



Ca-Vin Phan

Chief Operation Officer, Able Financial Corp
12387 Lewis St. Ste 201 Garden Grove, CA 92840

Office: 714-462-6149
Fax: 657-221-3063
cvphan@ablefinancialcorp.com
[View My Website](#)

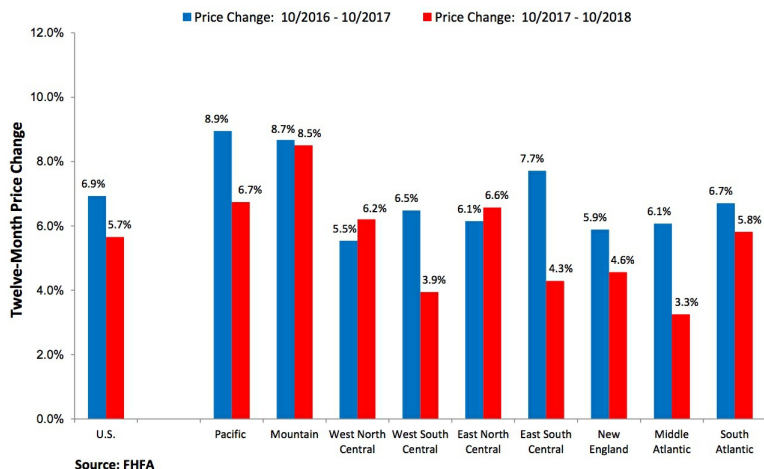
Fannie/Freddie Annual Prices Soften; New Home Sales Delayed

Home prices on the Federal Housing Finance Agency's (FHFA's) Housing Price Index (HPI) crept higher in October, although year over year appreciation slowed. FHFA, which remains open during the shutdown, released its data Thursday morning reflecting prices of homes purchases using financing from the GSEs Fannie Mae and Freddie Mac.

The Index gained 0.3 percent in October, a slight acceleration from the 0.2 percent increase in September. Prices rose in seven of the nine census districts with the **greatest increases in the Pacific division at 1.4 percent** and the West North Central at 1.1 percent. Prices in the South and Middle Atlantic districts declined by 0.6 percent and 0.2 percent respectively.

Year-over-year price gains decelerated from the previous month's 6.0 percent to 5.7 percent in October. All nine divisions posted positive numbers, ranging from **3.3 percent** in the Middle Atlantic division to **8.5 percent** in the Mountain division.

Twelve-Month Price Changes – Prior Year vs. Most Recent Year
Purchase-Only Index



The FHFA HPI was benchmarked to 100 in January 1991. The September 2018 index reading was 267.9.

National Average Mortgage Rates



	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	7.08%	-0.05	0.00
15 Yr. Fixed	6.45%	-0.02	0.00
30 Yr. FHA	6.55%	-0.05	0.00
30 Yr. Jumbo	7.25%	-0.04	0.00
5/1 ARM	7.07%	-0.03	0.00

Freddie Mac

30 Yr. Fixed	6.86%	-0.01	0.00
15 Yr. Fixed	6.16%	+0.03	0.00

Mortgage Bankers Assoc.

30 Yr. Fixed	7.03%	+0.09	0.62
15 Yr. Fixed	6.56%	+0.09	0.54
30 Yr. FHA	6.90%	+0.11	0.95
30 Yr. Jumbo	7.11%	-0.01	0.50
5/1 ARM	6.38%	+0.11	0.54

Rates as of: 7/3

Recent Housing Data

		Value	Change
Mortgage Apps	Jun 12	208.5	+15.58%
Building Permits	Mar	1.46M	-3.95%
Housing Starts	Mar	1.32M	-13.15%
New Home Sales	Mar	693K	+4.68%
Pending Home Sales	Feb	75.6	+1.75%
Existing Home Sales	Feb	3.97M	-0.75%

The report on new home sales scheduled for release by the U.S. Census Bureau and the Department of Housing and Urban Development has **been delayed by the shutdown**. There is no information about the new release date.

	Value	Change
Builder Confidence	Mar 51	+6.25%