Casey Sullivan
Loan Officer and Branch Manager, The Sullivan Group at CrossCountry Mortgage
NMLS237837, CrossCounty Mortgage NMLS3029, Branch
2125 Oak Grove Rd. Ste. 328 Walnut Creek, CA 94598

Office: 925-395-4212
Mobile: 925-789-0065
casey@thesullivangrp.com
View My Website

Rapidly Rising Rates: Writing on The Wall For Housing?

The post-election spike in mortgage rates kicked into higher gear this week, with most lenders near the **worst levels in more than 2 years**. In bittersweet juxtaposition, this week's Existing Home Sales data (from October) was the best in nearly 10 years! Is the writing on the wall for the housing market? Yes and no.

First off, **let's put to bed** the question of whether a rapid rate spike affects housing and mortgage markets. The Mortgage Bankers Association's (MBA) application data is helpful in this endeavor for 2 reasons. First, it's a weekly report, thus keeping better pace with day-to-day changes in mortgage rates. Second, it includes both purchase and refi applications, allowing us to distinguish effects on home sales vs mortgage market activity.

The **best recent case study** of a rate spike's effects on housing/mortgage markets is the mid-2013 taper tantrum. In its first 6 weeks, the taper tantrum saw rates rise roughly 100 basis points (1%). Average 30yr fixed rates moved from 3.5% to 4.5% during that time. The following chart shows the changes in rates relative to the MBA's weekly purchase and refi applications numbers.

National Average Mortgage Rates

Mortgage News Daily	Rate	Change	Points
30YR Fixed	7.29%	-0.06	0.00
15YR Fixed	6.95%	-0.05	0.00
30YR FHA	6.91%	-0.08	0.00
30YR Jumbo	7.55%	-0.05	0.00
7/6 SOFR	6.88%	+0.02	0.00
30YR VA	6.92%	-0.08	0.00

Rates as of: 10/29

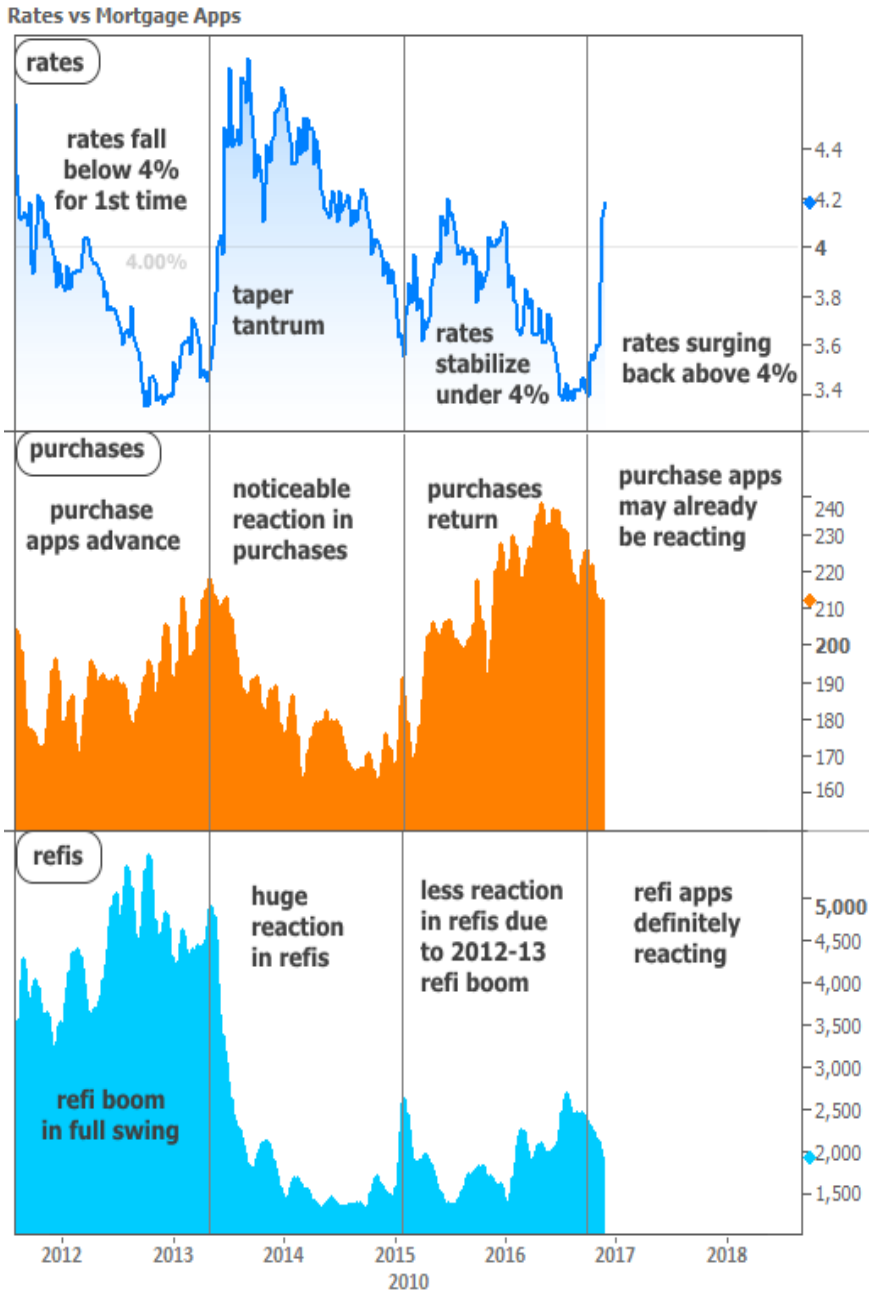
Recent Housing Data

		Value	Change
Mortgage Apps	Oct 14	188.6	-5.32%
Building Permits	Sep	1.4M	+0.43%
Housing Starts	Sep	1.22M	-4.24%
New Home Sales	Aug	684K	+12.69%
Pending Home Sales	Aug	71.2	0%
Existing Home Sales	Oct	3.99M	+0.25%
Builder Confidence	Oct	29	-9.38%

© 2026 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: http://mortgageratesupdate.com/caseysullivan



The chart **leaves no doubt** as to the **potential** for rapidly rising rates to take a toll, both on sales and mortgage activity in general. The chart also suggests the potential for varied outcomes depending on a few variables.

For instance, exceptionally low rates **don't necessarily** create huge refi demand on their own. After all, rates were near all-time lows recently, but refi applications were nowhere near recent highs, largely because homeowners and homebuyers already had the opportunity to lock in all-time lows during the 2012-13 refi boom.

We can conclude that in order to draw out **peak refi demand**, rates must fall far enough past the levels that were available to a large percentage of current homeowners. The **upside** to this, from a loan originator's standpoint, is that refi demand doesn't stand to lose as much ground as it did during the 2013 taper tantrum.

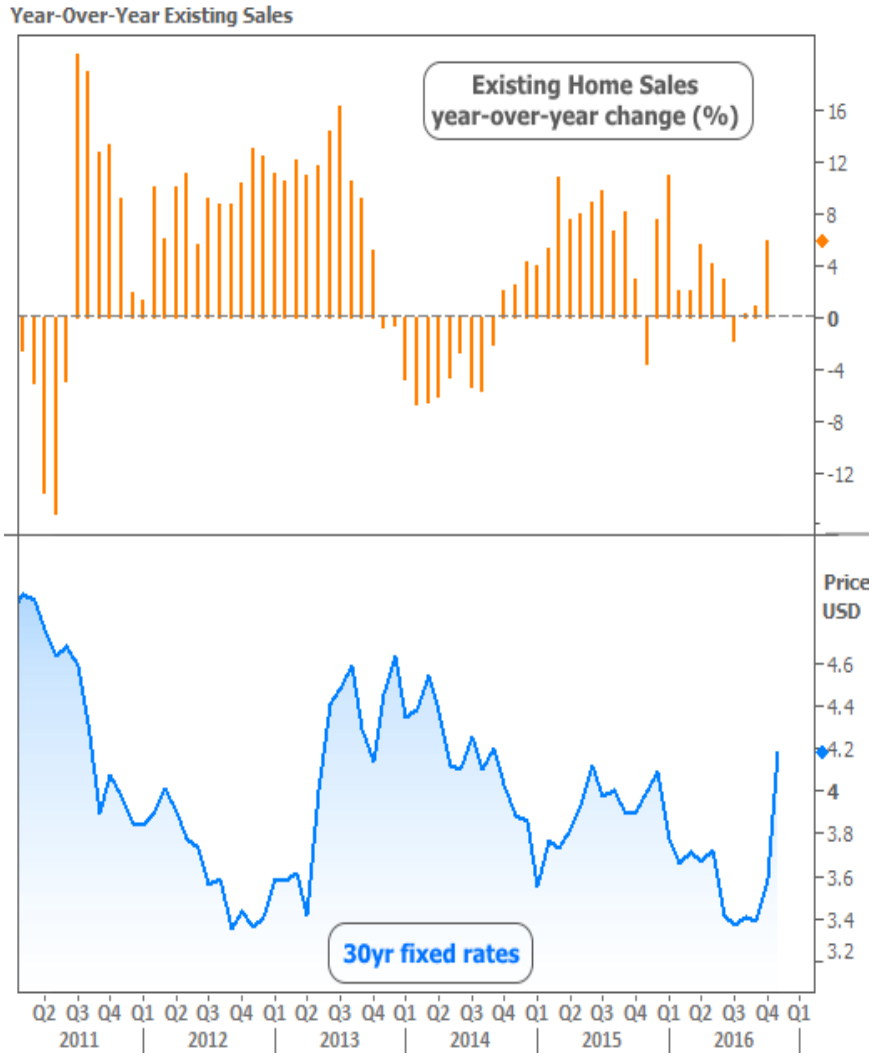
What about purchases as a function of rates? This is a **hot topic** among talking heads, with some arguing that purchases simply "don't care" about rising rates. Clearly that's **not** the case. In fact, purchase applications essentially **turned on a dime** as the taper tantrum spike began. It wasn't until rates stabilized under 4% that purchase apps began to rise again.

© 2026 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: http://mortgageratesupdate.com/caseysullivan

From there, we must simply ask ourselves how much movement constitutes a **"big deal."** This is subjective, of course. To many, the drop in Existing Home Sales in the 2nd half of 2013 was a big deal. After nearly 3 years of gains, sales fell into negative territory (annual basis) and remained there for almost an entire year.

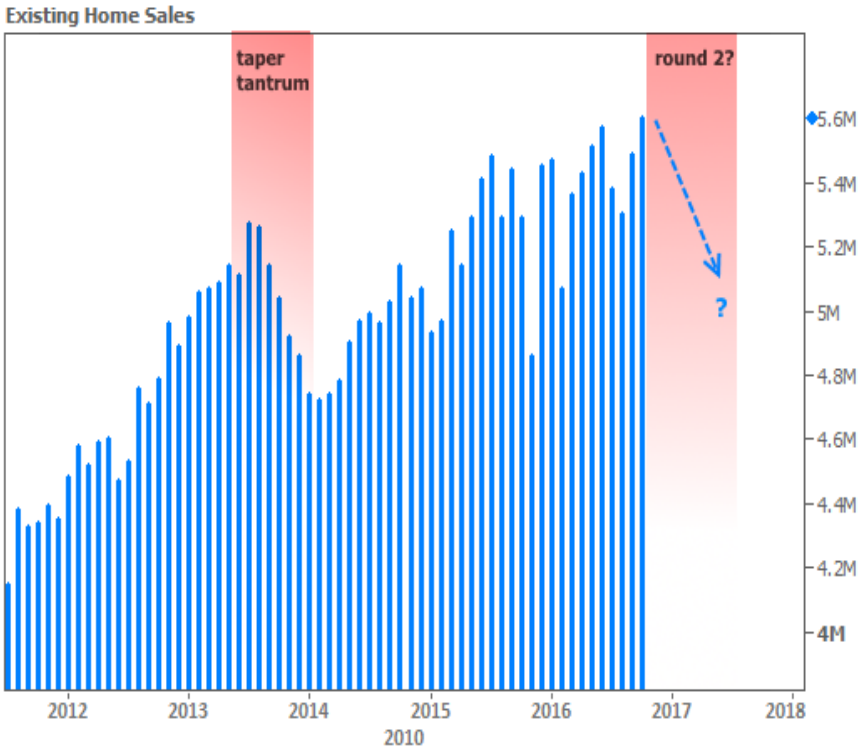


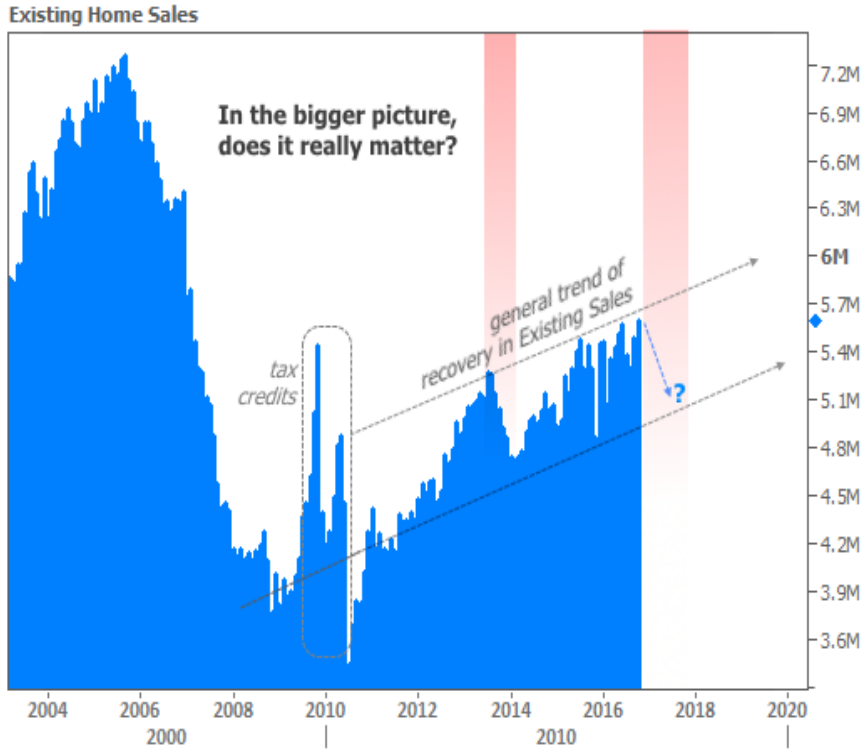
For a **counterpoint**, consider the longer term trend in the next chart. The upper pane of the chart shows recent trends in actual monthly home sales (not annual % change), with the taper tantrum effects highlighted. The lower pane, however, zooms out to include perspective that's been missing. There we can see the taper tantrum merely made for a course correction amid the bigger-picture trend.

© 2026 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: http://mortgageratesupdate.com/caseysullivan





This added perspective means **you're free to choose** the outlook that suits you. If you focus on shorter term effects, you may well conclude that the current spike in rates--rapidly approaching the size of the taper tantrum--means home sales are destined for a correction. If you focus on the longer term effects, you may subsequently conclude such a correction wouldn't be that big a deal in the bigger picture.

Ultimately, much depends on a host of additional variables, but the **underlying point is simple:** big rate spikes will always have an impact. The farther you step back, the smaller those impacts will look.

© 2026 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: http://mortgageratesupdate.com/caseysullivan

In other housing-related news to be filed under "perspective" this week, the FHFA announced an **increase in conforming loan limits** for Fannie and Freddie. The new limit will be $424,100, up from $417,000. To some buyers, this is insignificant, but to others, it could make all the difference in being able to afford the home of their dreams. Ideally, the limit can now keep pace with price appreciation going forward.

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

Recent Economic Data

Date	Event	Actual	Forecast	Prior
Tuesday, Nov 22				
10:00AM	Oct Existing home sales (ml)	5.60	5.43	5.47
11:30AM	2-Yr Note Auction (bl)	13		
1:00PM	5-Yr Note Auction (bl)	34		
Wednesday, Nov 23				
7:00AM	w/e Mortgage Market Index	460.3		436.3
8:30AM	w/e Initial Jobless Claims (k)	251	250	235
8:30AM	Oct Durable goods (%)	+4.8	1.5	-0.3
10:00AM	Nov U Mich Sentiment Final (ip)	93.8	91.6	91.6
10:00AM	Oct New home sales-units mm (ml)	0.563	0.593	0.593
11:30AM	7-Yr Note Auction (bl)	28		
Thursday, Nov 24				
12:00AM	Thanksgiving Day			
Tuesday, Nov 29				
8:30AM	Q3 GDP Prelim (%)	+3.2	3.0	2.9
9:00AM	Sep CaseShiller 20 yy (%)	+5.1	5.2	5.1
10:00AM	Nov Consumer confidence	107.1	101.2	98.6
Wednesday, Nov 30				
7:00AM	w/e Mortgage Market Index	417.2		460.3
8:15AM	Nov ADP National Employment (k)	216.0	165	147
8:30AM	Oct PCE price index mm (%)	+0.2		0.2
8:30AM	Oct Personal income mm (%)	+0.6	0.4	0.3
8:30AM	Oct Consumption, adjusted mm (%)	+0.3	0.5	0.5
9:45AM	Nov Chicago PMI	57.6	52.0	50.6
10:00AM	Oct Pending homes index	110.0		110.0
Thursday, Dec 01				
8:30AM	w/e Initial Jobless Claims (k)	268	260	251
10:00AM	Oct Construction spending (%)	+0.5	0.5	-0.4
10:00AM	Nov ISM Manufacturing PMI	53.2	52.2	51.9
Friday, Dec 02				
8:30AM	Nov Non-farm payrolls (k)	+178	175	161

Event Importance:

No Stars = Insignificant
☆ Low
★ Moderate
★★ Important
★★ Very Important

© 2026 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: http://mortgageratesupdate.com/caseysullivan

Date	Event	Actual	Forecast	Prior
8:30AM	Nov Unemployment rate mm (%)	4.6	4.9	4.9

About Casey Sullivan

Casey is a dedicated and dependable mortgage loan officer. His clients count on him to be their skilled, experienced, and focused consultant, listening to their needs.

He skillfully assists his clients with both refinancing and home purchases in California and more specifically the San Francisco Bay Area.

His vision is to build lifetime relationships with each client as their mortgage consultant...for life! He stays connected with each client well after closing which includes loan reviews and dependable market updates.

Casey believes that everyone deserves to completely understand their mortgage financing options and that one size does not fit all when it comes to mortgages. Nor does it apply when it comes to mortgage lenders. All lenders are not made the same and they are not all equal.

For a free consultation, contact Casey Sullivan today at 925-395-4212 or Casey@TheSullivanGrp.com

NMLS237837. CrossCounty Mortgage NMLS3029, Branch NMLS1553210Branch NMLS ID# 313318
An Approved Equal Housing Lender

Casey Sullivan

© 2026 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: http://mortgageratesupdate.com/caseysullivan