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Mortgage Rates Improve Slightly Despite Market Volatility

Mortgage rates improved modestly today as markets digested tax bill headlines and the confirmation hearing for new Fed Chair Jerome Powell. As the head of the institution that has the biggest impact on short-term rate momentum, Powell is an important figure. Markets already felt like they knew him pretty well, but today was his first time in the hottest of seats (fielding questions from US Senators seeking to advance some political agenda almost completely unrelated to Powell's new job duties).

Not only did Powell handle himself well, but he struck a **more rate-friendly** tone than was generally expected. Bond markets (which underlie day-to-day rate movement) liked what they heard, as did stocks (which also benefit from easier Fed policy).

The afternoon was dominated by tax bill headlines which put pressure on rates to move back up. By the end of the day, the volatility left bond markets largely **unchanged**. Lenders put out rate sheets in the morning that were slightly better than yesterday's and only a few of them repriced to higher rates in the afternoon (not quite enough weakness in bonds for widespread reprices).

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National Average Mortgage Rates



	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	7.51%	+0.08	0.00
15 Yr. Fixed	6.90%	+0.05	0.00
30 Yr. FHA	6.99%	+0.07	0.00
30 Yr. Jumbo	7.67%	+0.04	0.00
5/1 ARM	7.55%	+0.05	0.00

Freddie Mac

30 Yr. Fixed	7.17%	-0.27	0.00
15 Yr. Fixed	6.44%	-0.32	0.00

Mortgage Bankers Assoc.

30 Yr. Fixed	7.24%	+0.11	0.66
15 Yr. Fixed	6.75%	+0.11	0.64
30 Yr. FHA	7.01%	+0.11	0.94
30 Yr. Jumbo	7.45%	+0.05	0.56
5/1 ARM	6.64%	+0.12	0.87

Rates as of: 4/30

MBS and Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	99.22	+0.17
MBS GNMA 6.0	100.35	+0.14
10 YR Treasury	4.6577	-0.0252
30 YR Treasury	4.7603	-0.0236

Pricing as of: 5/1 11:10AM 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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