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Mortgage Rates Sideways Near Long-Term Lows

Mortgage rates remained relatively unchanged again today. This **continues** the **sideways** trend leading into Memorial Day weekend. As the current week progresses, we can expect to see volatility increase thanks to the presence of more significant economic data.

In general, bond markets (which underlie mortgage and other rates) react to strength or weakness in economic data. The more important the report and the bigger the margin by which it misses or exceeds expectations, the more movement is implied in bond markets (and thus "rates").

Friday brings the **most important** economic report of the month: the Employment Situation. This is the big "jobs report" that includes nonfarm payrolls (a measurement of how many jobs the economy is adding or losing) as well as the unemployment rate. In modern economic history, this report has the biggest potential to move rates--at least when it comes to "economic reports."

Of course there are **other** considerations for interest rates and broader financial markets. They just don't adhere to a schedule and framework of forecasts like the econ data. We're talking about things like geopolitical risk, fiscal policy headlines, and speeches from various members of the Fed. All of the above could come into play over the next 3 days. **At the very least**, we can assume there's greater potential for rates to see some volatility.

For what it's worth, being "sideways" at current levels **wouldn't** be anything to complain about. Only a handful of days since the presidential election have seen rates any lower.

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National Average Mortgage Rates



	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	7.02%	+0.03	0.00
15 Yr. Fixed	6.53%	+0.03	0.00
30 Yr. FHA	6.55%	+0.03	0.00
30 Yr. Jumbo	7.31%	+0.01	0.00
5/1 ARM	7.24%	+0.04	0.00

Freddie Mac

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

Mortgage Bankers Assoc.

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

Rates as of: 5/16

MBS and Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	100.55	-0.25
MBS GNMA 6.0	101.31	-0.18
10 YR Treasury	4.3177	-0.0228
30 YR Treasury	4.5131	+0.0070

Pricing as of: 5/16 11:20PM EST

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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.

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