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Mortgage Rates Extend Steady Streak

Mortgage rates haven't **really** moved for 9 straight business days. Some lenders have seen microscopic improvements during that time, but the average lender is still quoting the same rates and fees seen on August 13th.

The underlying bond market is part of the problem. Bonds--which dictate rates--haven't been too interested in responding to conventional inputs. The bonds that underlie mortgages are **especially** guilty (compared to, say, US Treasuries which are more willing to respond to news and events at the moment).

That doesn't mean **nothing** can happen that would have an effect, simply that the stuff that **has happened** hasn't been enough to move the needle. When market participants return in full force in mid-September, this seasonal pattern typically changes. It could even happen sooner, but until then, it's keeping the risk/reward spectrum very muted for those considering locking vs floating.

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National Average Mortgage Rates



	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	7.43%	-0.02	0.00
15 Yr. Fixed	6.85%	-0.01	0.00
30 Yr. FHA	6.92%	-0.03	0.00
30 Yr. Jumbo	7.63%	-0.01	0.00
5/1 ARM	7.50%	0.00	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: 4/29

MBS and Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	99.42	-0.01
MBS GNMA 6.0	100.56	-0.03
10 YR Treasury	4.6199	+0.0063
30 YR Treasury	4.7388	+0.0078

Pricing as of: 4/30 8:01AM 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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