

Jeff Statz
Branch Manager, Summit Mortgage Corp.
NMLS: 36442
Madison, WI

Office: (608) 301-5112
jeff@statz.us
View My Website

Refi Demand Won't Reflect Rate Drop Until Next Week

Mortgage application activity was down across the board during the week ended June 24. The Mortgage Bankers Association (MBA) reports that its Market Composite Index, a measure of application volume, **dropped by 2.6 percent** on a seasonally adjusted basis from the week ended June 17. On an unadjusted basis the loss was 3 percent.

The decline was shared about equally by refinancing and purchase applications. The **Refinance Index** lost 2 percent from its level a week earlier. The seasonally adjusted **Purchase Index** was down 3 percent and the unadjusted Purchase Index fell 4 percent. Unadjusted purchase applications were 13 percent higher than during the same week in 2015.

"Keep in mind that MBA's numbers may come out on the Wednesday of any given week, but that they refer to Mon-Fri of the PREVIOUS week," notes Matt Graham, CEO of MBS Live. "**Last week's Brexit news** didn't have a big impact on rates until Friday--not to mention the fact that the rest of the week saw rates move much higher versus the previous week. The bottom line is that NEXT WEEK'S report is the logical place to look for the effects of the recent drop in rates."

Refi Index vs 30yr Fixed

Purchase Index vs 30yr Fixed

Refinancing as a **share** of all mortgage activity increased for the fourth straight week, rising to 58.1 percent from 57.7 percent a week earlier. The FHA share of applications dropped to 10.6 percent from 11.7 percent and the VA share gained 1.1 percentage point to 12.2 percent. USDA mortgage applications ticked up to 0.7 percent of the total from 0.6 percent a week earlier.

Interest **rates** were mixed. The average contract interest rate for 30-year fixed-rate mortgages (FRM) with conforming loan balances ($417,000 or less) dropped to its lowest level since May 2013, 3.75 percent, from 3.76 percent. Points increased to 0.36 from 0.33 and the effective rate was unchanged

National Average Mortgage Rates



Mortgage News Daily	Rate	Change	Points
30YR Fixed	7.33%	-0.12	0.00
15YR Fixed	6.89%	-0.10	0.00
30YR FHA	6.95%	-0.10	0.00
30YR Jumbo	7.44%	-0.06	0.00
7/6 SOFR	6.81%	-0.19	0.00
30YR VA	6.97%	-0.10	0.00

Rates as of: 11/20

MBS and Treasury

	Price / Yield	Change
MBS UMBS 6.0	99.51	+0.41
10 YR Treasury	4.9403	-0.1033
30 YR Treasury	5.3324	-0.0738

Pricing as of: 11/20 5:59PM EST

Recent Housing Data

		Value	Change
Mortgage Apps	Nov 11	199.8	-2.35%
Building Permits	Oct	1.3M	-7.5%
Housing Starts	Oct	1.31M	+7.21%
New Home Sales	Sep	676K	-1.17%
Pending Home Sales	Oct	63	-4.69%
Existing Home Sales	Oct	3.99M	+0.25%
Builder Confidence	Nov	25	-13.79%

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The contract rate for 30-year FRM with **jumbo** loan balances (greater than $417,000) had dropped to a five-year low a week earlier but it bounced back by 4 basis points to 3.74 percent. Points increased to 0.34 from 0.28 and the effective rate was up.

Thirty-year FRM had a contract rate that was unchanged at 3.61 percent. Points increased to 0.37 from 0.24, pulling the effective rate higher

The average contract interest rate for **15-year** FRM dipped to 3.02 percent from 3.04 percent. Points rose to 0.38 from 0.36 and the effective rate decreased.

The adjustable-rate mortgage (**ARM**) share of activity increased to 5.9 percent of total applications from 5.7 percent a week earlier. The average contract interest rate for 5/1 ARMs decreased to 2.88 percent from 2.92 percent while points rose to 0.30 from 0.21, leaving the effective rate unchanged.

MBA's indices are derived from a Weekly Mortgage Application Survey which covers over 75 percent of all U.S. retail residential mortgage applications. The survey, which has been conducted since 1990 polls respondents that include mortgage bankers, commercial banks and thrifts. Base period and value for all indexes is March 16, 1990=100 and interest rate information is based on loans with an 80 percent loan-to-value ratio and points that include the origination fee.

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Jeff Statz 

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