



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 Making a Case For Remaining in Recent Range

Mortgage rates stabilized today, after moving higher somewhat quickly following several strong economic reports on Friday. If you'd like to revisit the relationship between economic data and rates, we discussed it in greater detail in [yesterday's coverage](#).

Interestingly enough, today brought the week's **most important** economic report--ISM Non-Manufacturing. This is the counterpart to the ISM Manufacturing report that caused problems for rates on Friday. Today's non-manufacturing version came in weaker than expected, so from an economic data standpoint, it's no surprise to see rates improving.

Notably, rates were set to improve, somewhat, **even before** the ISM data came out. That suggests the broader bond market (which underlies mortgage rate momentum) is settling into a "wait and see" stance from which it can digest all the incoming economic data that it missed during the government shutdown. By mid-March, traders will be fully caught up on the data and will also get another major update from the Federal Reserve. As such, that would be the time frame where we'd expect to see rates making bigger moves in the bigger picture.

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National Average Mortgage Rates



	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	7.52%	+0.13	0.00
15 Yr. Fixed	6.91%	+0.08	0.00
30 Yr. FHA	7.00%	+0.13	0.00
30 Yr. Jumbo	7.68%	+0.10	0.00
5/1 ARM	7.55%	+0.15	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: 4/25

MBS and Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	99.06	-0.37
MBS GNMA 6.0	100.08	-0.17
10 YR Treasury	4.6754	-0.0285
30 YR Treasury	4.7833	-0.0306

Pricing as of: 4/26 3:55AM 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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