

Eric Gousios

Mortgage Broker, Mortgage Capital Group, Inc NMLS# 232541 64 E Crystal Lake Ave Crystal Lake, IL 60014 Office: 847-888-4241 Fax: 847-485-5010 eric@866mylender.com View My Website

Resilient Housing Data and Record Stock Prices Ahead of Long Weekend

While Columbus Day no longer marks a 3-day weekend for everyone, financial markets will be **closed until Tuesday**. It's not uncommon to see market volatility increase ahead of 3-day weekends and this one was no exception.

The week's most notable development was an impressive winning streak for stocks. The S&P 500 hit **record highs** for a 6th straight day before finally leveling-off on Friday.

Soaring stocks frequently coincide with rising rates. While that's generally held true in recent weeks, housing and mortgage markets have been surprisingly resilient.

In fact, through Wednesday, rates had actually **improved** on the week. Things changed on Thursday when Congress approved a budget blueprint paving the way for an eventual tax bill. This resulted in a huge move higher for stocks, but rates managed to hold their ground fairly well. After some volatility surrounding Friday's jobs report, rates drifted only slightly higher to end the week.

National Average Mortgage Rates



	Rate	Change	Points
Mortgage News I	Daily		
30 Yr. Fixed	7.09%	+0.07	0.00
15 Yr. Fixed	6.56%	+0.03	0.00
30 Yr. FHA	6.62%	+0.07	0.00
30 Yr. Jumbo	7.35%	+0.04	0.00
5/1 ARM	7.30%	+0.06	0.00
Freddie Mac			
30 Yr. Fixed	7.02%	-0.42	0.00
15 Yr. Fixed	6.28%	-0.48	0.00
Rates as of: 5/17			

Market Data

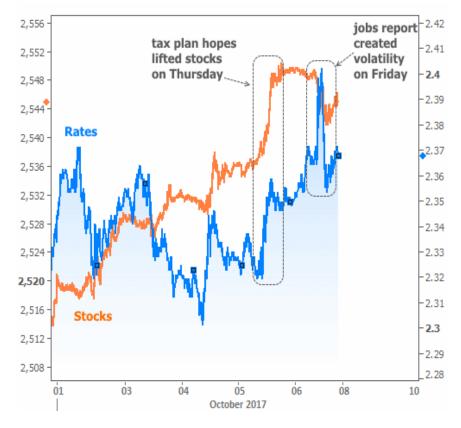
	Price / Yield	Change
MBS UMBS 6.0	100.40	-0.15
MBS GNMA 6.0	100.78	+0.04
10 YR Treasury	4.4223	+0.0454
30 YR Treasury	4.5610	+0.0549
Pricing as of: 5/17 5:59PM EST		

Recent Housing Data

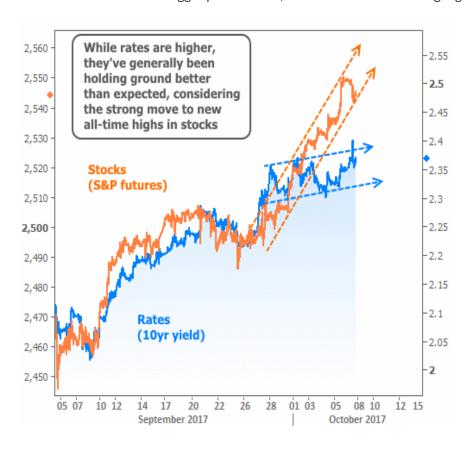
		Value	Change
Mortgage Apps	May 15	198.1	+0.51%
Building Permits	Mar	1.46M	-3.95%
Housing Starts	Mar	1.32M	-13.15%
New Home Sales	Mar	693K	+4.68%
Pending Home Sales	Feb	75.6	+1.75%
Existing Home Sales	Feb	3.97M	-0.75%
Builder Confidence	Mar	51	+6.25%

© 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.



Even if we zoom out to a bigger picture view, rates haven't been moving higher nearly as fast as stocks might suggest.

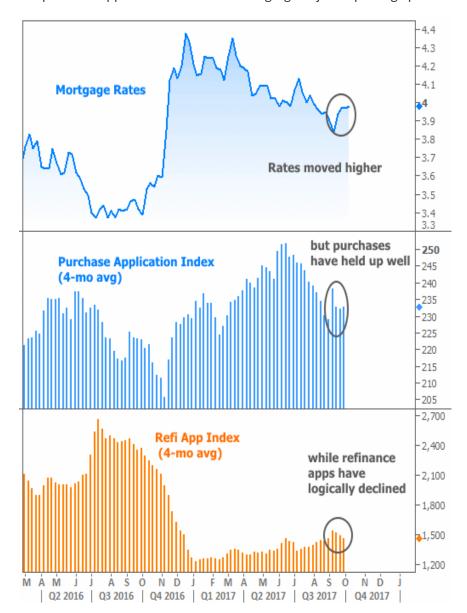


© 2024 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

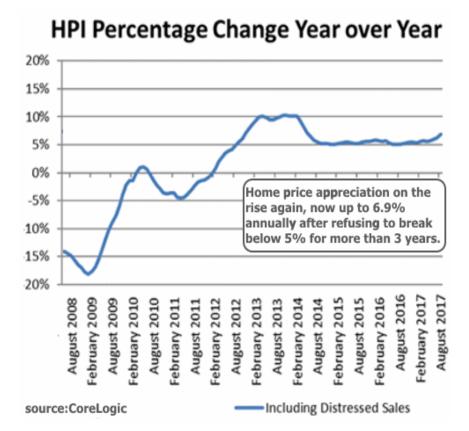
The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial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

Read or subscribe to my newsletter online at: http://mortgageratesupdate.com/ericgousios

Shifting gears from "rates in general" to **mortgage rates** specifically, most indices continue showing the average conventional 30yr fixed rate just under 4% for top tier scenarios. The recent move higher has taken a logical toll on refinance applications, but purchase applications have been doing a good job of picking up the slack.



Some broader housing metrics are **even more encouraging**. CoreLogic updated its Home Price Index (HPI) this week, showing an impressive jump in annual appreciation from 6.7% to 6.9%. Even though the firm notes that nearly half of the biggest housing markets are overvalued, CoreLogic nonetheless expects price growth of 4.7% over the next 12 months.



The holiday-shortened week ahead brings several important economic reports and developments that could help shape the outlook for interest rates. The **highlight** will be the Consumer Price Index (CPI)--a key measure of inflation.

The Fed would like to see the Core annual rate of inflation at 2% or higher. According to CPI data, it's held at 1.7% since June, but economists are forecasting a move up to 1.8% when next week's data is released on **Friday the 13th**.

Even that mere 0.01% would be **plenty scary** for bond markets, likely making it tough for mortgage rates to move lower. But if CPI falls short of expectations, it could provide a clear signal for rates to recover some of their recent losses.

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

Recent Economic Data

Date	Event	Actual	Forecast	Prior
Monday, Oct 02				
10:00AM	Aug Construction spending (%)	+0.5	0.4	-0.6
10:00AM	Sep ISM Manufacturing PMI	60.8	58.0	58.8
10:00AM	Sep ISM Mfg Prices Paid	71.5	64.0	62
Wednesday, Oct 04				
7:00AM	w/e Mortgage Refinance Index	1419.2		1445.6
7:00AM	w/e MBA Purchase Index	233.4		231
8:15AM	Sep ADP National Employment (k)	135.0	125	237
10:00AM	Sep ISM N-Mfg PMI	59.8	55.5	55.3
Thursday, 0	Oct 05			

Event Importance:

No Stars = Insignificant

☆ Low

moderate 👚

Important

★★ Very Important

© 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.

Date	Event	Actual	Forecast	Prior
8:30AM	Aug International trade mm \$ (bl)	-42.4	-42.7	-43.7
8:30AM	w/e Jobless Claims (k)		268	272
10:00AM	Aug Factory orders mm (%)	+1.2	1.0	-3.3
Friday, Oct	: 06			
8:30AM	Sep Non-farm payrolls (k)	-33	90	156
8:30AM	Sep Unemployment rate mm (%)	4.2	4.4	4.4
8:30AM	Sep Average earnings mm (%)	+0.5	0.3	0.1
10:00AM	Aug Wholesale inventories mm (%)	0.9	1.0	1
Monday, O	ct 09			
12:00AM	Columbus Day			
Wednesda	y, Oct 11			
7:00AM	w/e Mortgage Market Index			414
11:30AM	3-Yr Note Auction (bl)	24		
1:00PM	10-yr Note Auction (bl)	20		
Thursday, 0	Oct 12			
8:30AM	Sep Core Producer Prices YY (%)	2.2	2.0	2.0
8:30AM	Aug Producer Prices (%)		0.3	-0.1
1:00PM	30-Yr Bond Auction (bl)	12		
Friday, Oct	: 13			
8:30AM	Sep Retail Sales (%)	1.6	1.7	-0.2
8:30AM	Sep CPI mm, sa (%)	0.5	0.6	0.4
8:30AM	Sep Core CPI Year/Year (%)	1.7	1.8	1.7
10:00AM	Oct Consumer Sentiment	101.1	95.0	95.1
10:00AM	Aug Business Inventories (%)			0.2

Helping families buy and refinance homes since 1996.

I appreciate the opportunity to help manage your mortgage and financial needs not just today, but for a lifetime. Illinois Loan programs for buying your new home or refinancing with VA, VA IRRRL, FHA, FHA Streamline, and Conventional Ioans. Illinois Residential Mortgage Licensee MB.6760479.

Eric Gousios

