



## Rich E. Blanchard

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## The Day Ahead: Active Day for Data; Range Remains Intact

Although yields were able to close at the **lowest levels** in more than a month yesterday, bonds continued to trade in the same intraday range (roughly 2.30-2.44% in terms of 10yr yields). Today begins with that range being firmly reinforced as yields are well off the lows (currently up to 2.37%) ahead of this morning's economic data.

There are **several reports** on tap throughout the morning. First up is the **Consumer Price Index (CPI)** for December. With inflation increasingly back in the spotlight after years of living in the shadows, every major inflation-related report is a potential tape bomb. CPI is definitely one of the more significant inflation metrics. The median forecast calls for steady month-over-month core inflation, and a 0.1% increase in year-over-year core inflation.

**Industrial Production** is expected to reverse into positive territory to the tune of +0.6 vs -0.4 at 9:15am. And the NAHB Housing Market Index is expected to drop 1 point to a still-decent 69 vs 70 at 10am.

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## MBS & Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	100.08	<b>-0.20</b>
MBS GNMA 6.0	101.02	<b>-0.13</b>
10 YR Treasury	4.4978	<b>+0.0417</b>
30 YR Treasury	4.6405	<b>+0.0320</b>

Pricing as of: 5/10 5:04PM EST



## Average Mortgage Rates

	Rate	Change	Points
<b>Mortgage News Daily</b>			
30 Yr. Fixed	7.16%	<b>+0.01</b>	0.00
15 Yr. Fixed	6.64%	<b>+0.01</b>	0.00
30 Yr. FHA	6.62%	<b>+0.01</b>	0.00
30 Yr. Jumbo	7.40%	<b>+0.01</b>	0.00
5/1 ARM	7.33%	<b>-0.01</b>	0.00
<b>Freddie Mac</b>			
30 Yr. Fixed	7.09%	<b>-0.35</b>	0.00
15 Yr. Fixed	6.38%	<b>-0.38</b>	0.00
<b>Mortgage Bankers Assoc.</b>			
30 Yr. Fixed	7.24%	<b>+0.11</b>	0.66
15 Yr. Fixed	6.75%	<b>+0.11</b>	0.64
30 Yr. FHA	7.01%	<b>+0.11</b>	0.94
30 Yr. Jumbo	7.45%	<b>+0.05</b>	0.56
5/1 ARM	6.64%	<b>+0.12</b>	0.87

Rates as of: 5/10

## Expert Advice | Exceptional Service | Flawless Execution

With 27+ years of expertise in mortgage banking you can be confident in my knowledge and abilities to deliver a seamless loan transaction while providing personalized service.

**Rich E. Blanchard**

