



## Rich E. Blanchard

Managing Director, RICH Home Loans LLC  
 NMLS: 492461  
 1550 Wewatta St Denver, CO 80202

Office: 303.328.7047  
 Mobile: 816.820.7055  
[richblanchard@richhomeloans.com](mailto:richblanchard@richhomeloans.com)  
[View My Website](#)

## Mortgage Rates Lowest in Nearly a Year

**Mortgage rates have been plummeting**, depending on your definition of the word. To be sure, the past 2 months have no competition in nearly 3 years. The past few days have been special in their own right. Whereas there was cause for concern about the new year bringing a bounce for stock prices and mortgage rates, stocks haven't done much of anything in the context of their late-2018 volatility, and mortgage rates have dropped another eighth of a percentage point (or more, depending on the lender).

There are now lenders quoting 30yr fixed rates as low as 4.375% on top tier scenarios with the average lender back to 4.5%. That's quite a jump from the 5.125% average at the recent highs (just 2 months ago).

There's still risk associated with the new year, however. Tomorrow's jobs report is still a potential flashpoint for volatility. Make sure you have a gameplan to account for positive or negative outcomes tomorrow. Things could be happening quickly fairly early in the morning.

Subscribe to my newsletter online at:  
<http://housingnewsletters.com/richblanchard>

## National Average Mortgage Rates



	Rate	Change	Points
<b>Mortgage News Daily</b>			
30 Yr. Fixed	4.59%	-0.01	0.40
15 Yr. Fixed	4.15%	-0.01	0.40
30 Yr. Jumbo	4.38%	0.00	0.00
<b>Freddie Mac</b>			
30 Yr. Fixed	4.45%	-0.49	0.40
15 Yr. Fixed	3.88%	-0.48	0.40
5/1 ARM	3.87%	-0.27	0.30
<b>Mortgage Bankers Assoc.</b>			
30 Yr. Fixed	4.96%	-0.01	0.49
15 Yr. Fixed	4.39%	+0.01	0.50
30 Yr. Jumbo	4.93%	+0.01	0.31

Rates as of: 1/22

## MBS and Treasury Market Data

	Price / Yield	Change
MBS FNMA 4.0	101.73	+0.06
MBS GNMA 4.0	102.22	+0.05
10 YR Treasury	2.7410	-0.0470
30 YR Treasury	3.0620	-0.0380

Pricing as of: 1/22 5:05PM EST