

Philip Bennett
President, Bennett Capital Partners Mortgage Brokers
Business NMLS # 2046862
1101 Brickell Ave STE 800 Miami, FL 33131

Office: 800-457-9057
Mobile: 305-407-0747
philip@bcpmortgage.com
View My Website

Foreclosure Inventory Finally Breaks 10-Year Low

It is hard to believe that it has taken **more than a decade**, but Black Knight Financial Services says the foreclosure inventory, after a 12,000-property decline in July, has **finally** fallen below 400,000. The last time the number of homes in some process of foreclosure was lower was in February 2007. The July decrease is part of a 150,000-home reduction in the inventory in the last 12 months, a **-28 percent change**.

Other measures of housing distress continue to fall as well. The national **foreclosure rate** is also the lowest it has been in more than 12 years at 0.78 percent of all active mortgages, and the 53,300 foreclosure starts filed in July were the second fewest in a given month since 2005.

Black Knight, in its "first look" at July mortgage performance data, did note a **slight uptick** in early-stage mortgage **delinquencies** during the month, the rate for loans 30 or more days past due but not in foreclosure rose from 2.8 percent in June to 3.9 percent, a change the company calls "seasonal." The delinquency rate has fallen by 13.5 percent since July 2016. Later stage delinquencies remained flat, and the total 90+ day delinquent inventory is down 140,000 from last year. Two oil patch states, Alaska and North Dakota, were the only ones to have seen total non-current inventories (everything 30 or more days past due or in foreclosure) grow over the past six months.

New York, the state with the highest foreclosure inventory at 58,000 units, is also one that has historically had one of the longest mortgage timelines, accompanied by enormous foreclosure backlogs. That it also has the highest foreclosure rate at 2.4 percent may be an indication that the courts are finally resolving some of these very old cases.

Nationally the number of properties that are non-current, that is 30 or more days past due or in foreclosure, totals **2.384 million**. This is down by 42,000 from the previous month and 452,000 year-over-year. The highest rate of non-current loans is in Mississippi at 10.45 percent, followed by Louisiana (8.77 percent) and Alabama (7.23 percent).

Following monthly gains in May and June, **prepayment activity fell** by nearly 10% in July. The rate, an indicator of refinancing activity, is down nearly 20 percent year-over-year.

Black Knight will provide a more in-depth review of this data in its monthly Mortgage Monitor report which will be published by September 11.

National Average Mortgage Rates



Mortgage News Daily	Rate	Change	Points
30YR Fixed	7.51%	+0.01	0.00
15YR Fixed	7.04%	+0.01	0.00
30YR FHA	7.08%	+0.03	0.00
30YR Jumbo	7.52%	+0.02	0.00
7/6 SOFR	7.12%	-0.01	0.00
30YR VA	7.10%	+0.03	0.00

Rates as of: 11/16

MBS and Treasury

	Price / Yield	Change
MBS UMBS 6.0	98.70	+0.01
10 YR Treasury	5.1474	+0.0061
30 YR Treasury	5.4731	+0.0049

Pricing as of: 11/15 7:41PM EST

Recent Housing Data

		Value	Change
Mortgage Apps	Nov 4	204.6	+6.23%
Building Permits	Sep	1.4M	+0.43%
Housing Starts	Sep	1.22M	-4.24%
New Home Sales	Sep	676K	-1.17%
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/bennett-capital-partners-mortgage-brokers

From Bennett Capital Partners Mortgage Brokers

At Bennett Capital Partners Mortgage Brokers, located on Brickell Avenue in Miami, we are your trusted Florida mortgage broker, specializing in residential and commercial loans.

Our services are tailored to your needs, offering competitive rates and fast turnarounds. Whether you're seeking a conventional, VA, or FHA loan, we've got you covered. We also offer financing for warrantable and non-warrantable condos, condo-tels, first-time homebuyers, foreign nationals, and more.

Our specialties include:

- DSCR loans
- No Doc Loans
- Hard money loans
- Bridge Loans
- Private lending
- Jumbo loans
- Investment property loans
- 100 percent financing

We proudly serve all of Florida, including areas like Edgewater, South Beach, Brickell, Coral Gables, Tampa, Orlando, Fort Lauderdale, Naples, and more. Contact us today for expert mortgage advice and personalized loan solutions across the state!

Philip Bennett 

REALTOR®

EQUAL HOUSING OPPORTUNITY

© 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/bennett-capital-partners-mortgage-brokers