



## Rich E. Blanchard

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## Mortgage Rates Still On Vacation

**Mortgage rates** began the post-holiday week by **holding the same sideways posture** seen last week during the slow market days surrounding Thanksgiving. Generally speaking, slow market days make for limited mortgage rate movement.

The Monday following Thanksgiving is often something less than a full-fledged trading day for the investors that ultimately dictate interest rate momentum. In other words, today's absence of change **isn't abnormal**. There's a greater chance that we see some more movement in the coming days.

That's both **exciting** and **ominous**. Rates are at something of a crossroads. Put another way, rates are knocking on a floor that used to be a ceiling. If they can make it back to the next floor down (into the range seen during the summer months), it would provide a solid indication that markets are starting to get legitimately nervous about a bigger-picture economic shift (i.e. broader declines in stocks, and decelerating growth). Such a shift would be a big deal for long-term interest rate momentum. It's too soon to say that's what we're seeing, but not too soon to be keeping an eye out for clues.

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## National Average Mortgage Rates



	Rate	Change	Points
<b>Mortgage News Daily</b>			
30 Yr. Fixed	7.44%	<b>+0.01</b>	0.00
15 Yr. Fixed	6.85%	<b>+0.01</b>	0.00
30 Yr. FHA	6.92%	<b>+0.02</b>	0.00
30 Yr. Jumbo	7.62%	<b>0.00</b>	0.00
5/1 ARM	7.41%	<b>+0.01</b>	0.00

### Freddie Mac

30 Yr. Fixed	7.10%	<b>-0.34</b>	0.00
15 Yr. Fixed	6.39%	<b>-0.37</b>	0.00

### Mortgage Bankers Assoc.

30 Yr. Fixed	7.13%	<b>+0.12</b>	0.00
15 Yr. Fixed	6.64%	<b>+0.18</b>	0.64
30 Yr. FHA	6.90%	<b>+0.10</b>	0.99
30 Yr. Jumbo	7.40%	<b>+0.27</b>	0.46
5/1 ARM	6.52%	<b>+0.11</b>	0.60

Rates as of: 4/19

## MBS and Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	99.32	<b>+0.02</b>
MBS GNMA 6.0	100.08	<b>+0.02</b>
10 YR Treasury	4.6197	<b>-0.0068</b>
30 YR Treasury	4.7096	<b>-0.0222</b>

Pricing as of: 4/19 4:54PM 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**

