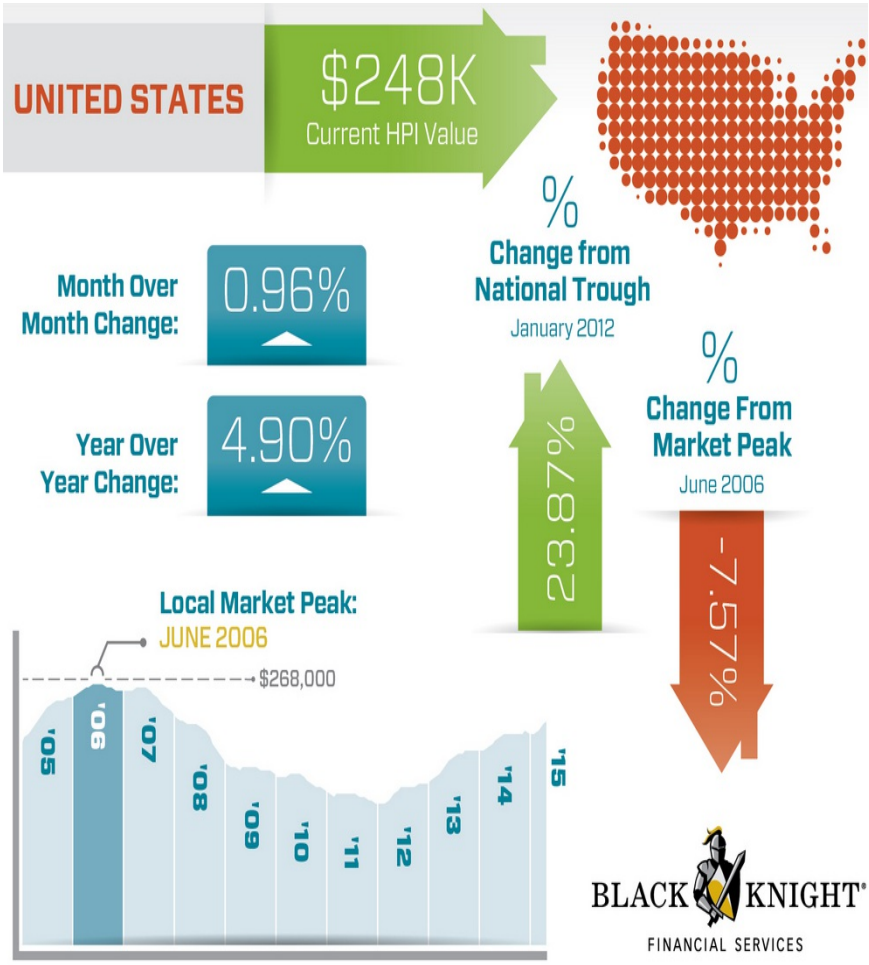
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Price Gains Accelerating Again -Black Knight

Home prices rose 1.0 percent in April. Black Knight Financial Services said its Home Price Index for the month was at $248,000 compared to $245,000 in March. The HPI posted a +4.9 percent change from April 2014 when it stood at $236,000.



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	98.72	+0.02
10 YR Treasury	5.1260	-0.0082
30 YR Treasury	5.4741	-0.0017

Pricing as of: 11/16 7:32PM 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%

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Nationally the HPI is now **within 7.6 percent** of the peak value it reached in July 2006 of 268,000. Several states have already established new high-water marks for prices including Colorado and Texas which have done so nearly monthly for over a year. In April both New York and Tennessee also set new price peaks. Among the largest metropolitan areas Austin, Dallas, Houston, and San Antonio all hit new peaks along with Columbus, Ohio, Denver, Honolulu, Nashville, San Francisco and San Jose. Both Boston and Portland, Oregon are now less than 0.75 percent away from doing so as well.

Prices as measured by the HPI went up in **every state** from March to April, led by Washington with a 2.0 percent gain. Michigan and Colorado followed, each at 1.7 percent, Oregon at 1.6 percent, and both Minnesota and the District of Columbia at 1.3 percent. The smallest gains were in Arkansas (0.2 percent), Florida (0.4 percent), North Carolina and Virginia (each at 0.5 percent) and two states, Georgia and Missouri, at 0.6 percent.

Seattle led metro areas with **2.2 percent** growth from March. Detroit, San Jose, and Ft Collins, Colorado all saw home prices rise by 2.0 percent.

Black Knight uses a repeat sales analysis of home prices based on its property and loan-level databases for transactions in more than 18,500 ZIP codes. It represents the price of non-distressed sales by taking into account price discounts of lender-owned property (REO) and short sales.

Responsive service, experienced expertise

I've dedicated my 26 year mortgage career to client education, superior service, and honest answers. The lending landscape has changed dramatically the past few years, and continues to do so. My job is to ensure client partners' loans close quickly, without surprises, and I take that responsibility very seriously. Referrals are a responsibility I appreciate; they're a measure of trust, and that trust must be earned every day, on every referral.

Ted Rood

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