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Housing Showing Some Signs of Stabilizing

It wouldn't be 2018 in the housing market if there wasn't at least one report painting a gloomier picture. The National Association of Homebuilders Housing Market Index (or "builder confidence" for short) did those honors this week.

Up until now, builder confidence had been holding up better than other housing metrics in 2018. **That changed abruptly** this week as confidence dropped to the lowest levels in more than 2 years, and at the fastest pace in more than 4 years.



What's up with this sudden shift? Builders chalked it up, in large part, to recently **higher rates and home prices**. One other factor to consider is the psychological effect of sharp losses in the stock market.

Builder confidence was the **only** downbeat housing report of the week though! Numbers were roughly as-expected elsewhere. This keeps longer-term trends in decent shape, especially with respect to residential construction numbers.

National Average Mortgage Rates



Mortgage News Daily	Rate	Change	Points
30YR Fixed	7.45%	-0.01	0.00
15YR Fixed	6.99%	+0.01	0.00
30YR FHA	7.05%	+0.01	0.00
30YR Jumbo	7.50%	0.00	0.00
7/6 SOFR	7.00%	-0.07	0.00
30YR VA	7.07%	+0.01	0.00

Rates as of: 11/19

MBS and Treasury

	Price / Yield	Change
MBS UMBS 6.0	99.34	+0.24
10 YR Treasury	4.9863	-0.0573
30 YR Treasury	5.3670	-0.0392

Pricing as of: 11/20 9:26AM EST

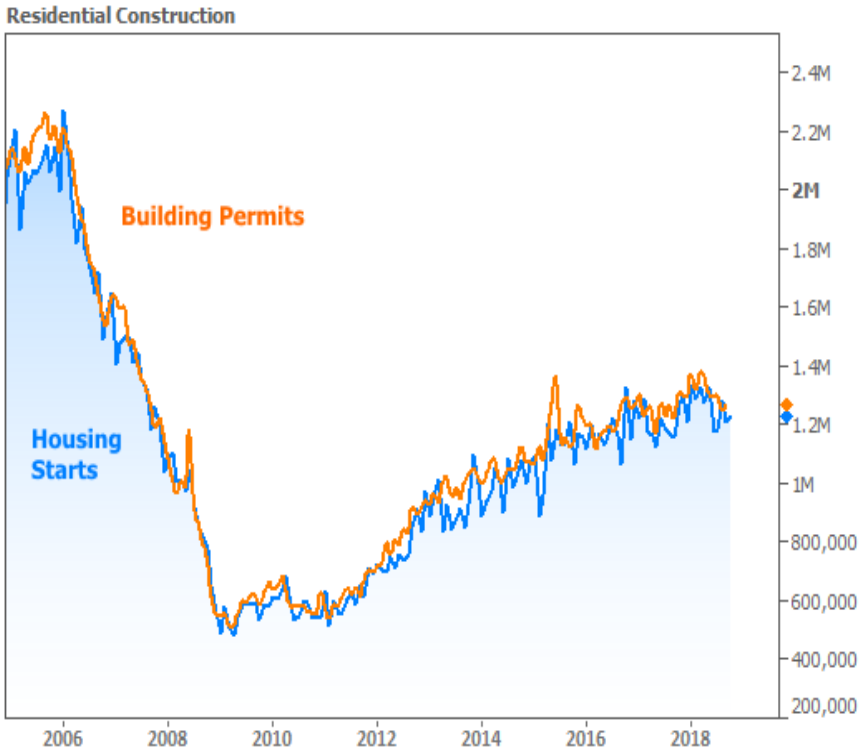
Recent Housing Data

		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%

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Existing Home Sales have fallen a bit more noticeably in 2018, but by bouncing here, they would be able to maintain a **longer-term uptrend** that began roughly 5 years ago.

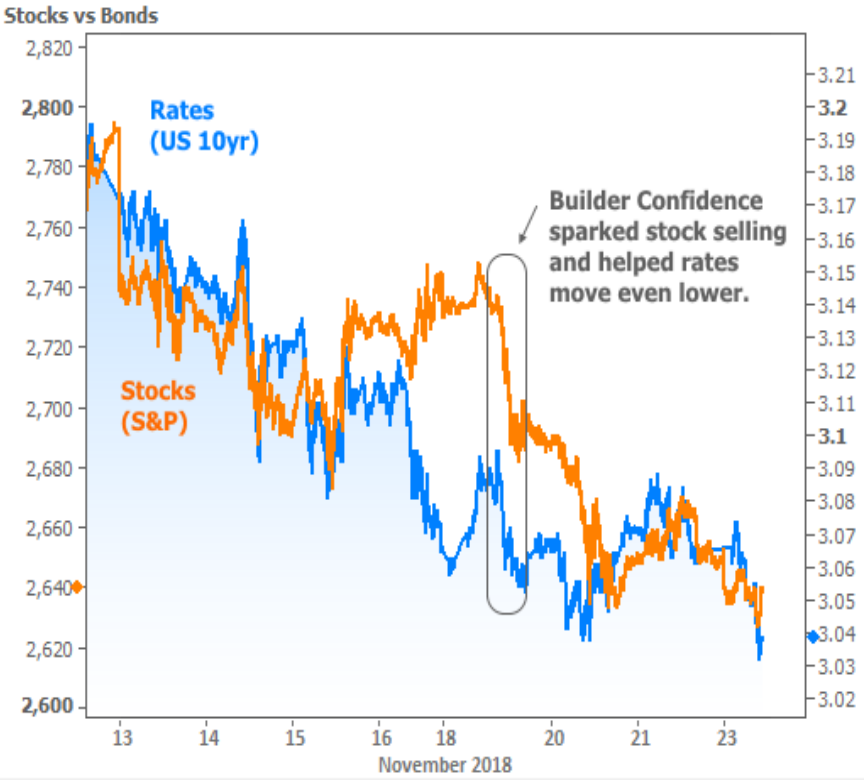


In terms of market movement this week, interest rates remained fairly flat while stocks continued lower. Incidentally, the builder confidence numbers (which don't tend to move markets) were **shocking enough** to cause a bit of a stir on Monday morning.

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Simply put, rates might have moved **higher** this week had it not been for the builder confidence data setting the tone (it was the first and only economic report on Monday morning).

In general though, it doesn't make much sense to read too much significance into Thanksgiving week market movement. As market participants return in greater numbers for the last few full weeks of the year, we'll be watching to see if stocks break below the key floors seen in the following chart. If they do, that could provide the inspiration for rates to continue lower.

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Recent Economic Data

Date	Event	Actual	Forecast	Prior
Tuesday, Nov 20				
8:30AM	Oct Build permits: change mm (%)	-0.6		1.7
8:30AM	Oct Housing starts number mm (ml)	1.228	1.225	1.201
8:30AM	Oct House starts mm: change (%)	+1.5		-5.3
8:30AM	Oct Building permits: number (ml)	1.263	1.267	1.270
Wednesday, Nov 21				
7:00AM	w/e MBA Purchase Index	227.7		220.8
7:00AM	w/e Mortgage Refinance Index	783.7		824.7
8:30AM	Oct Durable goods (%)	-4.4	-2.5	0.7
8:30AM	Oct Nondefense ex-air (%)	0.0	0.2	-0.1
8:30AM	w/e Jobless Claims (k)	224	218	216
10:00AM	Oct Existing home sales (ml)	5.22	5.20	5.15
10:00AM	Oct Exist. home sales % chg (%)	+1.4	1.0	-3.4
10:00AM	Nov U Mich Sentiment Final (ip)	97.5	98.3	98.3
10:00AM	Nov U Mich 1Yr Inf Final (%)	2.8		2.8
10:00AM	Nov U Mich 5-Yr Inf Final (%)	2.6		2.6
Tuesday, Nov 27				
9:00AM	Sep CaseShiller 20 yy (%)	+5.1	5.3	5.5

Event Importance:

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

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Date	Event	Actual	Forecast	Prior
9:00AM	Sep Monthly Home Price mm (%)	0.2		0.3
10:00AM	Nov Consumer confidence	135.7	135.9	137.9
1:00PM	5-Yr Note Auction (bl)	40		
Wednesday, Nov 28				
7:00AM	w/e MBA Purchase Index	247.8		227.7
7:00AM	w/e Mortgage Refinance Index	787.7		783.7
8:30AM	Q3 GDP Prelim (%)	3.5	3.5	3.5
10:00AM	Oct New home sales-units mm (ml)	0.544	0.575	0.553
10:00AM	Oct New home sales chg mm (%)	-8.9	3.7	-5.5
1:00PM	7-Yr Note Auction (bl)	32		
Thursday, Nov 29				
8:30AM	Oct Core PCE (y/y) (%)	+1.8	1.9	2.0
8:30AM	w/e Jobless Claims (k)	234	220	224
10:00AM	Oct Pending Sales Index	102.1		104.6
10:00AM	Oct Pending Home Sales (%)	-2.6	0.5	0.5
Friday, Nov 30				
9:45AM	Nov Chicago PMI	66.4	58.0	58.4

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