



## Rich E. Blanchard

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## Rates Steady Near 2017 Lows Ahead of Jobs Report

**Mortgage rates** remained largely unchanged today, on average. Once again, there was a fair amount of volatility in bond markets (which dictate rates) during the day, but said volatility was contained in a narrow range that's persisted all week. In fact, all of this week's bond market movement has taken place inside the highs and lows set on Monday.

There are **less pleasant places** for bonds/rates to be this indecisive.

Indecision here means that rates continue to operate very close to their lowest levels of the year. Only a handful of days are better, and not by much. **4.125%** remains the most prevalent conventional 30yr fixed quote on top tier scenarios.

Tomorrow brings the **typically-very-important** Employment Situation (aka "the jobs report"). It always has the potential to cause a big move in bond markets. Tomorrow is no exception, but this certainly isn't an instance where financial markets are waiting on some revelation in the data to set the tone for the next big shift. In other words, tomorrow's jobs data probably won't be the thing that causes rates to move appreciably lower or higher for days and days.

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## National Average Mortgage Rates



	Rate	Change	Points
<b>Mortgage News Daily</b>			
30 Yr. Fixed	7.09%	<b>+0.07</b>	0.00
15 Yr. Fixed	6.56%	<b>+0.03</b>	0.00
30 Yr. FHA	6.62%	<b>+0.07</b>	0.00
30 Yr. Jumbo	7.35%	<b>+0.04</b>	0.00
5/1 ARM	7.30%	<b>+0.06</b>	0.00

### Freddie Mac

30 Yr. Fixed	7.02%	<b>-0.42</b>	0.00
15 Yr. Fixed	6.28%	<b>-0.48</b>	0.00

### Mortgage Bankers Assoc.

30 Yr. Fixed	7.08%	<b>-0.10</b>	0.63
15 Yr. Fixed	6.61%	<b>+0.01</b>	0.65
30 Yr. FHA	6.89%	<b>-0.03</b>	0.94
30 Yr. Jumbo	7.22%	<b>-0.09</b>	0.58
5/1 ARM	6.56%	<b>-0.04</b>	0.66

Rates as of: 5/17

## MBS and Treasury Market Data

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

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

## 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**

