



Black Diamond

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Home Prices Hit Post Crisis Peak -Black Knight

Home prices in February rose at their fastest pace since last June, up 0.8 percent on a month-over-month basis. Black Knight Financial Services said its national-level Home Price Index (HPI) hit **\$268,000** during the month, a new post-crisis peak. Prices are now **up 5.7 percent** compared to March 2016 and have risen 1.0 percent since the first of this year.

BLACK KNIGHT HPI REPORT

As of: February 2017

UNITED STATES

\$268K
Current HPI Value

Month Over
Month Change:

0.8%

Year Over
Year Change:

5.7%

%
Change from
National Trough
January 2012

34.6%

%
Change From
Market Peak
February 2017

0.0%

Local Market Peak: FEBRUARY 2017

\$268,000



BLACK KNIGHT
FINANCIAL SERVICES

National Average Mortgage Rates



Rate Change Points

Mortgage News Daily

Rate	Change	Points	
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

Recent Housing Data

		Value	Change
Mortgage Apps	Jul 10	206.1	-0.19%
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%

Washington State had the largest monthly gain, up 2.2 percent. Colorado and Oregon followed with 1.6 percent and 1.5 percent growth respectively. Prices did not fall in even the worst performing of the states: West Virginia and Connecticut, were unchanged from January. They were followed by Rhode Island and Ohio with, each with 0.1 percent gains.

For the third month in a row Tuscaloosa was the poorest performing metropolitan area. Prices there declined 4.7 percent from January, more than eight times the 0.5 percent rate of decline in the second worst performing metro area, Atlantic City. Seattle saw 2.7 percent appreciation, the most of any metropolitan area, followed by San Jose, Denver, and Bellingham, each with monthly gains of 2 percent or more. Washington State accounted for **six of the 10 fastest** appreciating metro areas.

Builder Confidence Mar

51 +6.25%

Home prices in six of the nation's 20 largest states and 14 of the 40 largest metros hit new peaks in February

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