



Adam Fuller - The Fuller Team

Senior Loan Originator, Mortgage 1 Inc.

1317422

3243 East Paris Ave. SE Grand Rapids, MI 49512

Office: (616) 552-HOME (4663)

afuller@mortgageone.com

[View My Website](#)

Lowest Mortgage Rates in Weeks After Fed Hikes Rates. Here's How That Works...

The implication of "Fed rate hikes" is a constant source of confusion in the housing market. The general belief is that the Fed controls rates and if they're hiking, then rates are going higher. That's not exactly how it works.

Let's leave aside the question of the Fed's control for another day. It's a fairly circular and philosophical debate (chicken/egg kinda thing) with no real relevance to today's mortgage rate movement). Instead, let's focus on why today's Fed rate hike coexists with [mortgage rates](#) moving lower.

The Fed hike the Fed Funds Rate. That applies to loans between large institutions for period of less than a day. By influencing the cost of the shortest-term capital at the highest levels, the Fed is attempting to cool demand for goods and services, thereby reducing inflation.

Mortgage rates apply to loans that last more than 5 years on average (before the home is sold or the loan is refinanced). That means they serve a very different purpose for investors and can move quite differently versus shorter-term debt. But this isn't even the biggest reason for the disconnect.

The most obvious reason that a Fed rate hike can coexist with lower mortgage rates is that the bond market already knew the Fed was going to hike and had long since priced that in to the present level of rates. It would be different if the Fed could hike rates any time, any day, but there are only 8 meetings per year that result in rate changes. That means the market has a lot of time to adjust its expectations in between those meetings.

Because the market had already accounted for the hike, all that was left was to react to the changes in the Fed's verbiage and the comments from Fed Chair Powell in the post-announcement press conference. That verbiage generally conveyed the possibility that this was the last Fed rate hike for a long time. Even if that possibility is heavily dependent on economic data, the bond market liked the fact that the Fed wasn't set on continuing to hike.

The average mortgage lender is down to the lowest levels in roughly 3 weeks. Additional gains will depend on the economic data in the coming days-- particularly Friday's jobs report and next week's Consumer Price Index (CPI).

Subscribe to my newsletter online at:

<http://housingnewsletters.com/adamsupdates>

National Average Mortgage Rates



	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	6.86%	-0.05	0.00
15 Yr. Fixed	6.31%	-0.02	0.00
30 Yr. FHA	6.32%	-0.06	0.00
30 Yr. Jumbo	7.04%	-0.03	0.00
5/1 ARM	6.53%	-0.02	0.00
Freddie Mac			
30 Yr. Fixed	6.78%	-0.08	0.00
15 Yr. Fixed	6.07%	-0.09	0.00
Mortgage Bankers Assoc.			
30 Yr. Fixed	7.00%	-0.03	0.60
15 Yr. Fixed	6.63%	+0.07	0.61
30 Yr. FHA	6.87%	-0.03	0.92
30 Yr. Jumbo	7.13%	+0.02	0.38
5/1 ARM	6.22%	-0.16	0.60

Rates as of: 7/26

MBS and Treasury Market Data

	Price / Yield	Change
MBS UMBS 5.5	99.68	+0.27
MBS GNMA 5.5	99.98	+0.13
10 YR Treasury	4.1958	-0.0474
30 YR Treasury	4.4523	-0.0305

Pricing as of: 7/26 5:59PM EST

Navigating Current Market Trends Together!

Hello and welcome! This page is designed with you in mind, serving as your go-to resource for all things mortgage-related. My goal is to keep you updated on market trends, changes in mortgage rates, and other relevant financial news that could impact your home buying, refinancing, or investment decisions.

As a seasoned Loan Officer at Mortgage 1, Inc., I understand that the mortgage process can be complex. That's why I'm dedicated to standing in your corner, ready to provide expert advice and clear explanations to help you understand the ins and outs of the mortgage market.

But this page is about more than just providing updates. It's about creating an open line of communication between us. Your financial journey is unique, and I'm here to answer any questions or concerns you might have, at any time. So feel free to reach out via phone or email whenever you need.

I aim to be a resource to my clients and service partners, ensuring you feel confident and knowledgeable about your mortgage options. I believe that informed decisions are the best decisions, and I'm committed to giving you the tools to navigate your financial journey with confidence.

So welcome aboard! I look forward to connecting with you, assisting you, and celebrating your financial milestones together. Here's to a successful partnership and your prosperous future!

Adam Fuller - The Fuller Team

