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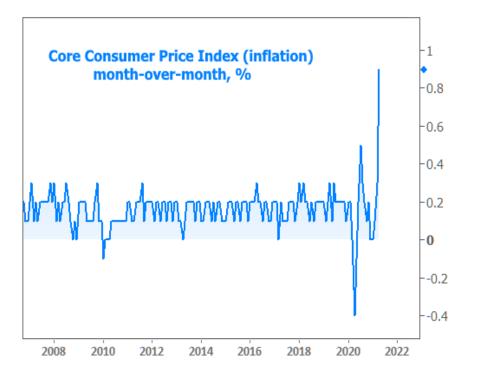
Big Inflation Scare, But Rates Remain Resilient

The 70's and 80's brought unforgettable economic lessons about inflation. Since then, certain market participants have been watching inflation like **hawks**, even when they didn't need to.

After the start of the pandemic, the massive amount of fiscal stimulus (covid relief bill) and monetary accommodation from the Fed (bond buying and rate cuts) had inflation hawks on **high alert**. Fed speakers have been consistent in their response: **yes**, inflation was likely to spike this spring for a variety of reasons, but it wouldn't necessarily be evidence of a sustainable shift.

Inflation can be measured in a few ways, but the most basic and most popular is via price indices published by the government. The **Consumer Price Index (CPI)** is one of the two dominant forces in that regard and this week brought a fresh update for the month of April.

While analysts agreed with the Fed's inflation warning, this week's **actual** CPI data eclipsed even the **most aggressive** forecasts, both in monthly and annual terms.



National Average Mortgage Rates



	Rate	Change	Points
Mortgage News I	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			
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	4.4232	+0.0009
30 YR Treasury	4.5663	+0.0053
Pricing as of: 5/20 4:58AM 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%

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What's so bad about inflation though? After all, hasn't the Fed said they want inflation to remain a bit higher relative to their typical target?

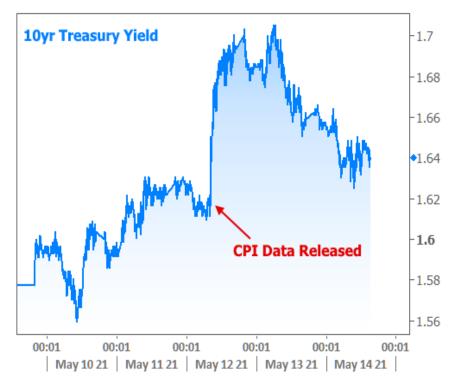
Yes, the Fed is actually **trying** to keep inflation higher than normal because they argue it will foster a stronger economic recovery for a wider slice of society. Regardless of one's opinion on that complicated topic, everyone agrees that **"too much"** inflation is a **bad** thing.

One of the most relevant negative impacts of high inflation on the mortgage/housing market is that it puts upward pressure on rates.

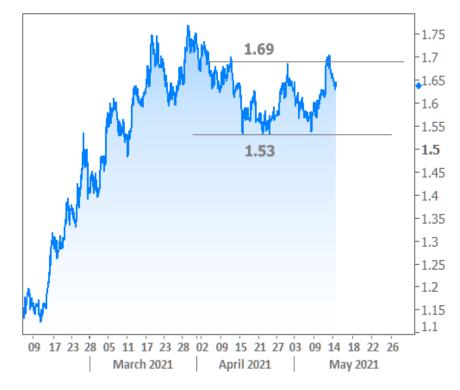
Here's a quick explainer as to why:

Mortgage rates are primarily determined by trading in the bond market. Investors who buy bonds earn returns by collecting payments over time based on terms agreed to upfront. Inflation robs those payments of future purchasing power (I'm giving you \$100/month for 30 years, but what if a pack of gum costs \$100 in 30 years?). As such, if investors expect higher inflation, they adjust by charging higher rates today.

That scenario played out immediately in the bond market on Wednesday with 10yr Treasury yields spiking **abruptly** in the wake of the inflation report.



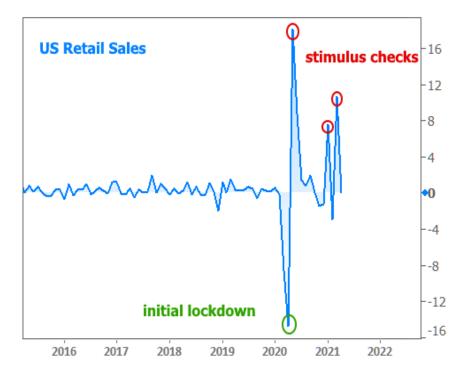
That looks fairly dramatic on the 5-day chart, but in the bigger picture, the bond market arguably took the inflation surprise in stride.



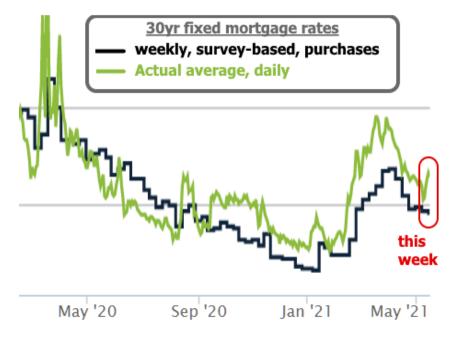
The 2nd half of the week was spent recovering back into the prevailing range with a weak Retail Sales report doing nothing to stand in the way. We'll stop short of giving the data credit for the rate recovery simply because this series remains exceptionally volatile. No one wants to read too much into another "rebound month" following last month's stimulus check effect.

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Mortgage rates were logically **higher** on the week, even if multiple headlines suggested they were **lower**. Those headlines almost certainly cite Freddie Mac's weekly survey data. By the time the survey is released on Thursday, **it can be very stale** if rates experienced much volatility earlier in the week.



Next week brings a **slew of housing-related reports** with Builder Confidence leading off on Monday. Residential construction numbers follow on Tuesday and the important Existing Home Sales report will be released on Friday. Analysts expect the housing data to hold fairly steady with last month's levels.

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Recent Economic Data

Event Importance:

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Tuesday, May 11	Date	Event	Actual	Forecast	Prior	
Wednesday, May 12 7:00AM w/e MBA Purchase Index 276.7 274.5 7:00AM w/e MBA Refi Index 3281.0 3188.7 8:30AM Apr Consumer Price Index (CPI) (%) 0.8 0.2 0.6 8:30AM Apr Core CPI (Annual) (%) 3.0 2.3 1.6 Thursday, May 13 8:30AM Apr Producer Prices (%) 0.6 0.3 1.0 8:30AM Apr Core Producer Prices (%) 4.1 3.7 3.1 8:30AM Apr Core Producer Prices (%) 4.1 3.7 3.1 8:30AM Apr Core Producer Prices (%) 4.1 3.7 3.1 8:30AM Apr Core Producer Prices (%) 4.1 3.7 3.1 8:30AM Apr Core Producer Prices (%) 4.1 3.7 3.1 8:30AM Apr Export prices (%) 4.1 3.7 450 498 Friday, May 14 8:30AM Apr Export prices mm (%) 0.8 0.6 2.1 9:33AM Apr Industrial Production (%) 0.7 </td <td>Tuesday, M</td> <td colspan="4">Tuesday, May 11</td>	Tuesday, M	Tuesday, May 11				
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8:30AM Apr Building permits: number (ml) 1.760 1.770 1.759 Wednesday, May 19 12:00AM Roll Date - Ginnie Mae 30YR 265.3 276.7 7:00AM w/e MBA Purchase Index 3413.3 3281.0 10:30AM w/e Crude Oil Inventory (ml) 1.321 1.623 -0.427 Thursday, May 20 8:30AM May Philly Fed Business Index 31.5 43.0 50.2 10:00AM Apr Leading index chg mm (%) 1.6 1.4 1.3 Friday, May 21	8:30AM	Apr Build permits: change mm (%)	0.3		2.3	
Wednesday, May 19 12:00AM Roll Date - Ginnie Mae 30YR 7:00AM w/e MBA Purchase Index 265.3 276.7 7:00AM w/e MBA Refi Index 3413.3 3281.0 10:30AM w/e Crude Oil Inventory (ml) 1.321 1.623 -0.427 Thursday, May 20 8:30AM May Philly Fed Business Index 31.5 43.0 50.2 10:00AM Apr Leading index chg mm (%) 1.6 1.4 1.3 Friday, May 21	8:30AM	Apr Housing starts number mm (ml)	1.569	1.710	1.739	
12:00AM Roll Date - Ginnie Mae 30YR 7:00AM w/e MBA Purchase Index 265.3 276.7 7:00AM w/e MBA Refi Index 3413.3 3281.0 10:30AM w/e Crude Oil Inventory (ml) 1.321 1.623 -0.427 Thursday, May 20 8:30AM May Philly Fed Business Index 31.5 43.0 50.2 10:00AM Apr Leading index chg mm (%) 1.6 1.4 1.3 Friday, May 21	8:30AM	Apr Building permits: number (ml)	1.760	1.770	1.759	
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Thursday, May 20 8:30AM May Philly Fed Business Index 31.5 43.0 50.2 10:00AM Apr Leading index chg mm (%) 1.6 1.4 1.3 Friday, May 21	7:00AM	w/e MBA Refi Index	3413.3		3281.0	
8:30AM May Philly Fed Business Index 31.5 43.0 50.2 10:00AM Apr Leading index chg mm (%) 1.6 1.4 1.3 Friday, May 21	10:30AM	w/e Crude Oil Inventory (ml)	1.321	1.623	-0.427	
10:00AM Apr Leading index chg mm (%) 1.6 1.4 1.3 Friday, May 21	Thursday, May 20					
Friday, May 21	8:30AM	May Philly Fed Business Index	31.5	43.0	50.2	
	10:00AM	Apr Leading index chg mm (%)	1.6	1.4	1.3	
10:00AM Apr Exist home sales % chg (%) -2.7 2.0 -3.7	Friday, May 21					
1 2.00 Till Tipi Exist Home sales 70 chg (70) 2.7 2.0 50.7	10:00AM	Apr Exist. home sales % chg (%)	-2.7	2.0	-3.7	

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Date	Event	Actual	Forecast	Prior
10:00AM	Apr Existing home sales (ml)	5.85	6.09	6.01
Monday, Jul 12				
1:00PM	10-yr Note Auction (bl)	38		
Tuesday, Jul 13				
1:00PM	30-Yr Bond Auction (bl)	24		

Who You Work With Matters

Yesenia Ruvalcaba-Garcia

