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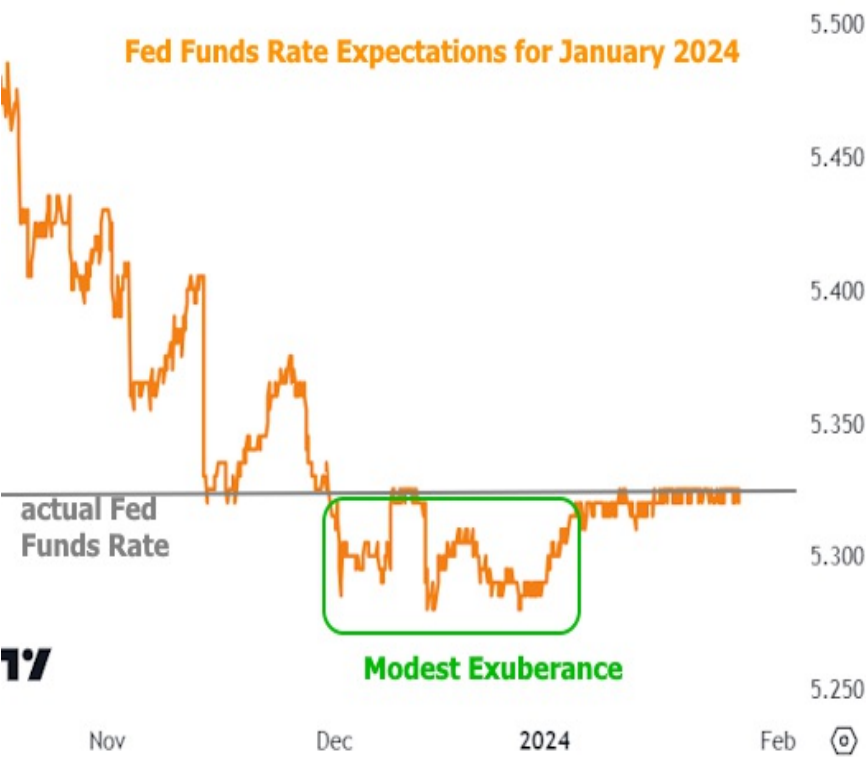
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## What's At Stake With The Upcoming Fed Meeting?

Over the past 2 months, speculation ramped up quickly regarding the pace and magnitude of Fed rate cuts in 2024. Next week brings the first Fed meeting that's in the realm of that speculation.

Some pundits went so far as to mention a chance of a rate cut as early as the January meeting. Could that happen and what would the implications be of rate cuts in general?

First off, the market doesn't really believe this will happen. There were a few days where some of the trades in Fed Funds Futures suggested an outside possibility of a January rate cut, but that has since been priced out of the market.



There has certainly been a shift in the market's assessment of the Fed's stance. It took place with strong momentum in November and December. The Fed itself added to the momentum with the rate-friendly announcement on December 13th.

## National Average Mortgage Rates



	Rate	Change	Points
<b>Mortgage News Daily</b>			
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

30 Yr. Fixed	7.02%	-0.42	0.00
15 Yr. Fixed	6.28%	-0.48	0.00

Rates as of: 5/17

## 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	1.46M	-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%
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.

Core PCE inflation, year over year



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.

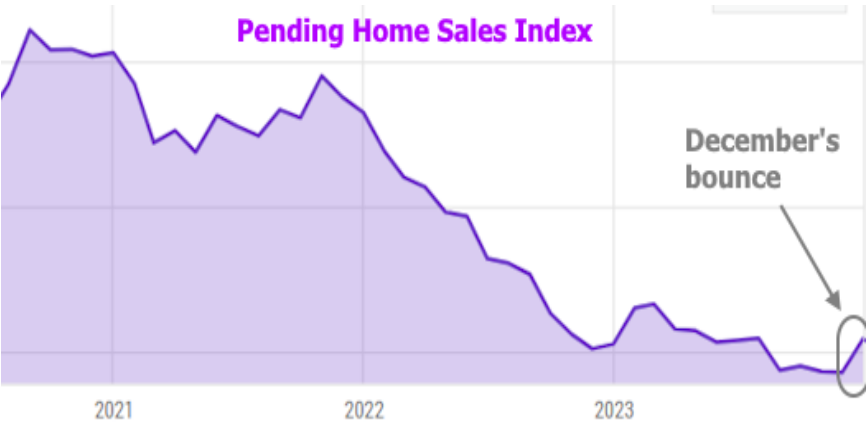
Fortunately, for interest rates, this period of correction and indecision hasn't erased the bulk of the improvement seen at the end of 2023. Instead, it's been a token correction, and a logical place to level off as traders wait for data that would endorse additional improvement (or motivate a deeper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



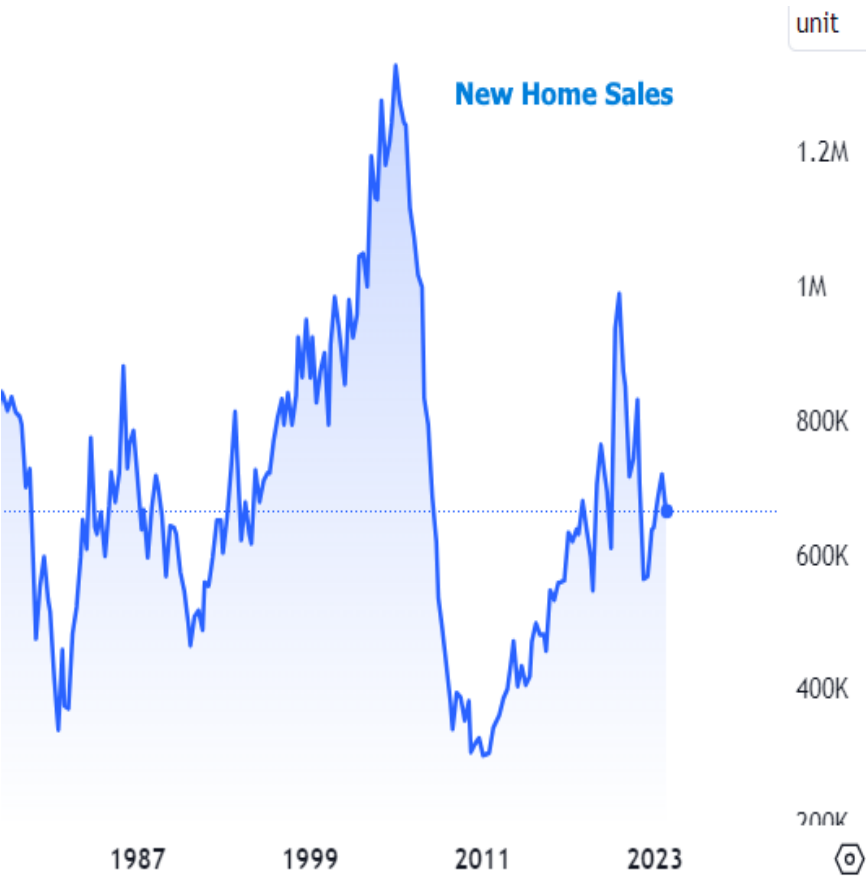
### 30yr Fixed Mortgage Rate Index



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)	214K	200K	187K
8:30AM	Q4 Core PCE Prices QoQ Final	2%	2%	2%
10:00AM	Dec New Home Sales (ml)	0.664M	0.645M	0.59M
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	9.026M	8.75M	8.79M
Wednesday, Jan 31				
8:15AM	Jan ADP jobs (k)	107K	145K	164K
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%	5.5%
2:30PM	Fed Press Conference			
Thursday, Feb 01				
8:30AM	Jan/27 Jobless Claims (k)	224K	212K	214K
10:00AM	Jan ISM Manufacturing PMI	49.1	47	47.4
10:00AM	Dec Construction spending (%)	0.9%	0.5%	0.4%
Friday, Feb 02				
8:30AM	Jan Non Farm Payrolls	353K	180K	216K
8:30AM	Jan Unemployment rate mm (%)	3.7%	3.8%	3.7%
10:00AM	Jan Consumer Sentiment (ip)	79	78.9	69.7

☆☆ Important

☆☆☆ Very Important

## About Michael

If you are thinking about buying or refinancing a home in the Kansas City area, you've probably faced the dilemma of hiring the right Loan Officer to handle your mortgage. You may be concerned about working with someone that doesn't know the area, or who doesn't listen to you. Maybe you're worried about a loan officer who is more concerned with a commission than making sure you're properly taken care of.

Great news - I can help!

IF YOU ARE THINKING OF BUYING A HOME... I would love to share with you the mortgage loan products that are available to you, and also talk about what homes might be coming onto the market very soon. As a Kansas City resident who also went to college just down the street in Lawrence, I'm not just your loan officer but also your neighbor. I'd love to talk to you about my knowledge not only about the Kansas City market, and what neighborhoods would be perfect to you but also help you truly understand the landscape of the mortgage industry today, and introduce you to great Real Estate Agents that are ready to go to work for you and find you the perfect home. I'll help guide you through appraisals, inspections, title searches, and finally closing.

IF YOU ARE A REALTOR LOOKING FOR A REFERRAL PARTNER... I would love to sit down with you over a cup of coffee and show you ways to generate leads for your business and help you grow your clientele through some easy processes that NO other Real Estate Agents are doing. I am a growing Social Media guru that can show you my tips and tricks on how I've doubled my Twitter base in just a month!

If it sounds like I can help you, please contact me directly through Linked In, email me at [mbaker@affinityhomeloan.com](mailto:mbaker@affinityhomeloan.com) or call/text me at 913-735-5363. If you're not yet ready for a conversation, but you'd like to learn more about me and how I can help you or about the mortgage process in general, including great blog posts to send out to your clients, check out my website at <http://www.michaelbakerhomeloans.com>.

**Michael Baker**

