



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](#)

Homebuilder Index Continues Slide

Confidence among new home builders cooled considerably this month. The National Association of Home Builders (NAHB) said its Housing Market Index (HMI), produced as a joint venture with Wells Fargo Bank **dropped three points** Confidence among new home builders cooled considerably this month. The National Association of Home Builders (NAHB) said its Housing Market Index (HMI), produced as a joint venture with Wells Fargo Bank dropped three points to 58 from an upwardly revised January number of 61 (from 60). The HMI, a measure of builder confidence in the new home market, has **declined 7 points** since reaching a **decade-long high** of 65 in October and the current reading is the lowest reading for the composite index since May 2015. Analysts surveyed by Econoday has expected a composite reading of 61.

The HMI is derived from a monthly survey NAHB conducts among its new home builder members. They are asked to gauge the current market for new homes as "good," "fair" or "poor" and to do the same regarding their expectations over the next six months. They are also asked to rate traffic of prospective buyers as "high to very high," "average" or "low to very low." Scores for each component are then used to calculate a seasonally adjusted index where any number over 50 indicates that more builders view conditions as good than poor.

NAHB Chairman Ed Brady said, "Though builders report the dip in confidence this month is **partly attributable** to the high cost and lack of availability of lots and labor, they are still positive about the housing market. Of note, they expressed optimism that sales will pick up in the coming months."

The HMI component measuring sales expectations in the next six months did rise, by 1 point to 65. The index measuring **current sales conditions** was down three points to 65 and the component charting buyer traffic dropped sharply by five points to 39. That last number matched the 2015 traffic component as the most recent index low.

"Builders are reflecting consumers' concerns about recent negative economic trends," said NAHB Chief Economist David Crowe. "However, the **fundamentals are in place** for continued growth of the housing market. Historically low mortgage rates, steady job gains, improved household formations and significant pent up demand all point to a gradual upward trend for housing in the year ahead."

National Average Mortgage Rates



	Rate	Change	Points
Mortgage News Daily			
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%

Looking at the three-month moving averages for regional HMI scores, all four regions registered slight declines. The **Midwest** fell one point to 57, the **West** registered a three-point drop to 72 and the **Northeast** and **South** each posted a two-point decline to 47 and 59, respectively.

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

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