



Fannie Mae®

Refinance Transition Trends

User Guide

October 2026



Fannie Mae's new Refinance Transition Trends dashboard provides deeper transparency into borrower refinancing behavior

New in Data Dynamics®: explore how borrowers refinance by purpose and product, then connect those transitions to the interest-rate signal behind the decision.

Fannie Mae

Refinance Transition Trends

New Loan Bucket

New Loan Purpose and Product

Refinance Quarter	Prior Product	Prior Purpose	No Cash Out FRM 30y	No Cash Out FRM 20y	No Cash Out FRM 15y	No Cash Out FRM 10y	No Cash Out ARM	Cash Out FRM 30y	Cash Out FRM 20y	Cash Out FRM 15y	Cash Out FRM 10y	Cash Out ARM
Separate	Separate	Separate										
2026-Q3	FRM 30y	Purchase	52.0%	7.3%	15.5%	0.7%	6.2%	16.9%	0.5%	0.7%	0.1%	0.2%
		No Cash Out	45.7%	3.3%	8.7%	0.2%	3.7%	35.9%	0.8%	1.0%	0.1%	0.7%
		Cash Out	20.7%	3.3%	4.6%	0.0%	5.7%	60.8%	1.8%	1.3%	0.1%	1.6%
	FRM 20y	Purchase	24.5%	19.3%	34.6%	2.6%	1.3%	15.9%	0.0%	1.8%	0.0%	0.0%
		No Cash Out	16.6%	3.0%	29.7%	1.1%	1.6%	35.3%	5.8%	6.5%	0.1%	0.3%
		Cash Out	7.3%	3.0%	13.4%	0.7%	2.8%	49.8%	13.6%	8.2%	0.1%	1.2%
	FRM 15y	Purchase	16.2%	0.2%	27.6%	11.3%	4.2%	21.5%	0.6%	15.4%	0.6%	2.4%
		No Cash Out	22.6%	1.8%	29.4%	1.5%	1.3%	28.5%	1.6%	10.6%	1.1%	1.7%
		Cash Out	4.3%	1.1%	5.1%	3.6%	1.0%	47.5%	5.4%	28.9%	2.3%	0.9%
	FRM 10y	No Cash Out	11.8%	0.0%	6.5%	5.5%	0.0%	36.7%	2.6%	31.0%	6.0%	0.0%
		Cash Out	5.2%	0.0%	8.7%	0.9%	0.0%	34.7%	3.7%	30.4%	16.3%	0.0%
	ARM	Purchase	27.0%	0.0%	22.1%	2.1%	12.1%	27.8%	3.7%	3.3%	0.0%	1.9%
No Cash Out		31.0%	8.5%	5.8%	0.0%	9.5%	32.2%	0.3%	4.0%	0.0%	8.9%	
2026-Q2	FRM 30y	Cash Out	19.1%	0.0%	8.2%	0.0%	3.9%	38.1%	2.2%	0.0%	0.0%	28.5%
		Purchase	69.1%	5.3%	12.2%	0.3%	5.8%	6.6%	0.2%	0.2%	0.0%	0.3%
		No Cash Out	62.1%	4.2%	7.4%	0.2%	5.9%	18.1%	0.7%	0.7%	0.0%	0.6%
	FRM 20y	Cash Out	37.6%	4.2%	4.6%	0.2%	4.3%	46.0%	0.9%	0.9%	0.0%	1.3%
		Purchase	13.2%	11.4%	58.1%	4.3%	2.4%	4.7%	2.3%	3.4%	0.0%	0.3%
		No Cash Out	18.3%	12.2%	37.8%	0.6%	3.6%	20.4%	2.3%	4.1%	0.1%	0.7%
	FRM 15y	Cash Out	15.1%	5.4%	17.5%	0.8%	0.7%	42.2%	10.5%	7.0%	0.5%	0.3%
		Purchase	13.1%	0.2%	56.9%	12.7%	1.0%	8.0%	1.2%	6.6%	0.3%	0.0%
		No Cash Out	10.0%	1.1%	61.7%	3.2%	1.6%	15.3%	1.3%	5.1%	0.5%	0.3%
	FRM 10y	Cash Out	5.9%	1.1%	16.2%	2.4%	1.4%	44.9%	4.5%	20.9%	1.2%	1.5%
		No Cash Out	10.1%	1.1%	13.9%	24.5%	0.0%	26.5%	3.1%	11.1%	9.6%	0.0%
	ARM	Cash Out	6.1%	1.6%	6.5%	9.3%	0.0%	36.7%	1.0%	30.0%	7.2%	1.5%
Purchase		39.6%	2.8%	16.9%	0.0%	31.5%	5.4%	0.9%	0.3%	0.1%	2.5%	
No Cash Out		15.9%	0.7%	16.3%	1.6%	56.1%	6.8%	0.6%	0.8%	0.0%	1.3%	

Built for refined prepay analysis

Follow transitions, not just refinance volume

See where borrowers move across purpose and product—not just total refinance volume.

Explore the dashboard your way

Move from the matrix to focused cohort and time-series analysis.

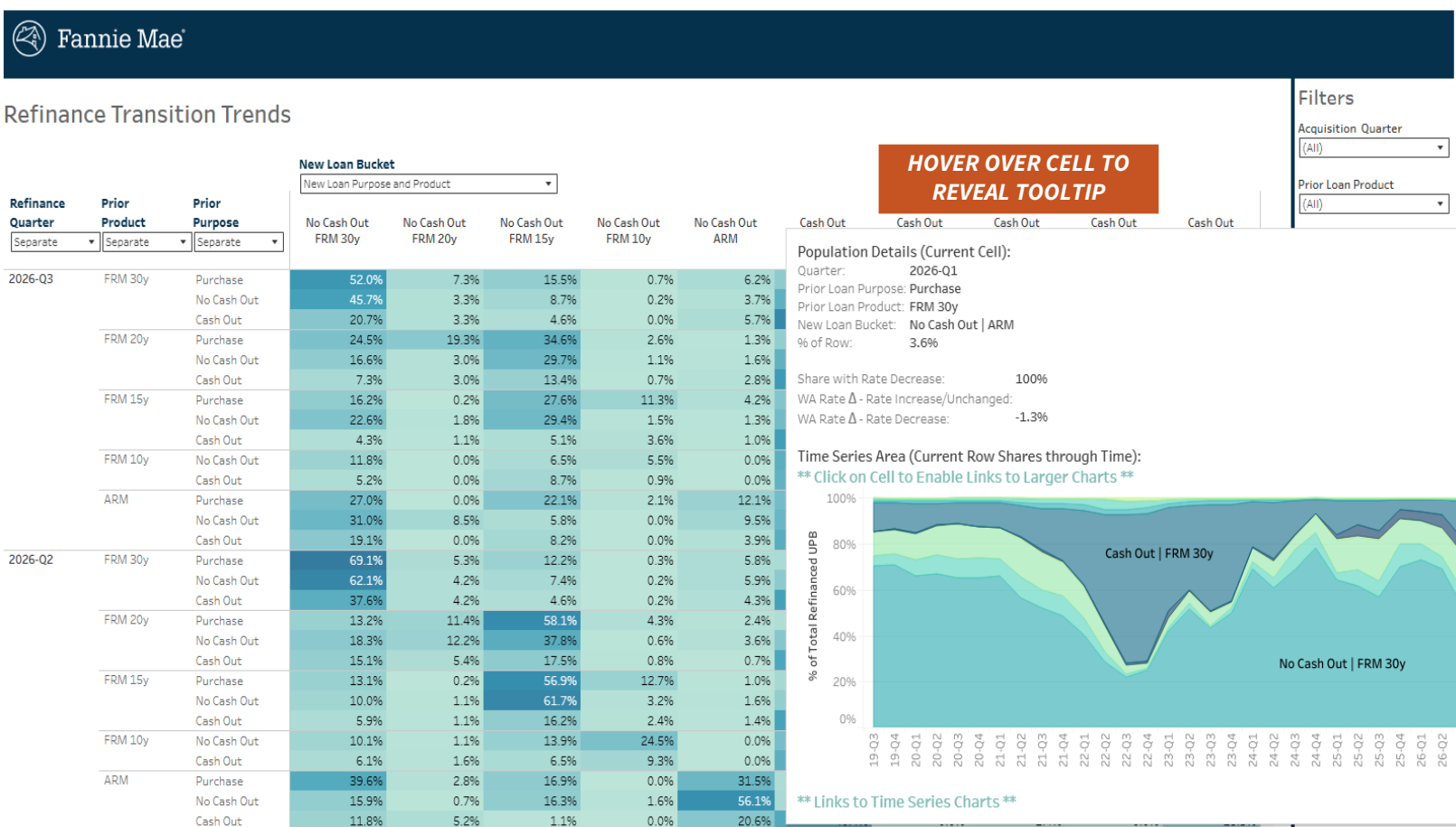
Connect behavior to the rate incentive

Test whether rate incentive and refinance volume support the observed transition.



See where borrowers are moving with enhanced transparency by purpose

The transition matrix pairs product switching with refinance purpose, giving investors a more complete view of the behavior underlying prepayments.



Flexible ways to explore

Interact directly in the table

Use the row and column dropdowns to move between purpose and product transition views. Each cell shows the share of the selected row population moving to the column destination.

Filter to the population that matters

Use the right-side filters to focus on acquisition quarter, prior loan product, or prior loan purpose — without changing the transition dimensions displayed in the table.

Purpose adds behavioral context

Distinguish rate/term activity from equity extraction, then see which products those borrowers choose. The result is a more nuanced view than product transitions alone.

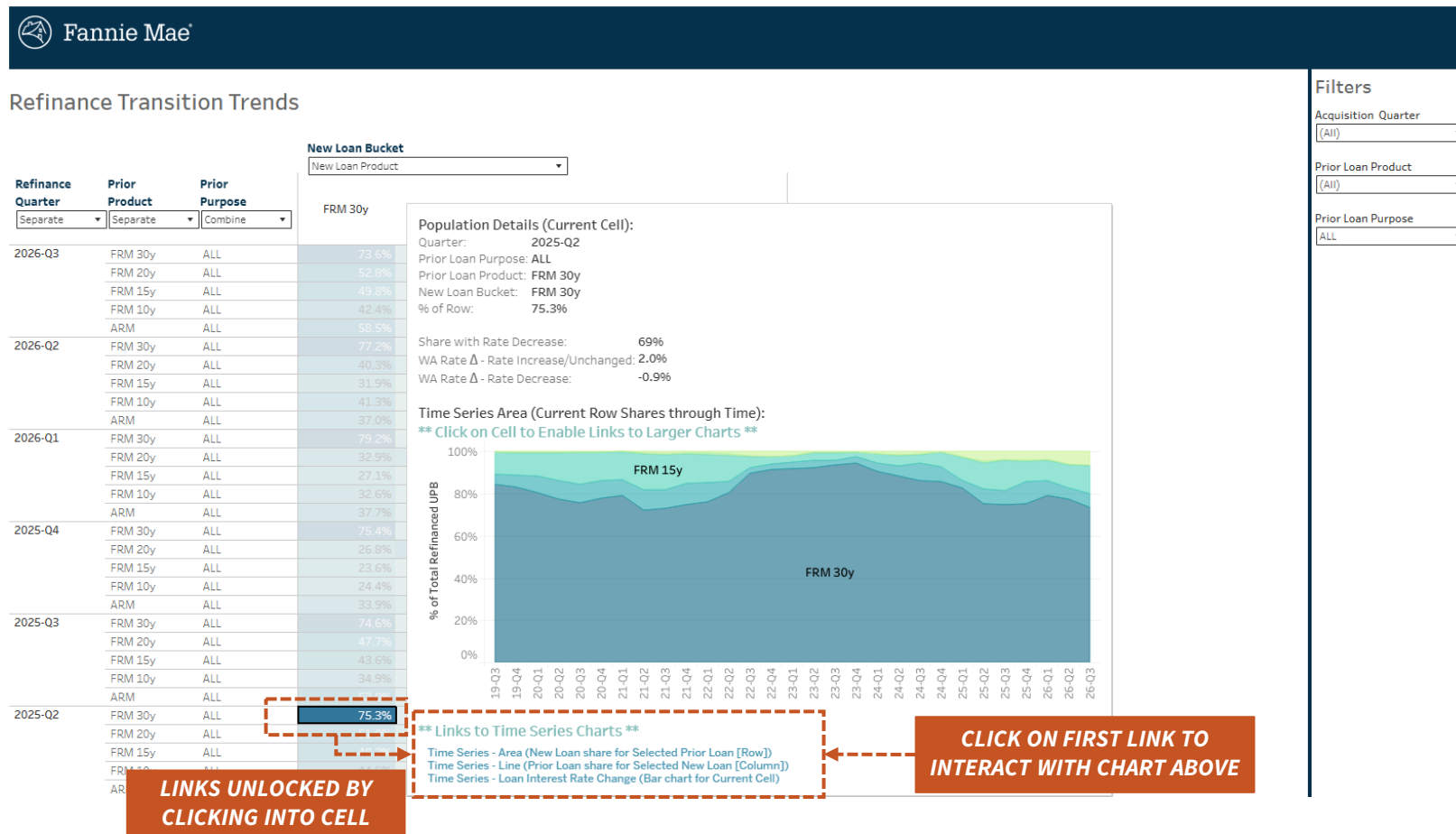
Preview details before drilling down

Hover to confirm the selected transition; click to open the deeper analytical views shown next.



Move from a point-in-time transition to a time-series view

Select any populated cell to open additional context for that borrower transition and link directly to deeper trend analysis.



One click adds more context

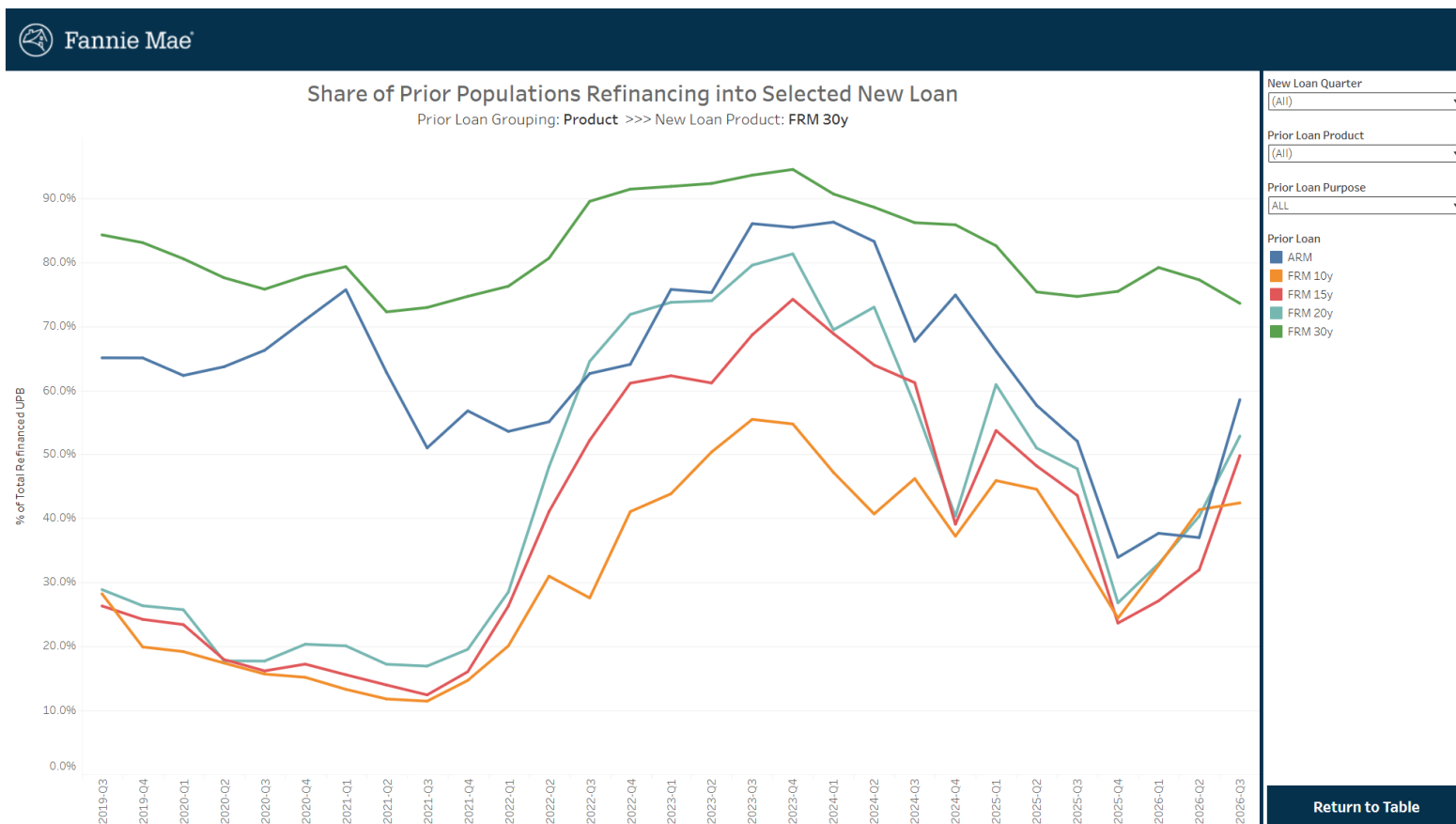
- **See the selected population**
The tooltip confirms the quarter, prior purpose, prior product, new-loan bucket, transition share, and weighted-average rate change for the cell you selected.
- **Put the transition in historical context**
A compact time-series preview shows how the selected row population has moved across destinations through time.
- **Open dedicated analytical views**
The links at the bottom of the tooltip provide direct access to larger time-series charts, including the rate-change view used to assess refinance incentive.

Investor takeaway: use the matrix for fast pattern recognition, then drill into the transitions that matter most to your prepayment view.



Trace which prior populations refinance into a selected destination

The **second tooltip** link flips the perspective: choose a new loan population and compare the transition rate from each prior population over time.



Read the destination from the source side

- Anchor on the selected destination**
Refine the borrower cohort only when the comparison requires it.
- Compare prior cohorts**
Each line shows the share of a prior purpose or product population's refinanced UPB that transitioned into the selected destination.
- Track transition propensity through time**
See which starting cohorts become more or less likely to choose the destination as market conditions change.

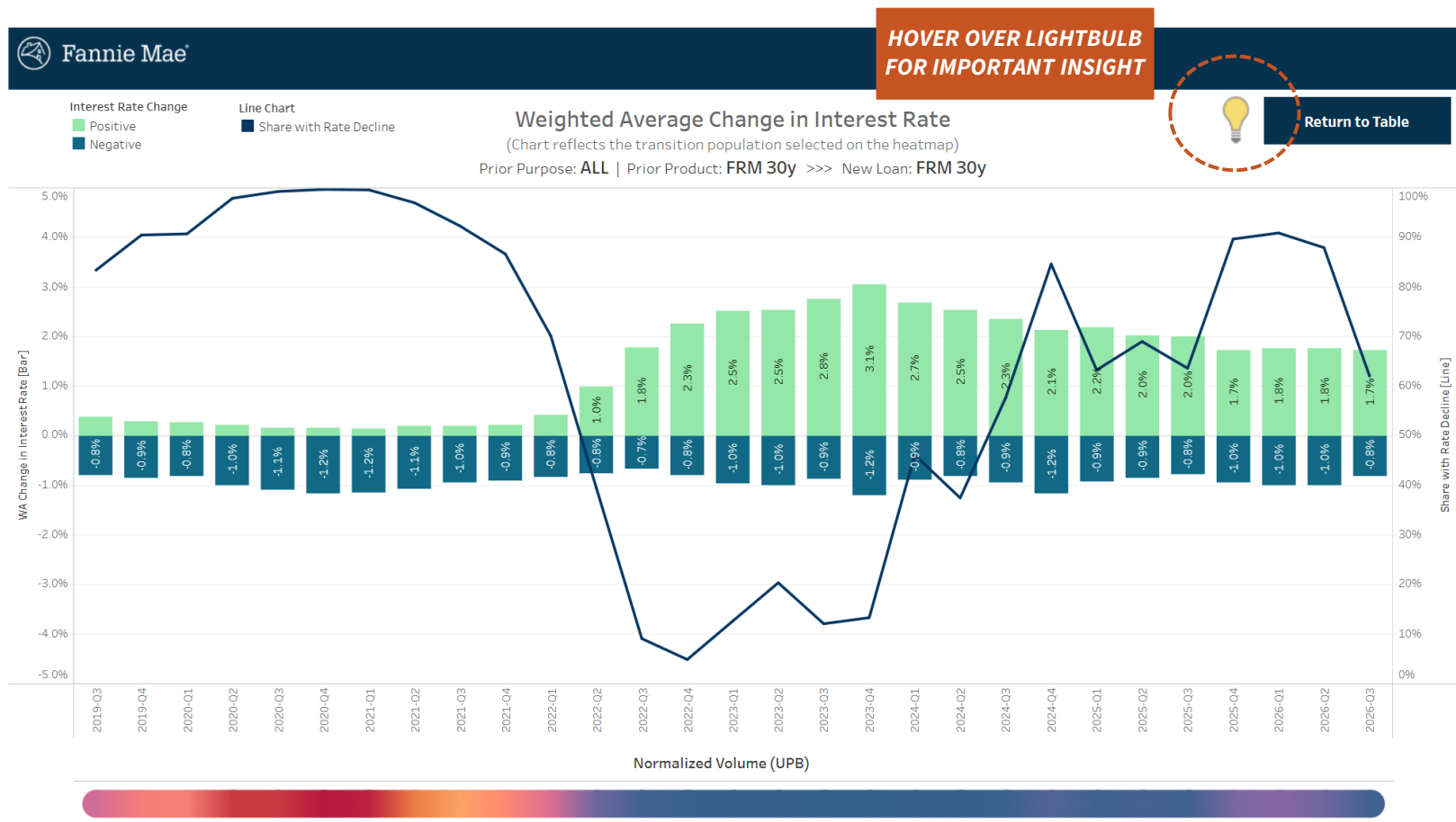
FOR CLEARER COMPARISON, SEGMENT BY PRIOR PRODUCT OR PURPOSE SEPARATELY

Investor takeaway: use sustained cohort divergence—not one-quarter spikes—to refine transition assumptions.



Connect refinance behavior to the interest-rate incentive

With the **third tooltip** link, go beyond where borrowers moved to see whether lower rates were an important driver, how large the rate change was, and whether that behavior occurred at meaningful refinance volume.



Read the incentive from three angles

Rate-change magnitude

Bars segment borrowers by whether their rate decreased (blue) or was unchanged/increased (green) and show the weighted-average rate change for each segment.

Share receiving a lower rate

The line shows the share of borrowers whose rate decreased. Above 50% means a majority of the selected population refinanced into a lower rate.

Volume context

The strip below the chart normalizes quarterly refinance UPB to the selected population's peak quarter (1.0 = peak), helping distinguish high-volume signals from low-volume periods.

Eligibility and acceptable usage`

[Limited Cash-out Refinance Transactions](#)

[Cash-out Refinance Transactions](#)

Investor takeaway: borrowers refinance for many reasons; interest-rate incentive is an important signal, but only one part of the decision.