

Rich E. Blanchard Managing Director, RICH Home Loans LLC NMLS: 492461 1550 Wewatta St., 2nd Floor Denver, CO 80202

Office: 720.619.9900 Mobile: 303.328.7047 Fax: 214.975.2874

richblanchard@richhomeloans.com

View My Website

Mortgage Rates Recover Today; Still Higher This Week

Mortgage rates bounced back today, following a weaker-than-expected report on inflation and a relatively strong 30yr bond auction. Rising inflation means that bond investors will receive future payments that won't buy as much as those same dollars would buy today. As such, when key reports show inflation is in check, bond investors are more willing to buy. A strong showing at the 30yr Treasury auction signals a similar willingness to buy bonds. Excess demand means higher bond prices and lower interest rates--all other things being equal.

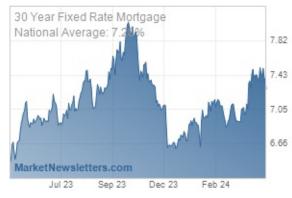
With all of the above in mind, it's **no surprise** to see mortgage rates recovering from the damage that took them near the highest levels in more than 4 years yesterday. If you've seen one of the several mass media reports on Freddie Mac's weekly rate survey today, you may also have taken some heart in the fact that rates are "holding steady" versus last week. Unfortunately, that's not exactly the case.

While today's strength did indeed bring rates lower than yesterday, they remain higher than last week's average offering. The discrepancy is due to Freddie's survey methods focusing heavily on Monday/Tuesday rates whereas we're objectively tracking actual lender rate sheets every day. Could we soon end up back below last week's average? Certainly! But that's merely one of two possibilities, and the other is less pleasant to consider.

Bottom line: today is better than yesterday, but interest rates remain on the ropes.

Subscribe to my newsletter online at: http://housingnewsletters.com/richhomeloans

National Average Mortgage Rates



	Rate	Change	Points
Mortgage News	Daily		
30 Yr. Fixed	7.28%	-0.09	0.00
15 Yr. Fixed	6.75%	-0.07	0.00
30 Yr. FHA	6.70%	-0.12	0.00
30 Yr. Jumbo	7.48%	-0.07	0.00
5/1 ARM	7.35%	-0.07	0.00
Freddie Mac			
30 Yr. Fixed	7.22%	-0.22	0.00
15 Yr. Fixed	6.47%	-0.29	0.00
Mortgage Banke	rs 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: 5/3			

Rates as of: 5/3

MBS and Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	100.09	+0.31
MBS GNMA 6.0	101.03	+0.29
10 YR Treasury	4.5138	-0.0657
30 YR Treasury	4.6711	-0.0579
Pricing as of: 5/3 5:04PM FST		

© 2024 MBS Live, LLC. - This on-demand newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

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



© 2024 MBS Live, LLC. - This on-demand newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.