



## Matt Stout

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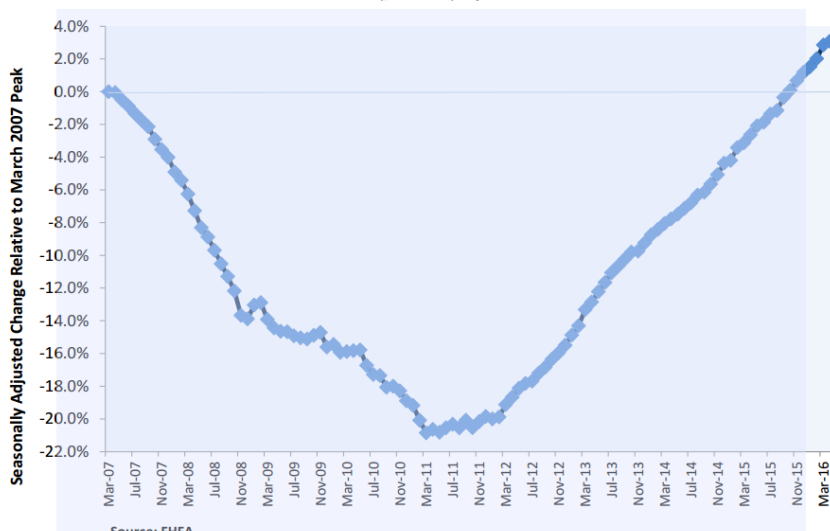
## Price Gains Pull Back on FHFA Index

The pace of home price increases, at least for purchases financed by Fannie Mae and Freddie Mac, slowed in April, falling below **even the most modest** of analysts' projections. The Federal Housing Finance Agency (FHFA) reports that prices rose 0.2 percent on a seasonally adjusted basis from the previous month. In March the increase was 0.8 percent, revised upward today from an originally reported 0.7 percent.

Analysts survey by Econoday had anticipated a month-over-month increase for April of 0.6 percent. The range of estimates was 0.5 to 0.8.

On an annual basis the index **appreciated 5.9 percent**, down from an annual gain of 6.1 percent in March. Since October 2015, the national house price index level has surpassed the prior peak level from March 2007.

Cumulative Seasonally Adjusted Price Change Relative to the March 2007 Peak for the U.S. Purchase-Only, Seasonally Adjusted Index



For the nine census divisions, seasonally adjusted monthly price changes from March 2016 to April 2016 ranged from **-0.7 percent** in the Middle Atlantic division to **+1.4 percent** in the New England division. The 12-month changes were all positive, ranging from **+1.7 percent** in the Middle Atlantic division to **+8.6 percent** in the Pacific division.

## National Average Mortgage Rates



	Rate	Change	Points
<b>Mortgage News Daily</b>			
30 Yr. Fixed	6.86%	<b>-0.05</b>	0.00
15 Yr. Fixed	6.31%	<b>-0.02</b>	0.00
30 Yr. FHA	6.32%	<b>-0.06</b>	0.00
30 Yr. Jumbo	7.04%	<b>-0.03</b>	0.00
5/1 ARM	6.53%	<b>-0.02</b>	0.00
<b>Freddie Mac</b>			
30 Yr. Fixed	6.78%	<b>-0.08</b>	0.00
15 Yr. Fixed	6.07%	<b>-0.09</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

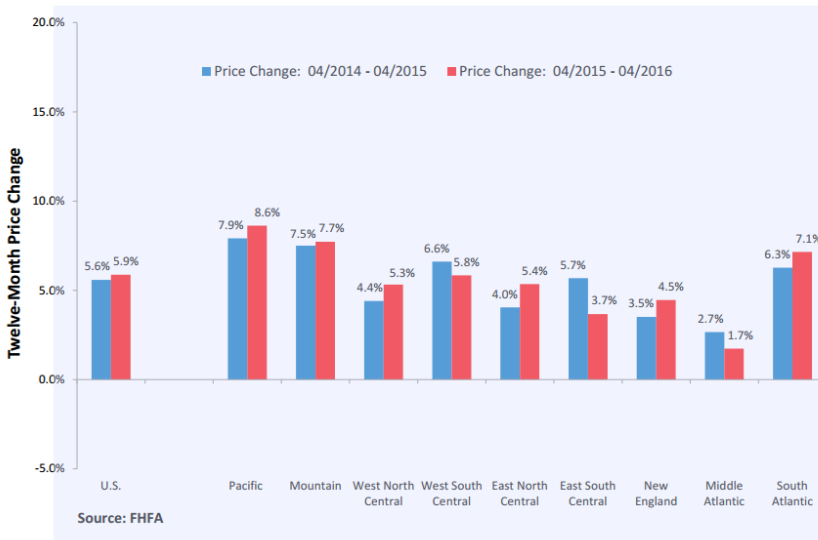
Rates as of: 7/26

## 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	Mar	51 +6.25%

**Twelve-Month Price Changes – Prior Year vs. Most Recent Year**  
Purchase-Only Index



FHFA's HPI is calculated using home sale price information from mortgages sold to or guaranteed by the government sponsored enterprises (GSEs). The index was benchmarked to 100 in January 1991 and currently stands at 238.8 for the U.S. as a whole.

## Getting a mortgage doesn't have to be painful!

I call myself a Mortgage Navigator because I feel it is my duty to give you the best information possible, not matter what! I love making homebuyers homeowners! I've been a mortgage broker for 29 years and compare options from multiple lenders, delivering 5 ⭐ rates & service. Combined with my goal based mortgage planning, my desire is to help people make the best mortgage decisions while making the process less annoying and more fun. Not sure where to start?.. give me a call at 800-340-5465 or visit [www.IcanSaveMortgage](http://www.IcanSaveMortgage) to find your best options today. Be sure to check out my YouTube channel link below for more helpful mortgage information.

**Matt Stout**

