

Brad Belcher

Owner/Independent Mortgage Broker, Elite Mortgage LLC 572862

3943 Hwy 54 Owensboro, Kentucky 42303

Is The Housing Market Finally Bouncing Back?

There are those who always try to portray the glass as being half full when it comes to the housing market. Then there are those who love a full glass, but who also call it like they see it. Right now, each camp has something to agree on: the glass is more full than it was last month.

Before proceeding, a disclaimer is in order. Outright measurements of housing market health are still not that great. We know that and have been discussing it for the better part of a year as sales slid and rates spiked. That part is old news.

The new news is that there are a few signs of change. If things were to continue to change as they have in the past few weeks, people would really be talking about a bounce in the housing market.

The just-released Pending Home Sales data from the National Association of Realtors is the latest in a small collection of data that quantifies the potential shift. In this case, words are probably worth more than pictures because we can say things like "pending home sales moved up at the fastest pace since October 2021." The chart may be a bit anticlimactic by comparison, but it's a start. Office: 270-570-2237 Mobile: 270-570-2237 Fax: 800-278-4062 bbelcher@elitemortgagerates.com View My Website

National Average Mortgage Rates



Mortgage News Daily 30 Yr. Fixed 7.10% +0.010.00 15 Yr. Fixed 6.57% +0.010.00 30 Yr. FHA 6.64% +0.02 0.00 30 Yr. Jumbo 0.00 7.35% 0.00 5/1 ARM 7.30% 0.00 0.00 **Freddie Mac** 30 Yr. Fixed 7.02% -0.42 0.00 15 Yr. Fixed 6.28% -0.48 0.00

Market Data

Rates as of: 5/20

	Price / Yield	Change
MBS UMBS 6.0	100.47	+0.13
MBS GNMA 6.0	100.77	+0.04
10 YR Treasury	4.4198	-0.0260
30 YR Treasury	4.5605	-0.0235
Pricing as of: 5/218:36AM EST		

Recent Housing Data

		Value	Change
Mortgage Apps	May 15	198.1	+0.51%
Building Permits	Mar	1.46M	-3.95%
Housing Starts	Mar	1.32M	-13.15%
New Home Sales	Mar	693K	+4.68%
Pending Home Sales	Feb	75.6	+1.75%
Existing Home Sales	Feb	3.97M	-0.75%
Builder Confidence	Mar	51	+6.25%

© 2024 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.



"This recent low point in home sales activity is likely over," said NAR Chief Economist Lawrence Yun. "Mortgage rates are the dominant factor driving home sales, and recent declines in rates are clearly helping to stabilize the market."

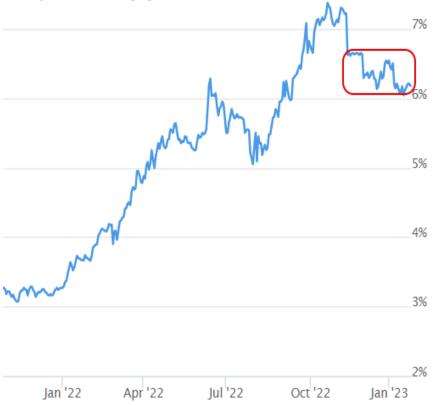
As we've discussed at length in the past few weeks, rates are indeed much improved from 3-4 months ago. But the level of improvement is perhaps not even the most welcome change. Rather, it's the STABILITY. With a range of just over half a percent for more than 3 months, rates haven't seen a narrower, more stable range since late 2021.

© 2024 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

Read or subscribe to my newsletter online at: <u>http://mortgageratesupdate.com/elitemortgage</u>

30yr Fixed Mortgage Rates

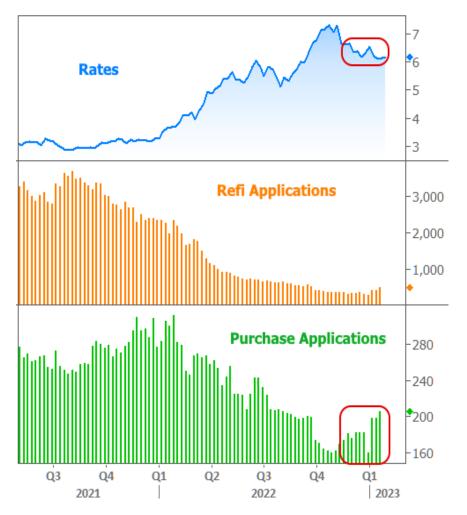


Interestingly enough, this combination of lower and more stable rates PERFECTLY coincides with a noticeable shift in purchase mortgage applications. This week saw purchase apps tick up to the highest levels since August.

© 2024 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

Read or subscribe to my newsletter online at: <u>http://mortgageratesupdate.com/elitemortgage</u>



One great lesson from the past year (and many other times in the history of market watching) is to not draw sweeping conclusions about the future from a few months of data. Could rates move back up and could housing slump back toward previous levels? Sure. All we're saying is that the housing market will bounce at some point and the inception of such bounces look a lot like the charts above.

A word of caution is in order though. Housing played an outsized role in driving inflation over the past few years. The Fed is aware of it. If the market seems like it's bouncing too quickly, it's entirely possible that the Fed will do or say something to try to keep things on a simmer.

Ultimately, broader economic factors will play the biggest role in determining the trajectory of rates (things like inflation, employment, and measures of economic output). We'll get several big ticket economic reports next week in addition to the latest policy announcement from the Fed. Forecasters and markets have already placed their bets on how that data will look. All we can know is that there is more potential for volatility than there was this week, for better or worse.

Subscribe to my newsletter online at: http://mortgageratesupdate.com/elitemortgage

Recent Economic Data

Date	Event	Actual	Forecast	Prior
Monday, Jan 23				
10:00AM	Dec Leading index chg mm (%)	-1.0	-0.7	-1.0

Event Importance:

No Stars = Insignificant

C Low

- Moderate
- \star 📩 Important

© 2024 MBS Live, LLC. - This newsletter is a service of <u>MarketNewsletters.com</u>.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

Read or subscribe to my newsletter online at: <u>http://mortgageratesupdate.com/elitemortgage</u>

		.		
Date	Event	Actual	Forecast	Prior
Tuesday,	Jan 24	1		
9:45AM	Jan Markit Composite PMI	46.6	47.0	45.0
1:00PM	2-Yr Note Auction (bl)	42		
Wednese	day, Jan 25			
7:00AM	w/e MBA Purchase Index	205.4		198.7
7:00AM	w/e MBA Refi Index	502.3		438.3
1:00PM	5-Yr Note Auction (bl)	43		
Thursday	y, Jan 26			
8:30AM	Q4 GDP Advance (%)	2.9	2.6	3.2
8:30AM	Dec Durable goods (%)	5.6	2.5	-2.1
8:30AM	w/e Jobless Claims (k)	186	205	190
10:00AM	Dec New Home Sales (ml)	0.616	0.617	0.640
10:00AM	Dec New Home Sales (%) (%)	2.3	-4.7	5.8
1:00PM	7-Yr Note Auction (bl)	35		
Friday, J	an 27			
8:30AM	Dec Core PCE Inflation (y/y) (%)	4.4	4.4	4.7
10:00AM	Jan Consumer Sentiment (ip)	64.9	64.6	64.6
10:00AM	Jan Sentiment: 1y Inflation (%)	3.9		4.0
10:00AM	Dec Pending Sales Index	76.9		73.9
10:00AM	Jan Sentiment: 5y Inflation (%)	2.9		3.0
10:00AM	Dec Pending Home Sales (%)	2.5	-0.9	-4.0
Tuesday,	Jan 31	1		
8:30AM	Q4 Employment costs (%)	1.0	1.1	1.2
	Nov Case Shiller Home Prices-20 y/y (%)	6.8	6.8	8.6
	Nov FHFA Home Prices y/y (%)	8.2		9.8
	Jan Chicago PMI	44.3	45.0	44.9
	Jan Consumer confidence	107.1	109.0	108.3
Wedneso	day, Feb 01			
7:00AM	w/e MBA Purchase Index	184.3		205.4
	w/e MBA Refi Index	466.6		502.3
	Jan ADP jobs (k)	106	178	235
	Jan ISM Manufacturing PMI	47.4	48.0	48.4
	Jan ISM Mfg Prices Paid	44.5	39.5	39.4
	N/A FOMC rate decision (%)	4.500 - 4.750	4.625	4.375
Thursday				
	Jan Challenger layoffs (k)	102.943		43.651
	w/e Jobless Claims (k)	183	200	186
Friday, F		100	200	100
	Jan Non-farm payrolls (k)	517	185	223

© 2024 MBS Live, LLC. - This newsletter is a service of <u>MarketNewsletters.com</u>.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

Read or subscribe to my newsletter online at: <u>http://mortgageratesupdate.com/elitemortgage</u>

★★ Very Important

Date	Event	Actual	Forecast	Prior
8:30AM	Jan Unemployment rate mm (%)	3.4	3.6	3.5
8:30AM	Jan Average earnings mm (%)	0.3	0.3	0.3
10:00AM	Jan ISM Biz Activity	60.4	54.5	54.7
10:00AM	Jan ISM N-Mfg PMI	55.2	50.4	49.6

Welcome to Elite Mortgage!

Welcome to Elite Mortgage!

Our Unique Boutique Mortgage Experience combines elite licensed mortgage professionals, incomparable service, a full array of mortgage products with the most competitive rates in the industry. At Elite Mortgage you're a client, not a number!

We know that each customer has specific needs, so we strive to meet those specific needs with a wide array of products, investment tools, mortgages and best of all quality service and individual attention.

Today's technology is providing a more productive environment to work in. For example, through our website, you can submit a complete on-line, secure loan application or pre-qualify for a home loan. You may also evaluate your different financing options by using our interactive calculators and going over various mortgage scenarios.

Brad Belcher

© 2024 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.