## Tony Mosco

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## National Average Mortgage Rates



Mortgage News Daily

| 30 Yr. Fixed | $7.09 \%$ | +0.07 | 0.00 |
| :--- | :--- | :--- | :--- |
| 15 Yr. Fixed | $6.56 \%$ | +0.03 | 0.00 |
| 30 Yr. FHA | $6.62 \%$ | +0.07 | 0.00 |
| 30 Yr. Jumbo | $7.35 \%$ | +0.04 | 0.00 |
| $5 / 1$ ARM | $7.30 \%$ | +0.06 | 0.00 |
| Freddie Mac | $7.02 \%$ | -0.42 | 0.00 |
| 30 Yr. Fixed | $6.28 \%$ | -0.48 | 0.00 |
| 15 Yr. Fixed |  |  |  |

## Market Data

|  | Price / Yield | Change |
| :--- | ---: | ---: |
| MBS UMBS 6.0 | 100.40 | -0.15 |
| MBS GNMA 6.0 | 100.78 | +0.04 |
| 10 YR Treasury | 4.4223 | +0.0454 |
| 30 YR Treasury | 4.5610 | +0.0549 |

Pricing as of: 5/17 5:59PM EST

## Recent Housing Data

|  |  | Value | Change |
| :--- | ---: | ---: | ---: |
| Mortgage Apps | May 15 | 198.1 | $+0.51 \%$ |
| Building Permits | Mar | 1.46 M | $-3.95 \%$ |
| Housing Starts | Mar | 1.32M | $-13.15 \%$ |
| New Home Sales | Mar | 693 K | $+4.68 \%$ |
| Pending Home Sales | Feb | 75.6 | $+1.75 \%$ |
| Existing Home Sales | Feb | 3.97 M | $-0.75 \%$ |
| Builder Confidence | Mar | 51 | $+6.25 \%$ |

Since then, however, we have not seen the sort of economic data necessary to fulfill the conditions of a Fed rate cut cycle. This isn't to say it can't happen in 2024--only that it's too soon to debate. At the very least, we know we haven't met those conditions yet.

But what about core inflation returning to 2\%? After all, that's the Fed target and this week's GDP data did show core PCE at $2 \%$ quarter-over-quarter.


This is not an optical illusion, but it's important to understand the $2 \%$ inflation target is an annual metric. The chart above shows lots of promise based on Q4 of 2023. Now we need to make sure $2 \%$ inflation sticks around so the annual chart can align with the quarterly chart.


While it's no longer necessarily a top priority, the Fed would also not mind seeing some more slack in the labor market and some other signs of economic weakness to bolster the case for further disinflation. If the economy is too strong, they need to wonder if inflation might pick back up.

To that end, next week's jobs report will be a big potential source of volatility, as always, but even before then, there are several other pieces of data that could cause volatility. Only two of them will come out before Wednesday's Fed announcement: Job Openings (via JOLTS) and the Employment Cost Index. Of the two, it's really only JOLTS that has a strong track record of moving markets recently.

That leaves us to wonder how much of an impact the Fed can really have. There haven't been any major changes in the data since their last meeting and there is no dot plot for each member to adjust their rate projections at this meeting. As such, the market may come away with just as much indecision as it has endured in the past few weeks.

Fortunately, for interest rates, this period of correction and indecision hasn't erased the bulk of the improvement seen at the end of 2023. Instead, it's been a token correction, and a logical place to level off as traders wait for data that would endorse additional improvement (or motivate a deeper correction toward higher rates).


30yr Fixed Mortgage Rate Index

16. Oct
6. Nov
4. Dec
25. Dec
22. Jan

One place we don't have to worry about things looking "too strong" for the Fed is in the home sales data. This week's release of December's pending sales was quite a bit higher than November's (nice!), but still near long term lows.


Still, this is a good proof of concept regarding the ability of lower interest rates to motivate additional volume. Moreover, opportunity continues to exist for new construction, also released this week. While new home sales declined a bit, they remain in much better shape relative to their long term range.
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## Recent Economic Data

| Date | Event | Actual | Forecast | Prior |
| :---: | :---: | :---: | :---: | :---: |
| Wednesday, Jan 24 |  |  |  |  |

## Event Importance:

No Stars = Insignificant
Low
Moderate

| Date | Event | Actual | Forecast | Prior |
| :--- | :--- | ---: | ---: | ---: |
| 7:00AM | Jan/19 MBA Refi Index | 438.4 |  | 471.2 |
| 7:00AM | Jan/19 MBA Purchase Index | 174.3 |  | 162.2 |
| 9:45AM | Jan S\&P Global Services PMI | 52.9 | 51 | 51.4 |

## Thursday, Jan 25

| 8:30AM | Dec Durable goods (\%) | $0 \%$ | $1.1 \%$ | $5.4 \%$ |
| ---: | :--- | ---: | ---: | ---: |
| 8:30AM | Q4 GDP (\%) | $3.3 \%$ | $2 \%$ | $4.9 \%$ |
| 8:30AM | Jan/20 Jobless Claims (k) | 214 K | 200 K | 187 K |
| 8:30AM | Q4 Core PCE Prices QoQ Final | $2 \%$ | $2 \%$ | $2 \%$ |
| 10:00AM | Dec New Home Sales (ml) | 0.664 M | 0.645 M | 0.59 M |

Friday, Jan 26

| 8:30AM | Dec Core PCE Inflation (y/y) (\%) | $2.9 \%$ | $3 \%$ | $3.2 \%$ |
| ---: | :--- | ---: | ---: | ---: |
| 8:30AM | Dec Core PCE (m/m) (\%) | $0.2 \%$ | $0.2 \%$ | $0.1 \%$ |
| 10:00AM | Dec Pending Home Sales (\%) | $8.3 \%$ | $1.5 \%$ | $0 \%$ |

Tuesday, Jan 30

| 9:00AM | Nov FHFA Home Prices y/y (\%) | $6.6 \%$ |  | $6.3 \%$ |
| ---: | :--- | ---: | ---: | ---: |
| 9:00AM | Nov CaseShiller 20 mm nsa (\%) | $-0.2 \%$ |  | $0.1 \%$ |
| 9:00AM | Nov FHFA Home Price Index m/m (\%) | $0.3 \%$ |  | $0.3 \%$ |
| 9:00AM | Nov Case Shiller Home Prices-20 y/y (\%) | $5.4 \%$ | $5.8 \%$ | $4.9 \%$ |
| 10:00AM | Dec USA JOLTS Job Openings | 9.026 M | 8.75 M | 8.79 M |
| Wednesday, Jan 31 |  |  |  |  |
| 8:15AM | Jan ADP jobs (k) | 107 K | 145 K | 164 K |
| 8:30AM | Treasury Refunding Announcement (\%) |  |  |  |
| 8:30AM | Q4 Employment costs (\%) | $0.9 \%$ | $1 \%$ | $1.1 \%$ |
| 9:45AM | Jan Chicago PMI | 46 | 48 | 46.9 |
| 2:00PM | Fed Interest Rate Decision |  | $5.5 \%$ | $5.5 \%$ |
| 2:30PM | Fed Press Conference |  |  |  |
| Thursday, Feb 01 | 224 K | 212 K | 214 K |  |
| 8:30AM | Jan/27 Jobless Claims (k) | 49.1 | 47 | 47.4 |
| 10:00AM | Jan ISM Manufacturing PMI | $0.9 \%$ | $0.5 \%$ | $0.4 \%$ |
| 10:00AM | Dec Construction spending (\%) |  |  |  |


| Friday, Feb 02 |  |  |  |  |  |  |  |
| ---: | :--- | ---: | ---: | ---: | :---: | :---: | :---: |
| 8:30AM | Jan Non Farm Payrolls | 353 K | 180 K | 216 K |  |  |  |
| 8:30AM | Jan Unemployment rate mm (\%) | $3.7 \%$ | $3.8 \%$ | $3.7 \%$ |  |  |  |
| 10:00AM | Jan Consumer Sentiment (ip) | 79 | 78.9 | 69.7 |  |  |  |

## Professional, Attentive, and Trustworthy

Tony Mosco from Pioneer Mortgage Funding, epitomizes professionalism, responsiveness, and unwavering honesty in assisting individuals seeking to purchase or refinance their homes. With a deep-rooted dedication to his clients' welfare, Tony invests valuable time in educating them on a diverse range of loan options, ensuring they make informed decisions. Committed to securing the most suitable program tailored to their unique requirements, he consistently goes above and beyond. Tony's qualifications include a Bachelor of Science Degree in Business Administration and a Masters of Business Administration degree with a concentration in Finance from The University of Tampa.

