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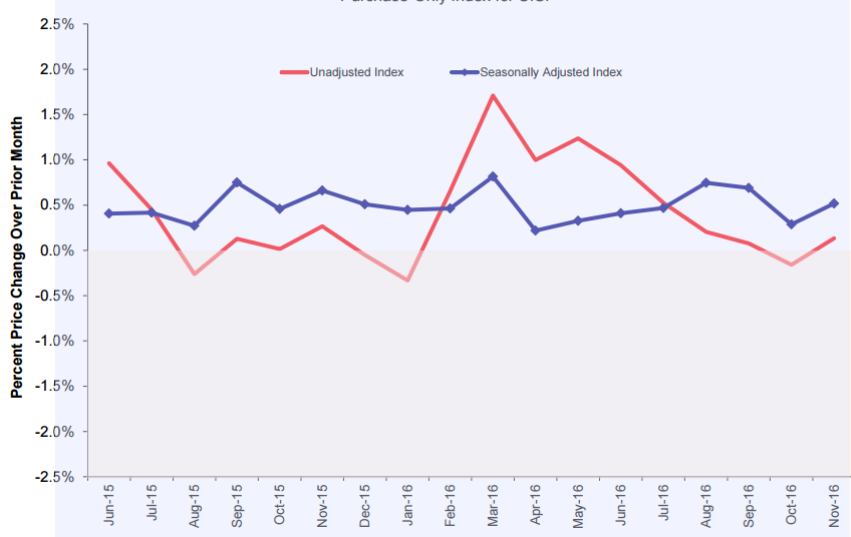
A Message from Jeffrey Chalmers:

"Now, here's something incredibly positive to share with your clients."

Home Price Gains Still Above 6% Year-Over-Year

Home prices continued their nearly unabated upward trend in November according to data released on Wednesday by the Federal Housing Finance Agency (FHFA). FHFA's Housing Price Index (HPI), based on the values of purchase mortgages sold to or guaranteed by Freddie Mac and Fannie Mae (the GSEs) **rose 0.5 percent** in November on a seasonally adjusted basis from the October level. October's index, which originally posted a 0.4 percent gain, was revised down to 0.3 percent.

Seasonally Adjusted and Unadjusted Monthly Appreciation Rates
 Purchase-Only Index for U.S.



National Average Mortgage Rates



	Rate	Change	Points
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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

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%

November home prices were **up 6.1 percent compared to November 2015**. The year-over-year increase in October was 6.0 percent. During the first 11 months of 2016 prices increased year-over-year by an average (including revisions) of 5.93 percent. The annual increase has been 6 percent or more for the last four months on which FHFA has reported.

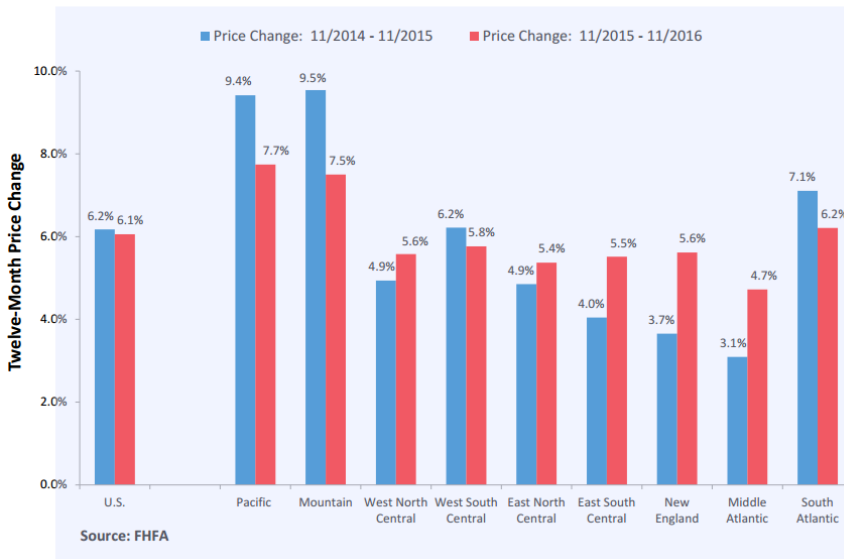
	Value	Change
Builder Confidence	Mar 51	+6.25%

Analysts polled by Econoday were on the money with their projections, expecting a 0.5 percent monthly increase. The range of their estimates was 0.3 to 0.6 percent.

Prices increased compared to October in six of the nine census divisions with the Pacific region jumping by 1.5 percent followed distantly by the West North Central and Middle Atlantic divisions, each at 0.9 percent. Prices were unchanged in the East North Central division and down by 0.1 and 0.2 percent in the West South Central and South Atlantic respectively.

The 12-month changes were **all positive**, ranging from a 4.7 percent gain in the Middle Atlantic to 7.7 percent in the Pacific division.

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



Because Integrity Matters™

Jeffrey has spent the last three decades perfecting an Honest, Open and Transparent (HOT™) loan and closing process that is laser-focused on enhancing the consumer mortgage experience. By combining old-school, trustworthy customer service with real-time, mobile-friendly technology, he has successfully built thousands of loyal, raving fans.

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