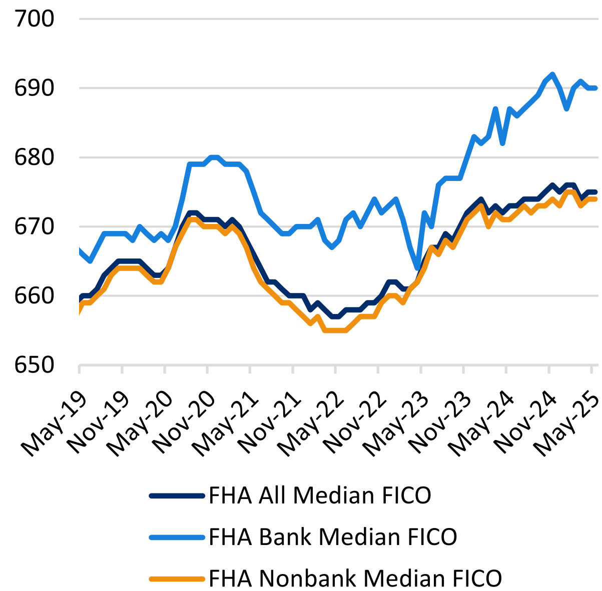


Figure 67. Ginnie Mae VA FICO Score: Bank vs. Nonbank

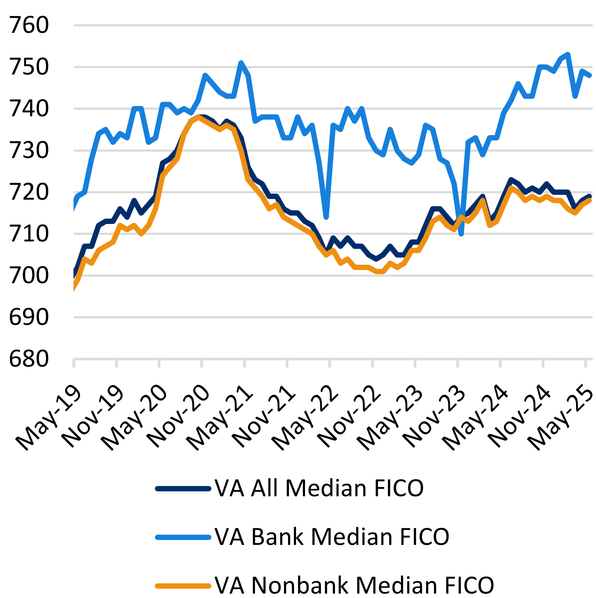
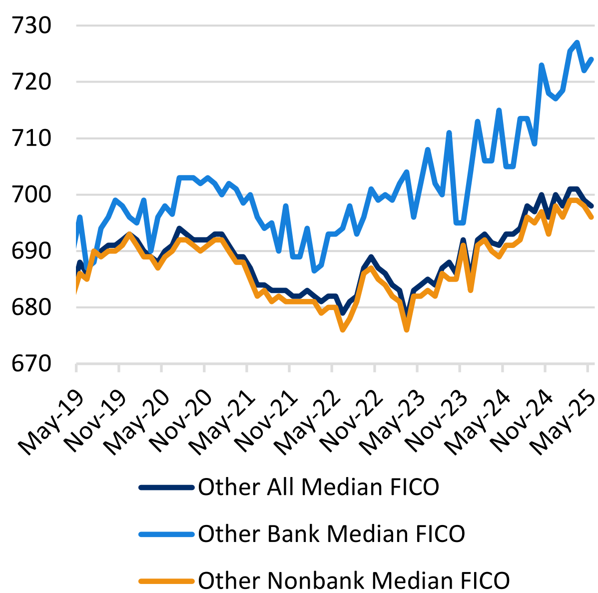


Figure 68. Ginnie Mae Other FICO Score: Bank vs. Nonbank



Source: Recursion as of May 2025. Note: "vs." is abbreviation for versus

Median DTI for Ginnie Mae's nonbank originations has been consistently higher than the median DTI for Ginnie Mae bank originations. This is a trend evident for all Ginnie Mae-eligible loan types except for the "Other" category, where the spread between median bank and nonbank DTI is relatively small.

Figure 69. Ginnie Mae DTI: Bank vs. Nonbank

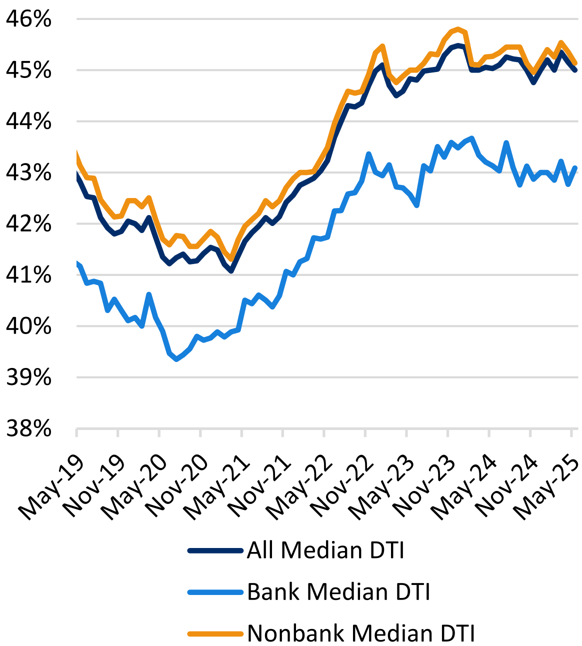


Figure 70. Ginnie Mae FHA DTI: Bank vs. Nonbank

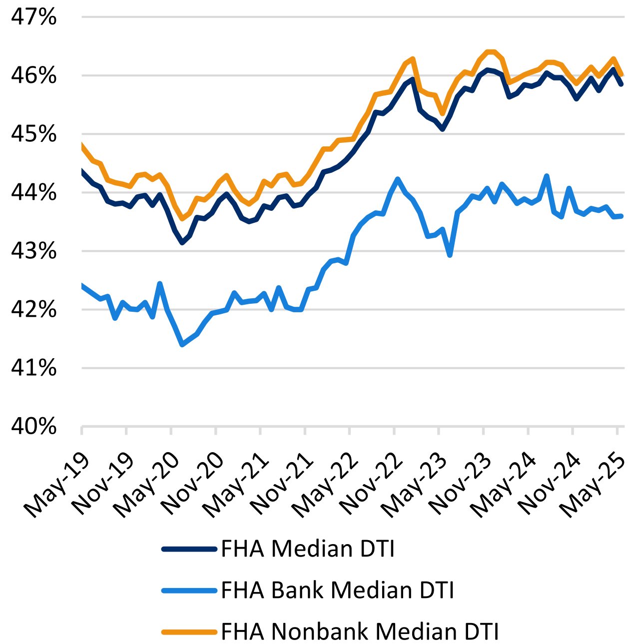


Figure 71. VA DTI: Bank vs. Nonbank

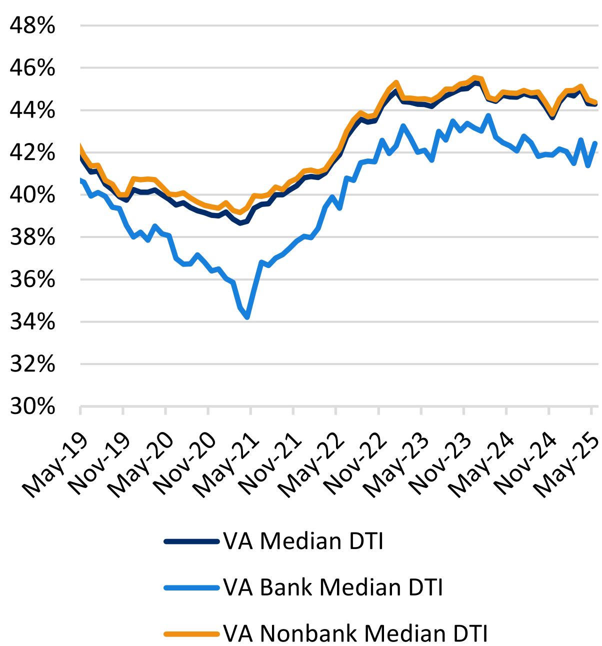
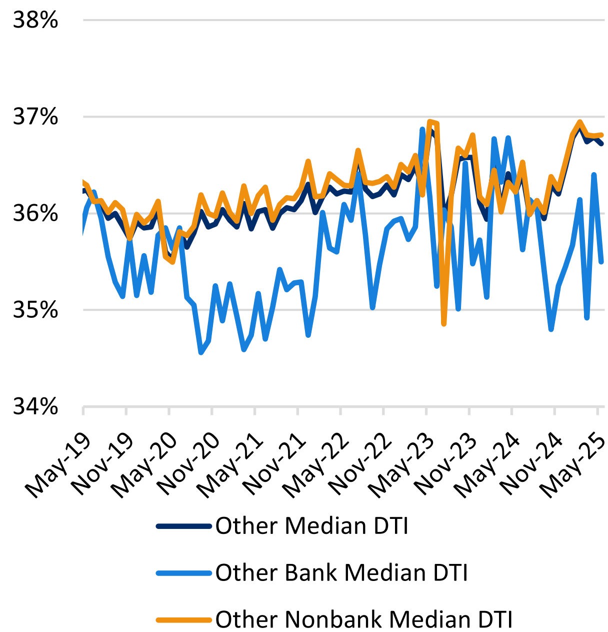


Figure 72. Other DTI: Bank vs. Nonbank



Source: Recursion as of May 2025. Note: "vs." is abbreviation for versus

U.S. HOUSING MARKET

15 HOUSING AFFORDABILITY

15.1 Housing Affordability – Home Price Appreciation

Quarterly home prices increased in all nine regions listed in Figure 73 in Q1 2025. The Middle Atlantic region saw the largest quarterly appreciation in the home price index (HPI) of 1.82% from Q4 2024 to Q1 2025. The East South Central region saw the lowest increase in HPI, increasing 0.02% QoQ. The Middle Atlantic region has appreciated more than any other region over the past year, increasing 6.84% from Q1 2024 to Q1 2025. The United States collectively saw a 4.02% increase of YoY HPI from Q1 2024 to Q1 2025.

Figure 73. Regional HPI Trend Analysis QoQ

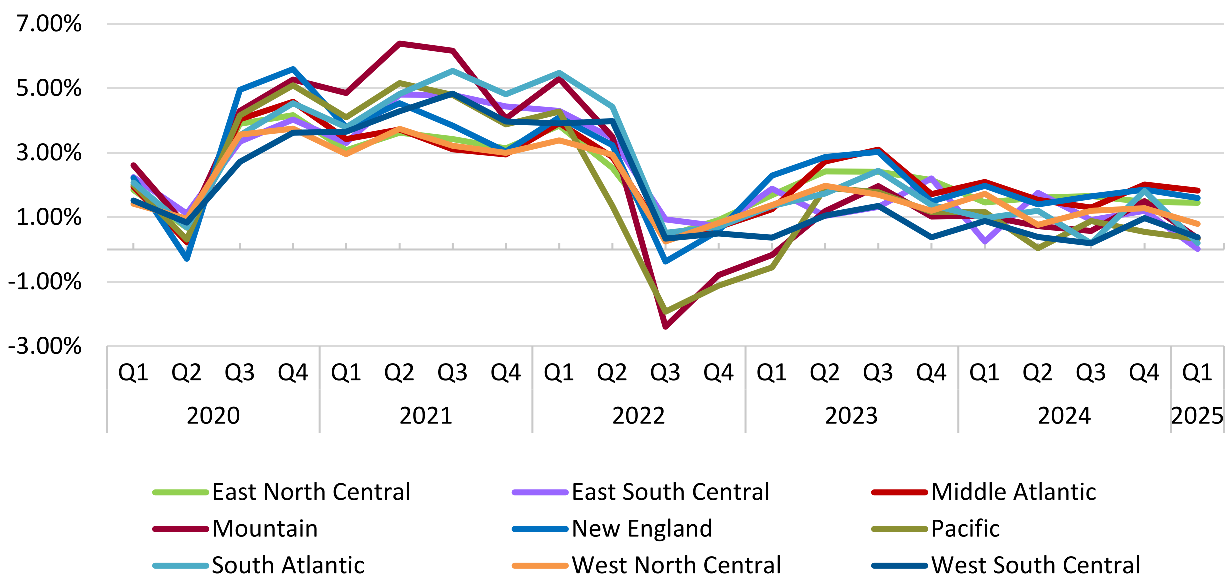
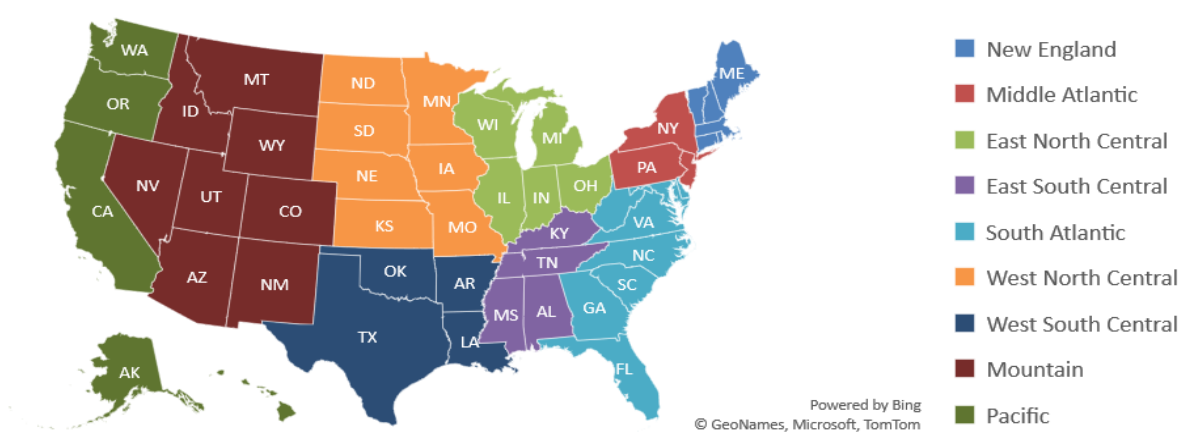


Figure 74. FHFA U.S. Census Subregions as defined by the U.S. Census Bureau



Source: HPI data from FHFA as of Q1 2025, seasonally adjusted. Note: U.S. Census Subregions as defined by the U.S. Census Bureau.

15.2 Housing Affordability – Inflation, Wages, and the Price of Real Estate

As of month-end May 2025, YoY CPI inflation was 2.4%, a slight increase from 2.3% in the prior month. Nationally, median rental prices increased 0.5% MtM between April 2025 and May 2025 but have decreased 1.0% YoY since May 2024. Wages increased 4.3% YoY between May 2024 and May 2025, following a 4.4% YoY increase in the prior month. Month-end April 2025 adjusted reporting data shows home price appreciation of 2.7% YoY.

Figure 75. Inflation | 12-Month Percent Change in CPI

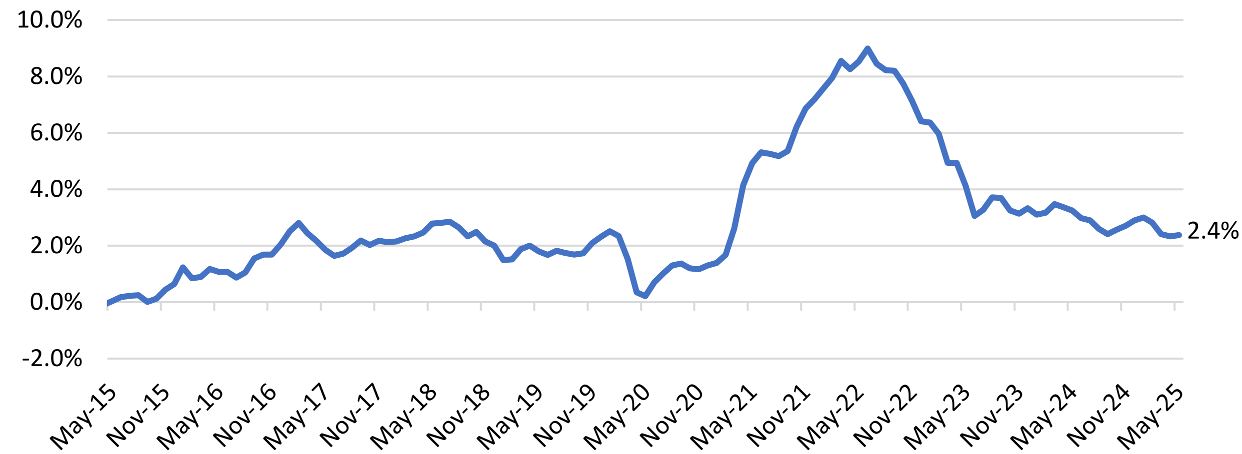
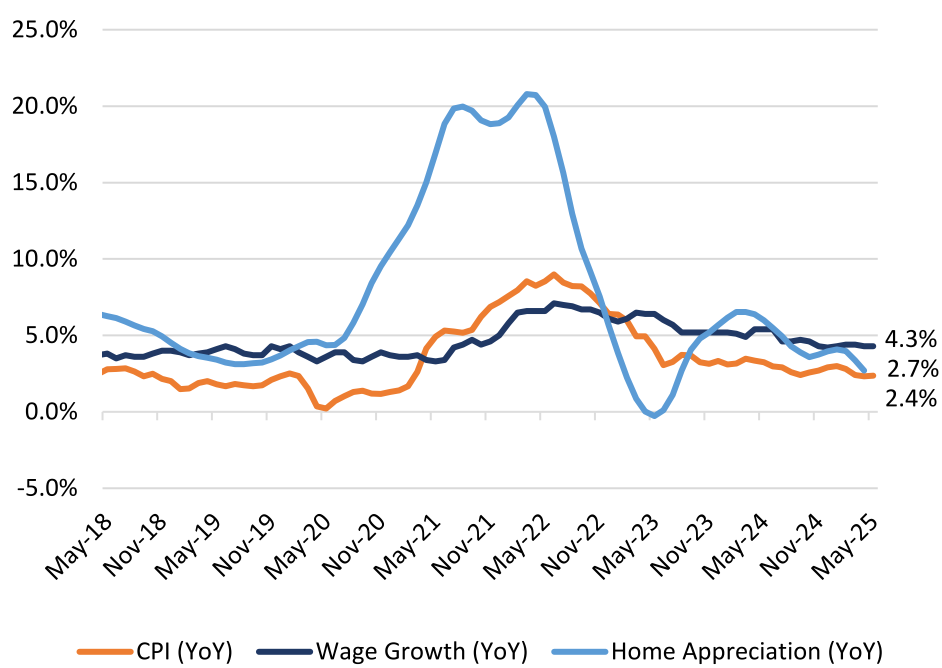


Figure 76. Asset Price Appreciation versus Wage Growth



Metric	*Statistic*
CPI (YoY)	*2.4%*
Home Price Appreciation *(YoY)*	*2.7%*
Rental Price Appreciation *(Median Rent Change YoY)*	*-1.0%*
Wage Growth (YoY)	*4.3%*

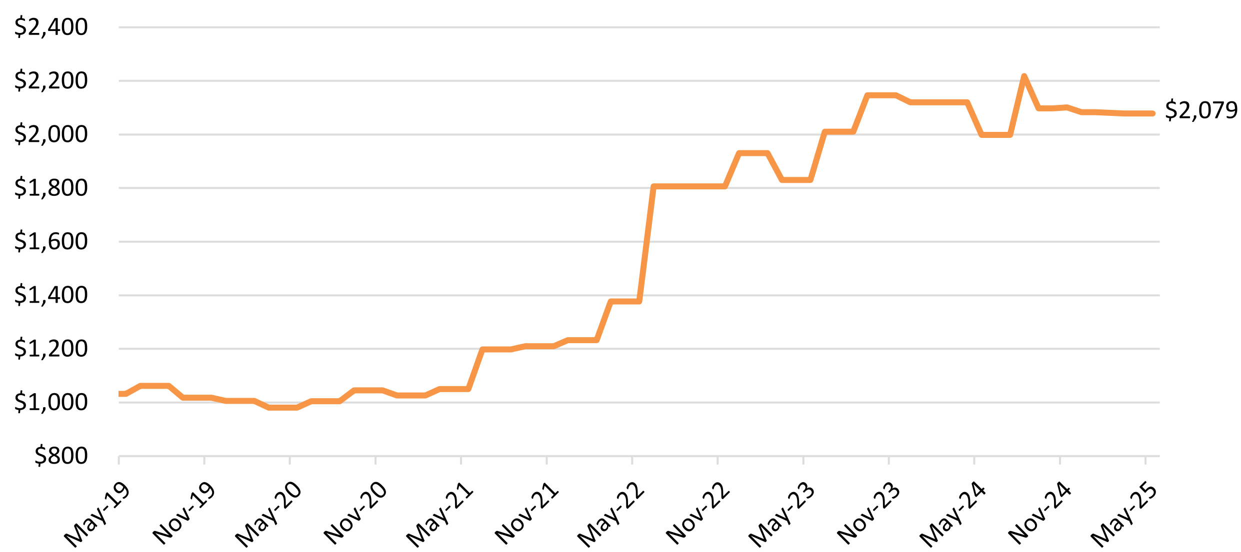
Source: Bureau of Labor Statistics – Consumer Price Index; Federal Reserve Bank of Atlanta, Research and Data - Wage-Growth Data; Redfin.com - Rental Price Appreciation; S&P/Case-Schiller U.S. National Home Price Index – Home Price Appreciation.

15.2.1 Housing Affordability – Affordability Index

As of month-end May 2025, the Homebuyer Affordability Fixed Mortgage Index (HAFM) was 103.2 and the First-Time Homebuyer Monthly Payment (FTMP), which represents the median payment for first-time homebuyers, was $2,079. The HAFM Index increased 2.08% YoY and monthly payments for first-time homebuyers also increased approximately 4.05% YoY. Since January 2021, HAFM has decreased 45.0% and FTMP has increased 102.6%.

Figure 77. Homebuyer Affordability Fixed Mortgage Index

Figure 78. First-Time Homebuyer Monthly Payment



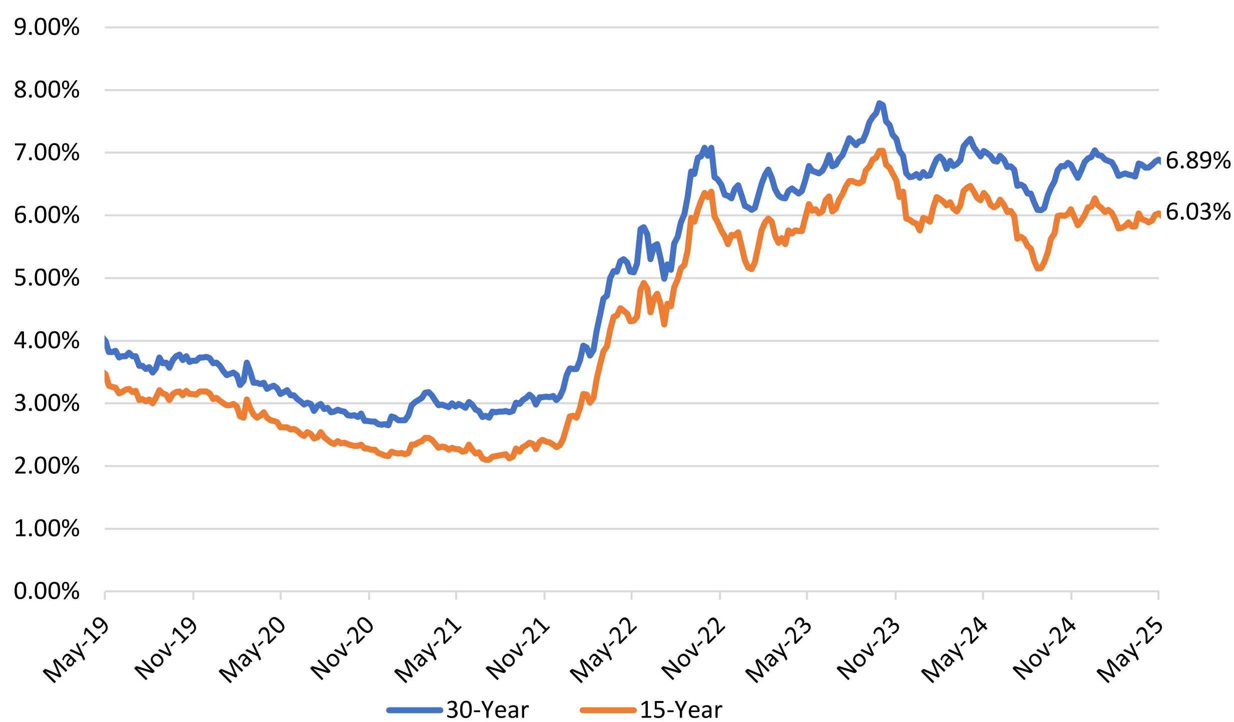
Source: Bloomberg as of May 2025.

Note: Housing Affordability Index: Value of 100 means that a family with the median income has exactly enough income to qualify for a mortgage on a median-priced home. An index above 100 signifies that a family earning the median income has more than enough income to qualify for a mortgage loan on a median-priced home, assuming a 20 percent down payment. This index is calculated for fixed rate mortgages.

15.2.2 Housing Affordability – Mortgage Rate Trends

The Fed kept the Federal Funds target rate unchanged during its May 7, 2025, meeting, maintaining a range of 4.25% and 4.50% per the FOMC.[9] Despite short term rates remaining stable, fixed mortgage rates increased modestly. As of May 29, 2025, the average 30-year and 15-year fixed rate mortgage rates were 6.89% and 6.03%, respectively. The average 30-year fixed rate mortgage rate increased 8 bps and the average 15-year fixed rate mortgage rate increased 9 bps from April 24, 2025.

Figure 79. Average Fixed Rate Mortgage Rates



Source: FRED data as of May 2025.

[9] *FOMC Statement - May 2025*

15.3 Housing Inventory

As of May 2025, there were 9.8 months of new housing inventory on the market, increasing 18.1% MoM from an adjusted 8.3 months in April 2025. **Figures 81 and 82** show Single-Family and Multifamily annualized housing metrics, including the number of permits, starts, and completions. From May 2024 to May 2025, the number of Single-Family starts increased approximately 23.3%, while the number of completions and permits decreased 8.0% and 2.7%, respectively. From May 2024 to May 2025, the number of multifamily starts decreased 8.4%, and the number of completions and permits also decreased 3.4% and 3.8%, respectively.

Figure 80. Single-Family Housing Inventory

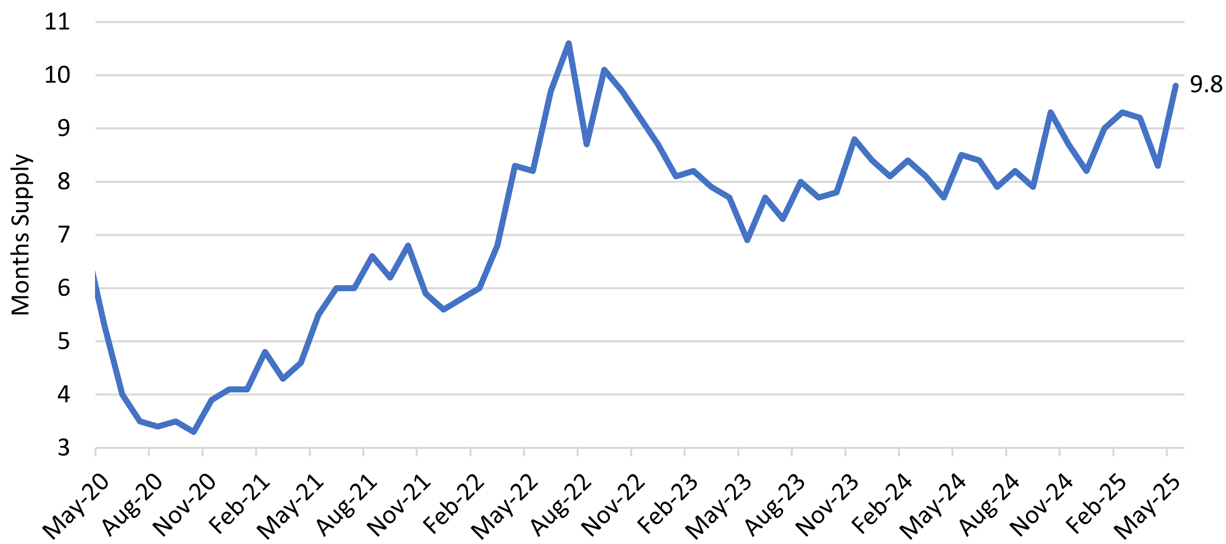


Figure 81. Single-Family Construction Metrics: Permits, Starts, Completions

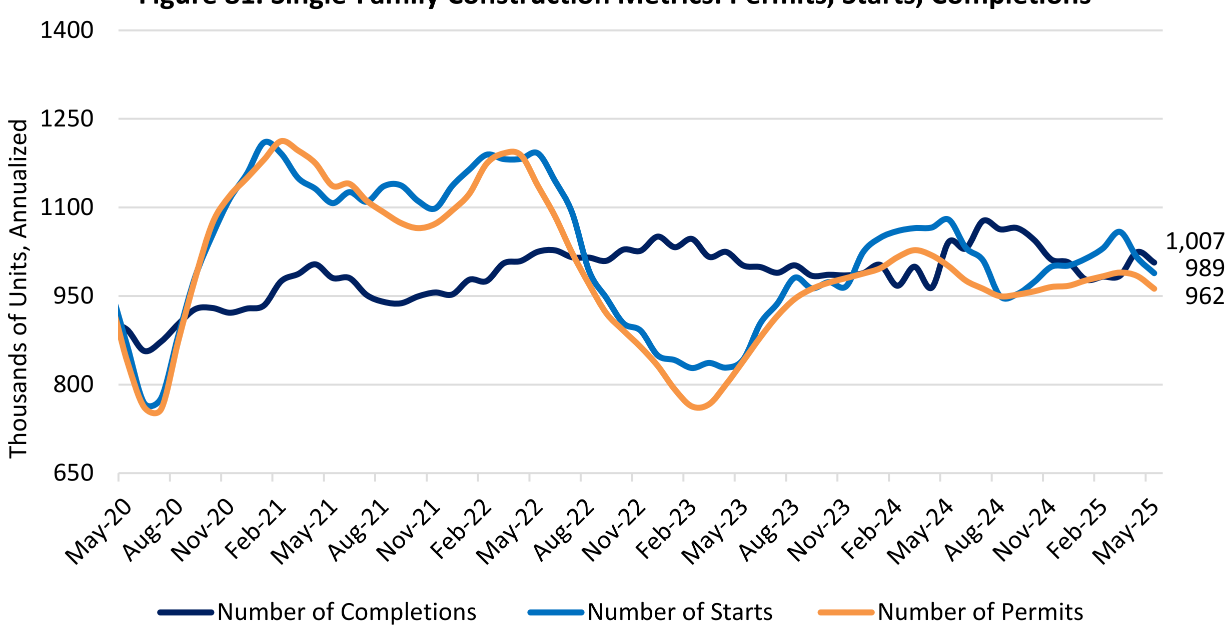
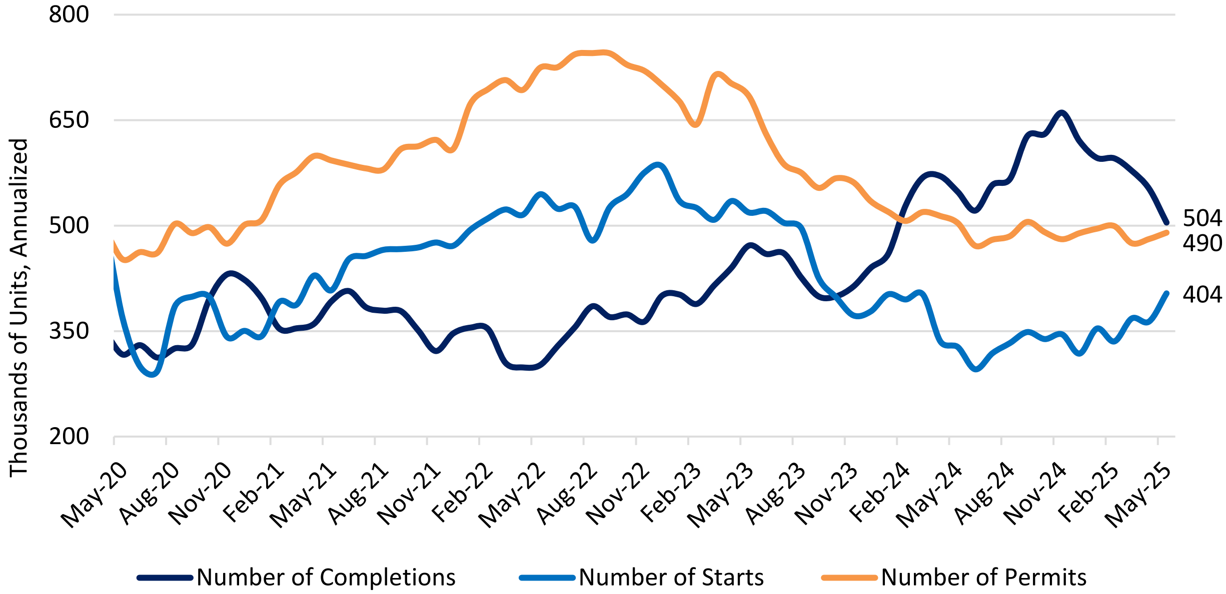


Figure 82. Multifamily Constructions Metrics: Permits, Starts, Completions



Source: Figure 80 FRED as of May 2025; Figures 81 & 82: New Residential Construction, U.S. Census Bureau data as of May 2025.

Note: Figures 81 & 82 are calculated using a 3-month moving average to identify underlying trends in construction metrics, in thousands of units.

15.4 Size and Value of the U.S. Housing Market

The total value of the Single-Family housing market decreased from $48.1 trillion at the end of 2024 to $47.9 trillion in Q1 2025. The total value of the US Single-Family housing market increased approximately 152% from its low in 2011. From year-end 2024 to Q1 2025, mortgage debt outstanding increased approximately 0.34% to $13.4 trillion and household equity decreased approximately 0.71% to $34.5 trillion. Agency Single-Family MBS continue to account for a growing percentage of the total mortgage debt outstanding. At roughly $9.4 trillion in Q1 2025, Agency Single-Family MBS represent approximately 65% of total mortgage debt, up from just 52% in 2011.

Figure 83. Value of the U.S. Housing Market

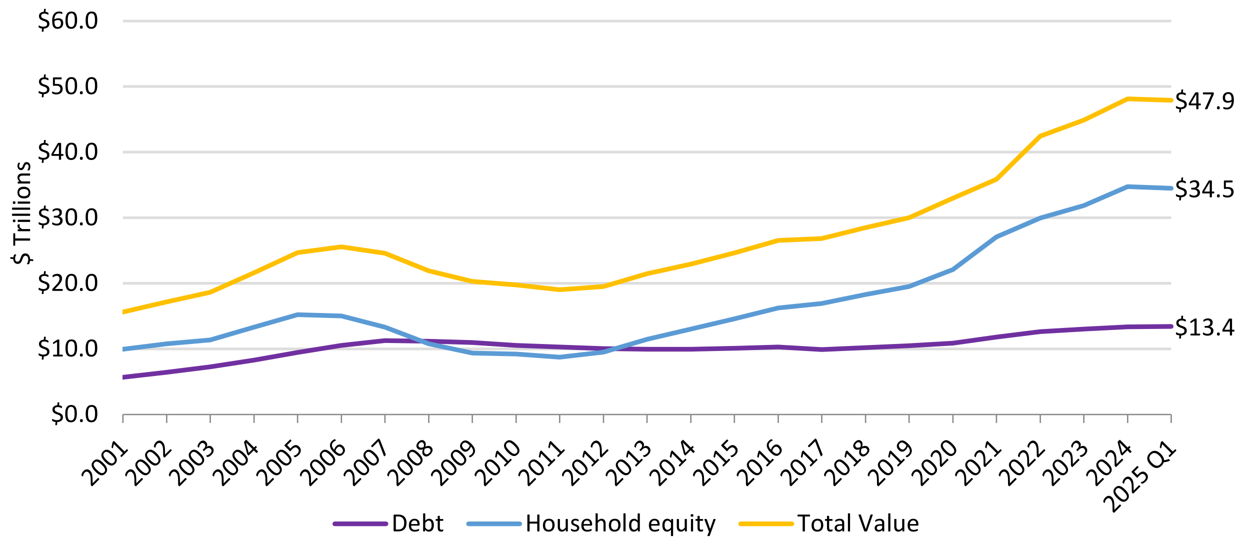
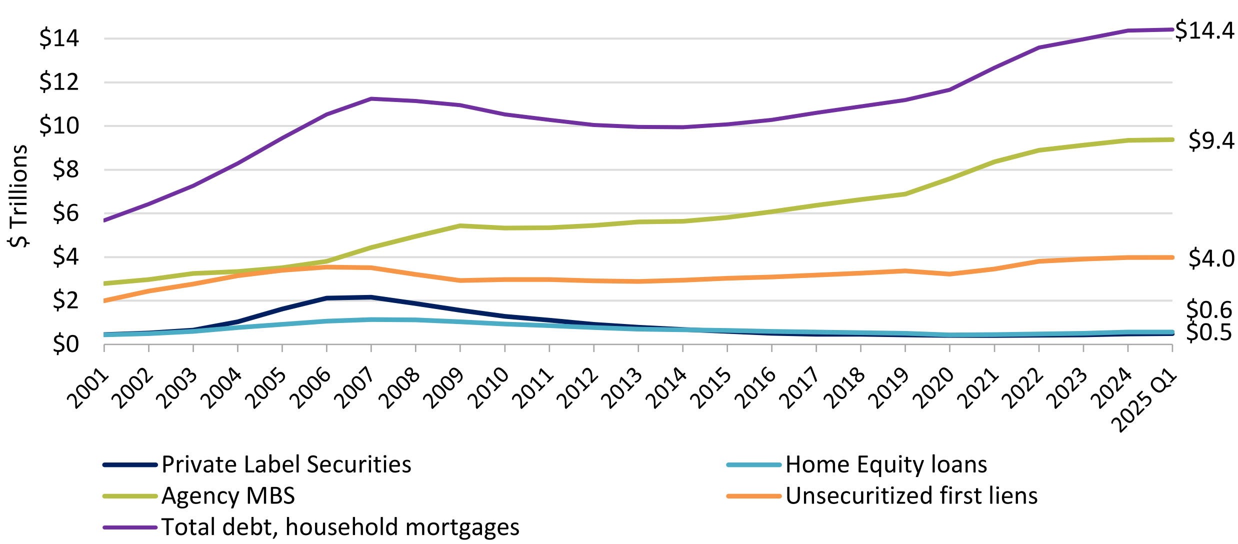


Figure 84. Size of the U.S. Residential Mortgage Market



Source: Federal Reserve Flow of Funds Data as of Q1 2025. Note: Total debt in figure 84 includes additional nonfinancial corporate/noncorporate business mortgages which is not included in the calculation for "debt" for figure 83. Figures are rounded to the nearest hundred billion.

16 DISCLOSURE

"The data provided in the Global Markets Analysis Report (hereinafter, the "report") should be considered as general information only and is current only as of its specified date, unless otherwise noted. No information contained herein is, and should not be construed to be, investment advice. Nor does any information contained herein constitute an offer to sell, or is a solicitation of an offer to buy, securities.

The information contained herein is based upon information generally available to the public from sources believed to be reliable as of the specified date. The accuracy of the information contained herein is based on the corresponding accuracy of the issuer data as reported to the Government National Mortgage Association (hereinafter, "Ginnie Mae").

Therefore, if there is insufficient or inaccurate data to support calculations of any specific disclosure information, Ginnie Mae disclaims any and all liability relating to that information, including, without limitation, any express or implied representations or warranties for statements or errors contained in, or omissions from, the report.

The forward-looking statements, and underlying assumptions, speak only as of the date of May 31, 2025. Ginnie Mae expressly disclaims any obligation or undertaking to update or revise any forward-looking statement or underlying assumption contained in the report to reflect any change in its expectations or any change in circumstances upon which such statement is based.

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