Stephen Heston
Broker, Aspire Mortgage Solutions LLC
2481498, 1980964, 2414951
102 W Main St. #3 Pullman, WA 99163

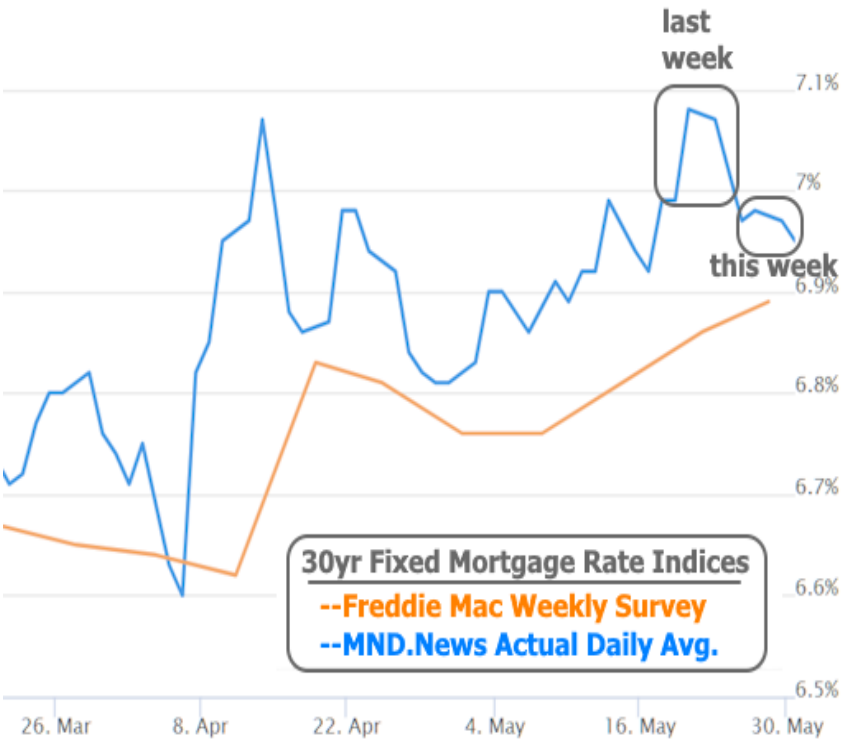
Office: 5092024424
info@aspiremortgagesolutions.com
View My Website

Calmer, Friendlier Week For Rates Amid Mixed Signals For Housing

In addition to being shorter than normal due to the Memorial Day holiday, there wasn't much meat on this week's event calendar--at least not as far as the rate market was concerned. Earnings releases caused some volatility in the stock market, but rates drifted sideways to slightly lower after a larger drop on Tuesday.

Interestingly enough, Tuesday's drop was more to do with bond market improvement from late last week. Mortgage lenders simply hadn't adjusted their rates to fully reflect the bond market reality until the new week began. This isn't all that uncommon heading into a 3.5 day holiday weekend.

Also potentially interesting is that most of this week's mortgage rate headlines are wrong because most are based on weekly survey data which lags reality and actually incorporates last Thursday and Friday's much higher rates as part of the current week. All that to say, the average lender is lower than last week, not higher.



National Average Mortgage Rates



Mortgage News Daily	Rate	Change	Points
30YR Fixed	7.51%	+0.01	0.00
15YR Fixed	7.04%	+0.01	0.00
30YR FHA	7.08%	+0.03	0.00
30YR Jumbo	7.52%	+0.02	0.00
7/6 SOFR	7.12%	-0.01	0.00
30YR VA	7.10%	+0.03	0.00

Rates as of: 11/16

MBS and Treasury

	Price / Yield	Change
MBS UMBS 6.0	98.73	+0.03
10 YR Treasury	5.1255	-0.0087
30 YR Treasury	5.4736	-0.0022

Pricing as of: 11/16 7:38PM EST

Recent Housing Data

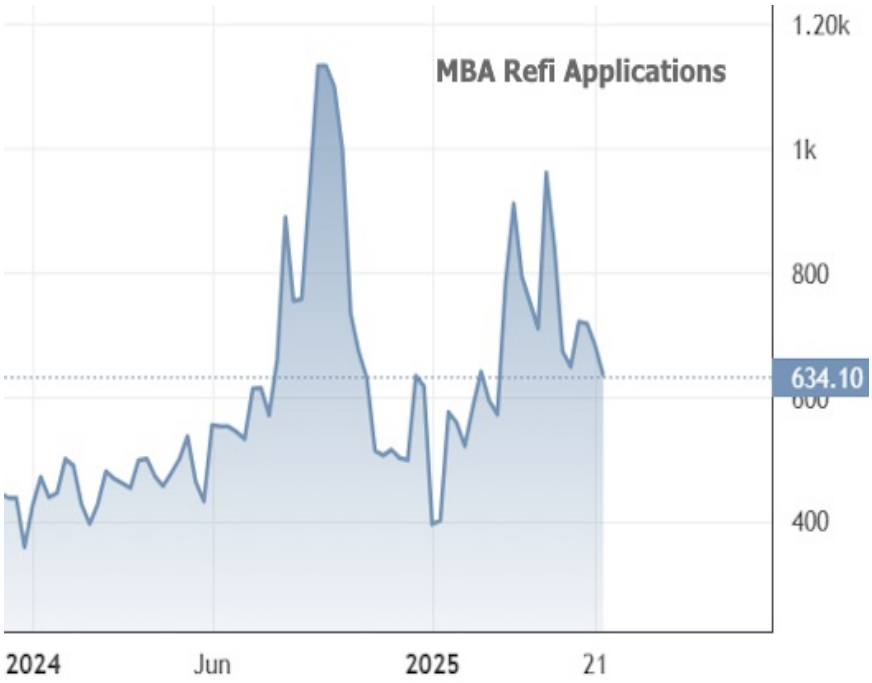
		Value	Change
Mortgage Apps	Nov 4	204.6	+6.23%
Building Permits	Sep	1.4M	+0.43%
Housing Starts	Sep	1.22M	-4.24%
New Home Sales	Sep	676K	-1.17%
Pending Home Sales	Aug	71.2	0%
Existing Home Sales	Oct	3.99M	+0.25%
Builder Confidence	Oct	29	-9.38%

© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

Read or subscribe to my newsletter online at: http://housingnewsletters.com/aspire-mortgage-solutions

Several of this week's housing-related reports painted a mixed picture for the housing market. Refi apps dropped--no surprise considering last week's higher rates--and purchase apps improved modestly.





Pending home sales made for some apparently alarming headlines, but the reality looks more like kicking the same old can along the bottom of the same old range.

© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

Read or subscribe to my newsletter online at: http://housingnewsletters.com/aspire-mortgage-solutions

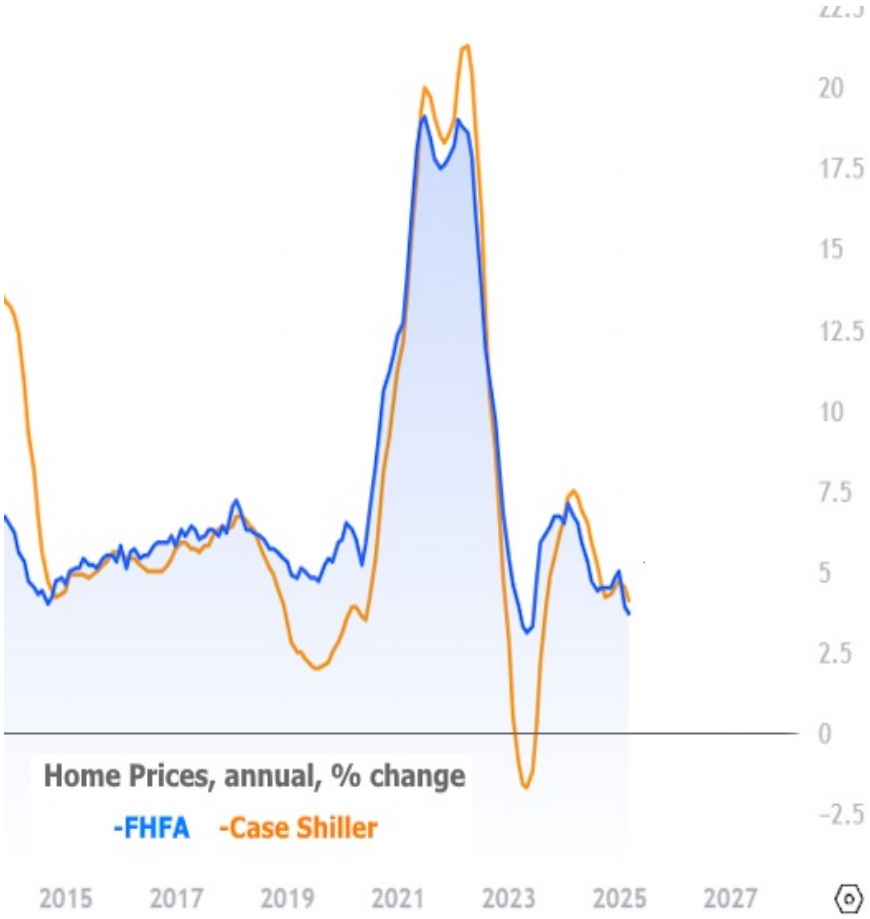


Lastly on the housing data front, Case Shiller and FHFA released March home price data. Here too, the charts are mostly drifting sideways near recent lows. This is actually good news because as long as the lines are over zero, home prices continue moving higher.

© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

Read or subscribe to my newsletter online at: http://housingnewsletters.com/aspire-mortgage-solutions



The catch is that the seasonally adjusted Case Shiller data showed the first monthly decline since early 2023--something that bears watching in the coming months.

While there were earnings announcements for the stock market to digest, most of the volatility surrounded mid-week news regarding a trade court blocking certain Trump Tariffs. This initially caused stocks and bond yields to spike, but that had a lot to do with the time of day that the news came out.

Specifically, it was in the evening hours, domestically, which means most US traders dealt with it the following morning. Needless to say, the average US trader figured this one out early and often--fully reversing the overnight market movement based on the expectation that the news would ultimately mean very little for the tariff outlook. That was proved true in the afternoon when the court said tariffs were back in effect pending further review during the appeal process.

The early morning improvement in bonds (seen in the form of the big drop in the 10yr yield in the following chart) got some extra support from tepid economic data on Thursday morning. Friday's inflation data didn't add much to the bigger picture as markets are generally waiting to see the extent to which tariffs actually impact the official inflation reports--something that arguably takes months.

© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

Read or subscribe to my newsletter online at: http://housingnewsletters.com/aspire-mortgage-solutions



On a more timely note, the market is always willing to react to bona fide shifts in the economy--especially when it concerns big ticket reports like Purchasing Managers Indexes (PMIs) or the all-important jobs report. The coming week brings both of the main PMIs (Mon, Wed) as well as the jobs report on Friday. As is typically the case for the first week of the month, there are several other relevant supporting actors on any given day.

Subscribe to my newsletter online at: http://housingnewsletters.com/aspire-mortgage-solutions

Recent Economic Data

Date	Event	Actual	Forecast	Prior
Tuesday, May 27				
10:00AM	May CB Consumer Confidence (%)	98.0	87	86.0
Wednesday, May 28				
7:00AM	May/23 MBA Purchase Index	162.1		157.8
7:00AM	May/23 MBA Refi Index	634.1		682.5
2:00PM	FOMC Minutes			
Thursday, May 29				
8:30AM	May/17 Continued Claims (ml)	1919K	1890K	1903K
8:30AM	May/24 Jobless Claims (k)	240K	230K	227K
8:30AM	Q1 GDP (%)	-0.2%	-0.3%	2.4%
10:00AM	Apr Pending Home Sales (%)	-6.3%	-0.9%	6.1%
Friday, May 30				
8:30AM	Apr Core PCE (m/m) (%)	0.1%	0.1%	0.0%
8:30AM	Apr Core PCE Inflation (y/y) (%)	2.5%	2.5%	2.6%

Event Importance:

No Stars = Insignificant
☆ Low
★ Moderate
★★ Important
★★ Very Important

© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

Read or subscribe to my newsletter online at: http://housingnewsletters.com/aspire-mortgage-solutions

Date	Event	Actual	Forecast	Prior
9:45AM	May Chicago PMI	40.5	45	44.6
10:00AM	May Consumer Sentiment (ip)	52.2	51	52.2
Monday, Jun 02				
10:00AM	May ISM Manufacturing PMI	48.5	49.5	48.7
Tuesday, Jun 03				
10:00AM	Apr USA JOLTS Job Openings (ml)	7.391M	7.10M	7.192M
Wednesday, Jun 04				
8:15AM	May ADP jobs (k)	37K	115K	62K
10:00AM	May ISM N-Mfg PMI	49.9	52	51.6
Thursday, Jun 05				
8:30AM	May/31 Jobless Claims (k)	247K	235K	240K
8:30AM	May/24 Continued Claims (ml)	1904K	1910K	1919K
Friday, Jun 06				
8:30AM	May Non Farm Payrolls (k)	139K	130K	177K
8:30AM	May Unemployment rate mm (%)	4.2%	4.2%	4.2%

The Solution to Aspire

From the Founders:

Aspire Mortgage Solutions was founded in 2023 with the main focus of Aspiring people. The vast majority of the business world is driven by making as much money as possible. However, we at Aspire Mortgage Solutions believe that there is much more to life than profit. This passion is why we are committed to being the best possible solution, and we will accomplish this by putting your dreams and goals first. We want to come alongside you and use our expertise in products and mortgage solutions to make sure that you are equipped with the best tools to help you achieve your financial goals. No matter what story you are writing, whether it's your first house, dream house, or building wealth, we want to be the experts that help you aspire to reach your dreams.

- Steve & Zach

Stephen Heston

© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

Read or subscribe to my newsletter online at: http://housingnewsletters.com/aspire-mortgage-solutions