



Contact: Jenny Werwa  
JWerwa@dworbell.com  
(202) 939-1783

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## **SENIOR HOME EQUITY NEARS \$4 TRILLION AS HOME VALUES RISE**

**WASHINGTON** – The NRMLA/RiskSpan Reverse Mortgage Market Index (RMMI), a quarterly measure which analyzes trends in the home values, home equity, and mortgage debt of homeowners 62 and older, has reached 189.67, its highest level since Q1 2007. The RMMI is updated quarterly and tracks back to the start of 2000.

The \$63.5 billion increase in senior home equity in the first quarter was fueled by an estimated \$61.6 billion increase in the aggregate value of senior housing and a \$1.9 billion decline in senior-held mortgage debt.

“As the economy recovers and the amount of housing wealth held by older homeowners continues to grow, home equity is an increasingly valuable resource America’s seniors can use to help fund their longevity,” said NRMLA President Peter Bell.

The first quarter of 2015 was the twelfth consecutive quarter in which the index has risen, and the \$3.96 trillion estimated aggregate value of home equity owned by seniors is now just 1 percent below its peak level of \$4.0 trillion in Q4 2006.

The current senior equity levels represent a 34% recovery since the post-Recession trough reached in Q2 2011, when senior equity levels had fallen to an estimated \$3.0 trillion.

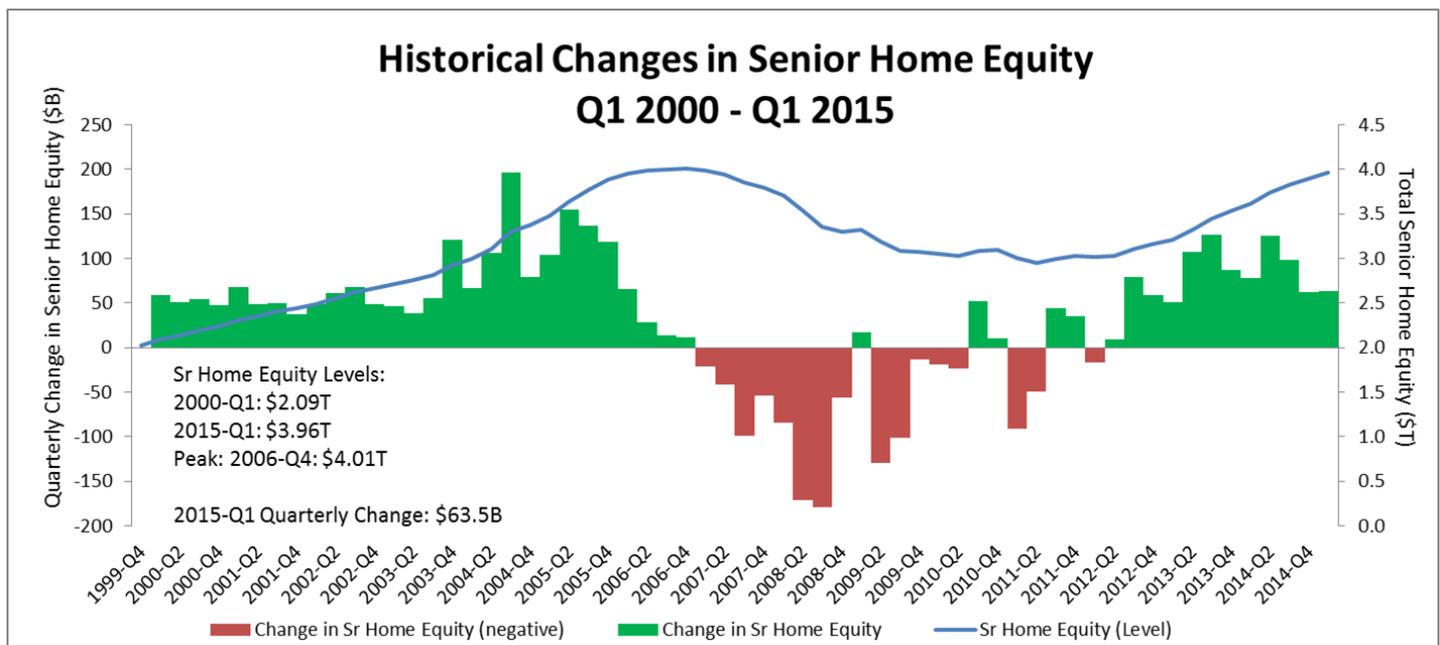
The RMMI increased 1.6% from the fourth quarter of 2014 when the index stood at 186.63. The senior housing value estimate is based on the Federal Housing Finance Agency’s Q1 2015 all-transactions Indices.

## REVERSE MORTGAGE MARKET INDEX

Quarter	Sr. home Value (\$T)	Senior Mortgage Debt (\$T)	Sr. home Equity (\$T)	RMMI	Quarterly Change
2012-Q4	4.24	1.08	3.16	151.43	1.91%
2013-Q1	4.29	1.08	3.21	153.85	1.60%
2013-Q2	4.40	1.08	3.32	159.00	3.35%
2013-Q3	4.53	1.08	3.44	165.05	3.80%
2013-Q4	4.61	1.08	3.53	169.21	2.52%
2014-Q1	4.69	1.08	3.61	172.95	2.21%
2014-Q2	4.81	1.08	3.74	178.95	3.47%
2014-Q3	4.92	1.08	3.83	183.65	2.63%
2014-Q4	4.98	1.09	3.90	186.63	1.62%
2015-Q1	5.04	1.08	3.96	189.67	1.63%

Prepared by RiskSpan, Inc.

Data sources: American Community Survey, Census, FHFA, Federal Reserve



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### About Reverse Mortgages

Reverse mortgages are available to homeowners 62 years old and older with significant home equity. They are designed to enable retirees to borrow against the equity in their homes without having to make monthly payments as is required with a traditional "forward" mortgage or home equity loan. Under a reverse mortgage, funds are advanced to the borrower and interest accrues, but the outstanding balance is not due until the last borrower leaves the home, sells, or passes away. Borrowers may draw down funds as a lump sum at loan origination, establish a line of credit or request fixed monthly payments for a set term or tenure in the home.

To date, more than 920,000 senior households have utilized an FHA-insured reverse mortgage. More than 625,000 senior households are currently using a reverse mortgage to help meet their financial needs. For more information, please visit [www.ReverseMortgage.org](http://www.ReverseMortgage.org)

**About the National Reverse Mortgage Lenders Association**

The National Reverse Mortgage Lenders Association (NRMLA) is a membership organization comprised of more than 300 companies including lenders, loan servicers, credit unions, and housing counseling agencies. With a membership responsible for more than 90 percent of reverse mortgage transactions in the United States, NRMLA serves as the national voice for the industry. It serves as an educational resource, policy advocate and public affairs center for lenders and related professionals. NRMLA was established in 1997 to enhance the professionalism of the reverse mortgage business. All NRMLA member companies commit themselves to our Code of Ethics & Professional Responsibility.

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