



## Jay Rodriguez

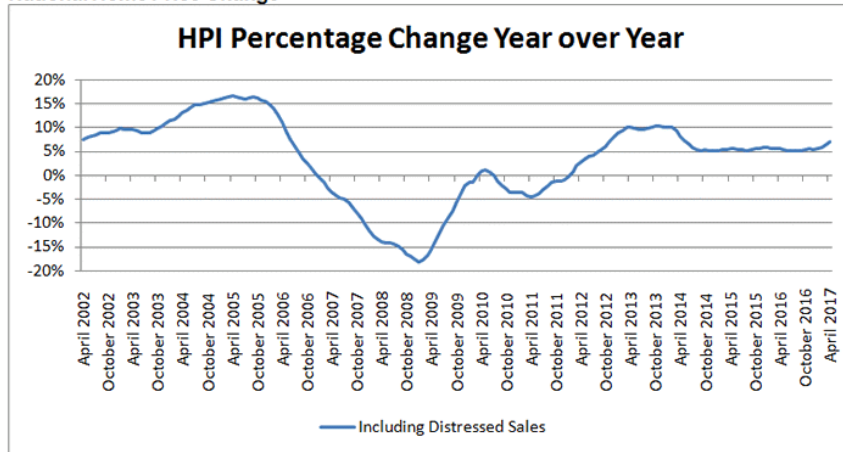
Independent Mortgage Advisor, Arbor Financial Group  
 NMLS# 902610 DRE# 02092450  
 13809 Research Boulevard STE 568 Austin, Texas 78750

Office: 512-549-4568  
 Mobile: 949-606-2410  
 Fax: 888-337-3040  
[jay@rodriguez.team](mailto:jay@rodriguez.team)  
[View My Website](#)

## "Bidding Frenzy" Drives Prices Higher

Home price increases moderated slightly in April, at least as measured by the CoreLogic Home Price Index (HPI). The company announced an increase of **6.9 percent** compared prices in April 2016, **falling** off a bit from the year-over-year appreciation rate of 7.1 percent in March. Over the first four months of the year CoreLogic's HPI has averaged annual increases of 6.98 percent.

National Home Price Change



Source: CoreLogic April 2017

Prices continued to soar in **Washington State**, up 12 percent on an annual basis. **Utah** replaced **Oregon** in second position with a gain of 10.1 percent and Oregon prices rose 9.1 percent. Only two states experienced price declines, Wyoming and Delaware at 3.9 percent and 0.2 percent respectively.

Home prices nationwide, including distressed sales, were **up 1.6 percent** from the March level, tying an identical increase from February to March for the largest gain since April 2016.

CoreLogic is **forecasting** that prices will increase by **5.1 percent** from April 2017 to April 2018. The company's forward-looking HPI uses state-level forecasts based on its current HPI and other economic variables. The company also forecasts that prices will rise by 0.7 percent between April and May.

## National Average Mortgage Rates



	Rate	Change	Points
<b>Mortgage News Daily</b>			
30 Yr. Fixed	6.87%	<b>-0.02</b>	0.00
15 Yr. Fixed	6.32%	<b>-0.01</b>	0.00
30 Yr. FHA	6.33%	<b>0.00</b>	0.00
30 Yr. Jumbo	7.05%	<b>0.00</b>	0.00
5/1 ARM	6.59%	<b>+0.01</b>	0.00

<b>Freddie Mac</b>			
30 Yr. Fixed	6.77%	<b>-0.09</b>	0.00
15 Yr. Fixed	6.05%	<b>-0.11</b>	0.00

<b>Mortgage Bankers Assoc.</b>			
30 Yr. Fixed	7.00%	<b>-0.03</b>	0.60
15 Yr. Fixed	6.63%	<b>+0.07</b>	0.61
30 Yr. FHA	6.87%	<b>-0.03</b>	0.92
30 Yr. Jumbo	7.13%	<b>+0.02</b>	0.38
5/1 ARM	6.22%	<b>-0.16</b>	0.60

Rates as of: 7/23

## Recent Housing Data

		Value	Change
Mortgage Apps	Jul 10	206.1	-0.19%
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%

	Value	Change
Builder Confidence	51	+6.25%

"Mortgage rates in April dipped back to their lowest level since November of last year, spurring home-buying activity," said Dr. Frank Nothaft, chief economist for CoreLogic. "In some metro areas, there has been a **bidding frenzy** as multiple contracts are placed on a single home. This has led home-price growth to outpace rent gains. Nationally, home prices were up 6.9 percent over the last year, while rent growth for single-family rental homes recorded a 3 percent rise through April, according to the CoreLogic Single-Family Rental Index."

"Interest rates on fixed-rate mortgages are down by one-fourth of a percentage point since mid-March, just in time to support the spring home-buying season," said Frank Martell, president and CEO of CoreLogic. "Some metro areas have low for-sale inventory, short time-on-market trends and homes that sell above the list price. Geographically, **gains were strongest in the West** with Washington and Utah posting double-digit gains."

## Choose the Right Independent Home Loan Expert

Your Trusted Nationwide Mortgage Advisor

With over a decade of experience, Jay Rodriguez is your go-to mortgage broker. Originally from Southern California, Jay has 13 state licenses and a deep understanding of the mortgage landscape. Whether you're in Texas or beyond, his commitment to personalized service, competitive rates, and on-time closings sets him apart. First-time buyers, refinancers, and investors alike benefit from his expertise. Contact Jay today to turn your homeownership dreams into reality!

Jay Rodriguez

