



Mike Baker
Head Interest Rate Shopper, The Rate Shop
Individual NMLS: 259076 Company NMLS: 2554765 State
23211 W 45th St Shawnee, KS 66226

Office: 913-213-3335
Mobile: 913-213-3335
mike@rateshopkc.com
[View My Website](#)

It's All About The Purchase Market Right Now

It's no great mystery that refinance activity **slows to crawl** any time rates are at long-term highs, but what about the purchase market? Despite lingering inventory and affordability challenges, purchases aren't simply 'surviving' the recent upturn in rates. They're arguably thriving.

The Mortgage Bankers Association (MBA) released weekly purchase and refi application numbers on Wednesday. The "lowest refi numbers in nearly a decade" jumped out as a **gloomy** headline, but consider the following chart. Refis are merely sideways in the same low range that's been intact for more than a year. Meanwhile, purchase activity has ratcheted steadily higher. It's even done a better job of coping with the recent rate spike compared to the 2013 rate spike.

National Average Mortgage Rates



	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	7.07%	+0.02	0.00
15 Yr. Fixed	6.45%	0.00	0.00
30 Yr. FHA	6.51%	+0.02	0.00
30 Yr. Jumbo	7.26%	0.00	0.00
5/1 ARM	7.02%	-0.01	0.00

Freddie Mac

30 Yr. Fixed	6.86%	-0.01	0.00
15 Yr. Fixed	6.16%	+0.03	0.00

Rates as of: 6/28

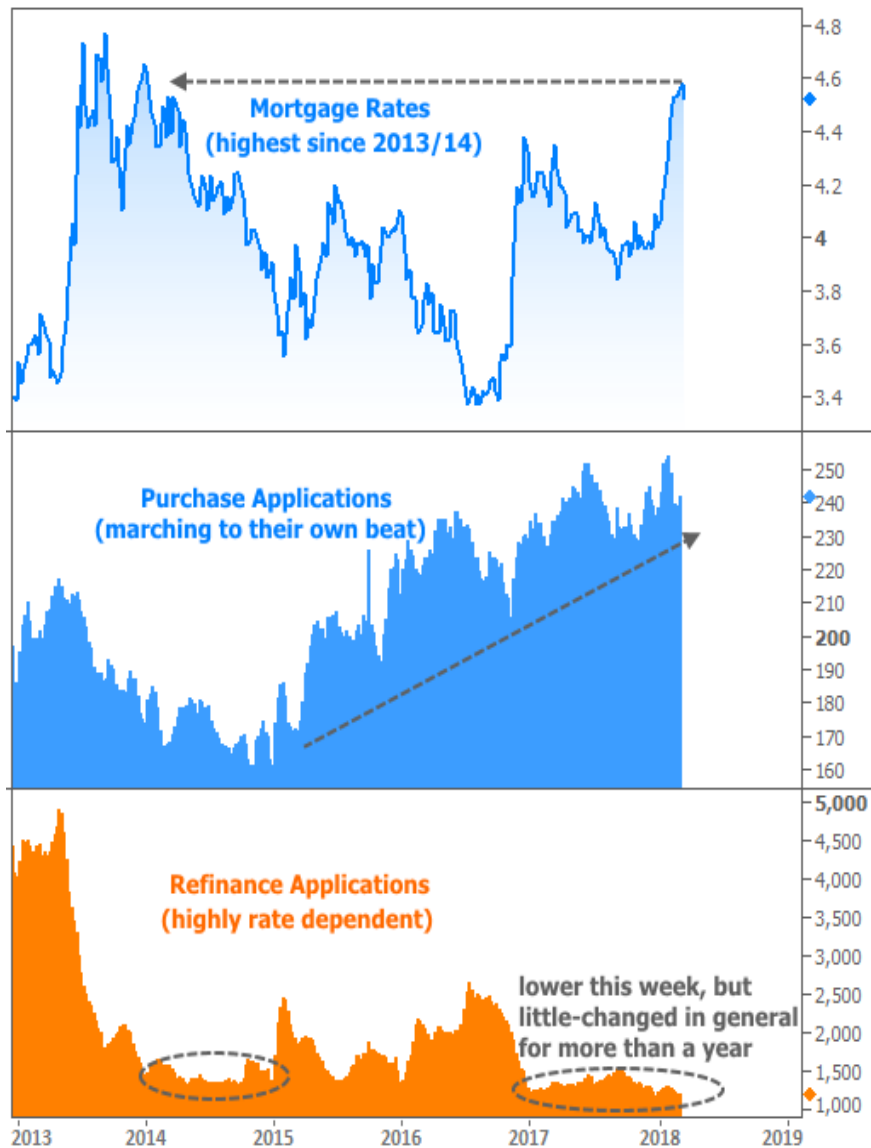
Market Data

	Price / Yield	Change
MBS UMBS 5.5	98.49	-0.45
MBS GNMA 5.5	99.10	-0.44
10 YR Treasury	4.4069	+0.0089
30 YR Treasury	4.5678	+0.0038

Pricing as of: 7/1 4:52AM EST

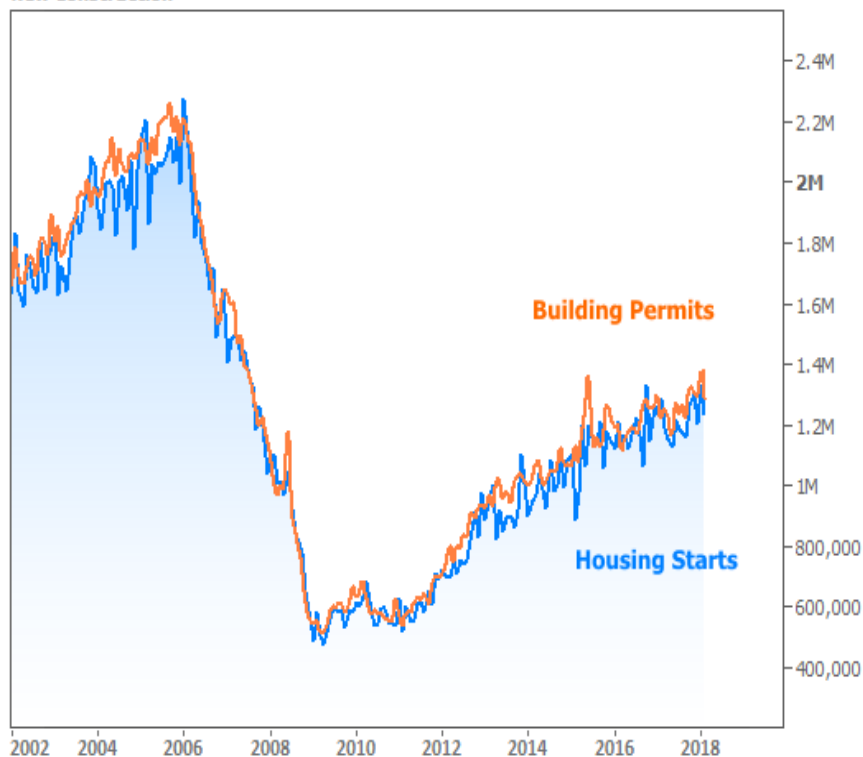
Recent Housing Data

		Value	Change
Mortgage Apps	Jun 12	208.5	+15.58%
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%
Builder Confidence	Mar	51	+6.25%



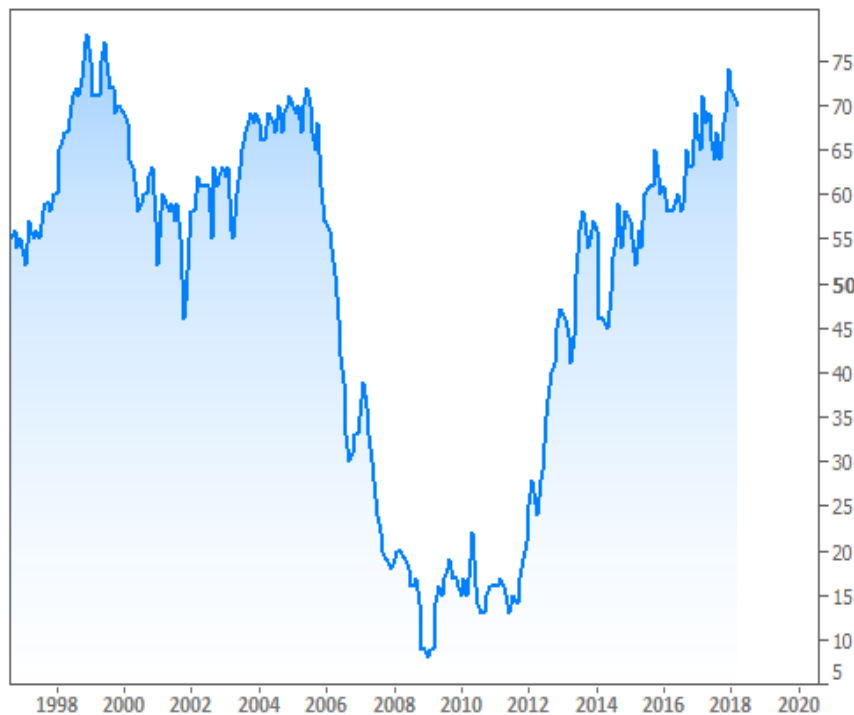
This week's **construction data** from the Census Bureau tells a similar story. Building Permits and Housing Starts (breaking ground on new construction) lost some ground compared to the previous report, but the overall trend remains **unequivocally positive**. Moreover, heavy declines in the multifamily sector accounted for all of the weakness in Housing Starts and most of the weakness in Permits.

New Construction

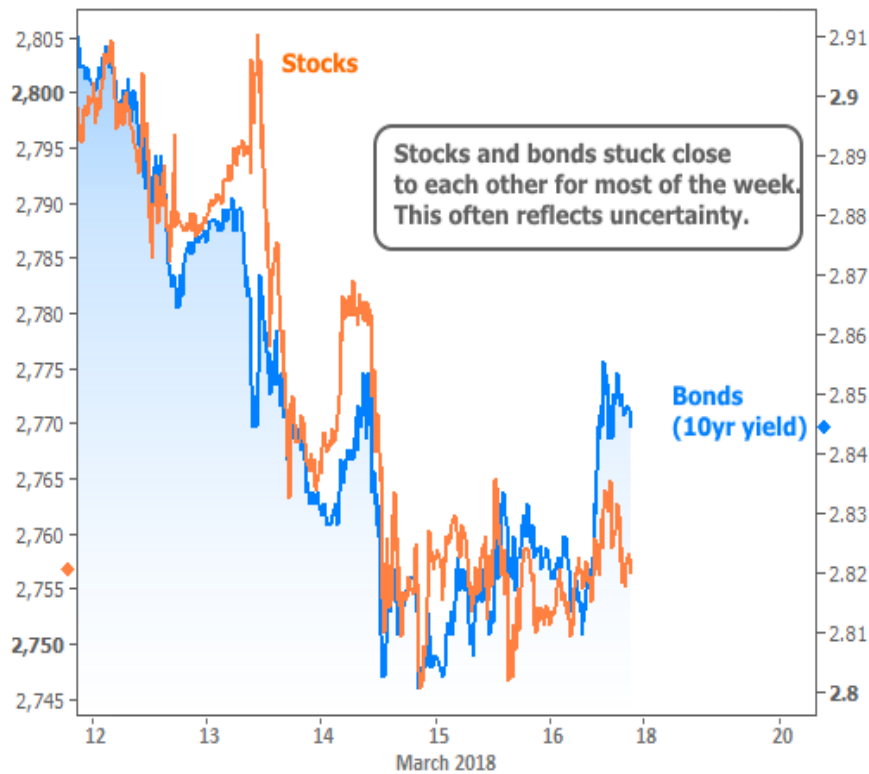


Given that trend in construction numbers and purchase applications, it's no surprise to see **builder confidence near all-time highs** according to the National Association of Homebuilders (NAHB). Here too, the data was slightly weaker than the previous month (their Housing Market Index fell to 70 from 71), but the longer-term trend speaks for itself.

Builder Confidence

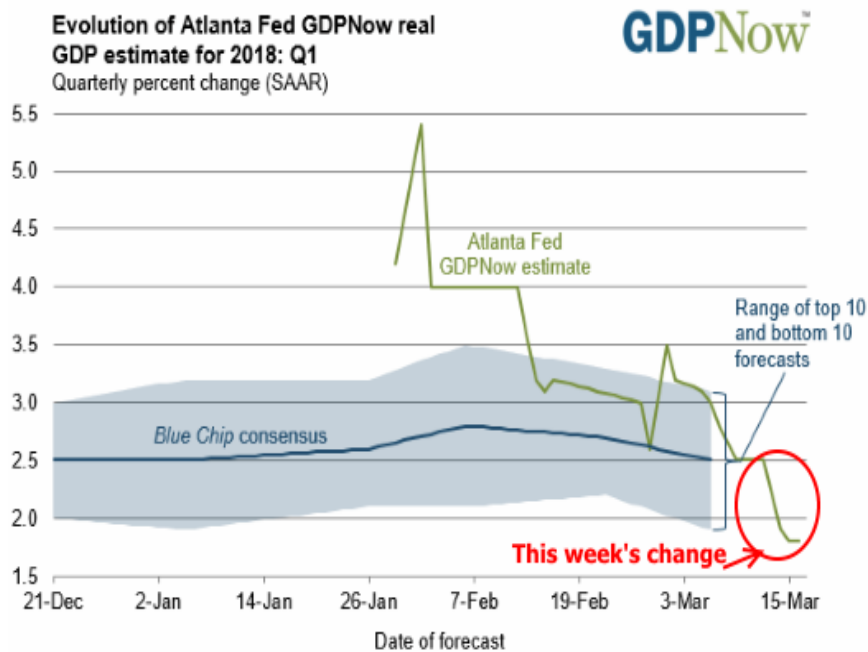


In terms of this week's financial market movements, things were fairly quiet in the bigger picture with modest declines for stocks and bond yields. The two generally huddled together throughout the week--typical behavior amid **broader uncertainty**.



So **what's fueling the uncertainty?** On Tuesday, stocks fell in response to the President confirming Larry Kudlow would replace Gary Cohn as the top economic advisor to the White House. Several news stories also suggested the administration could soon impose new tariffs on China.

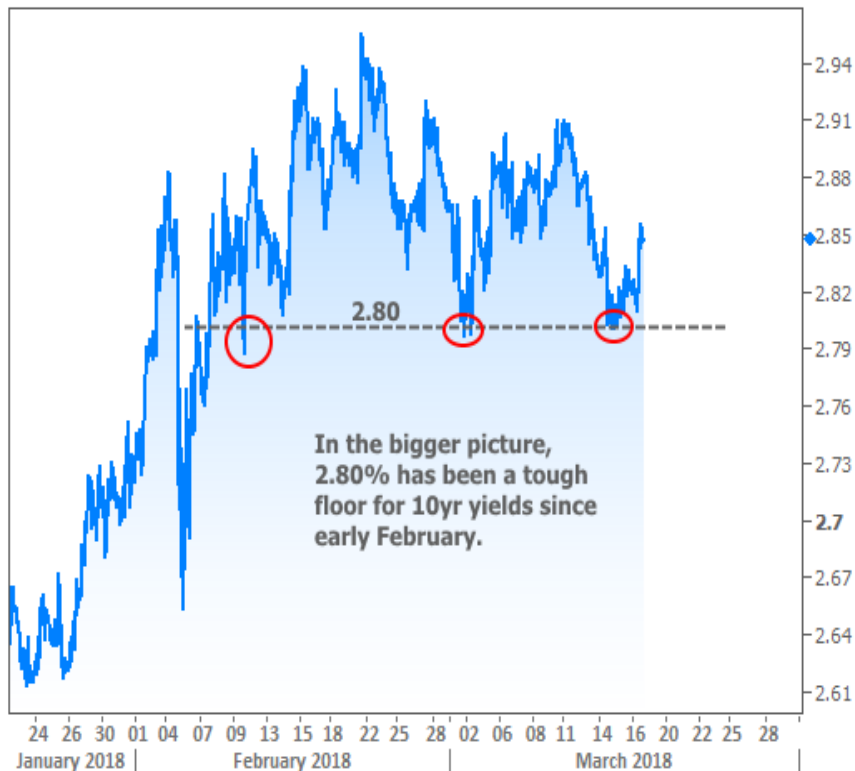
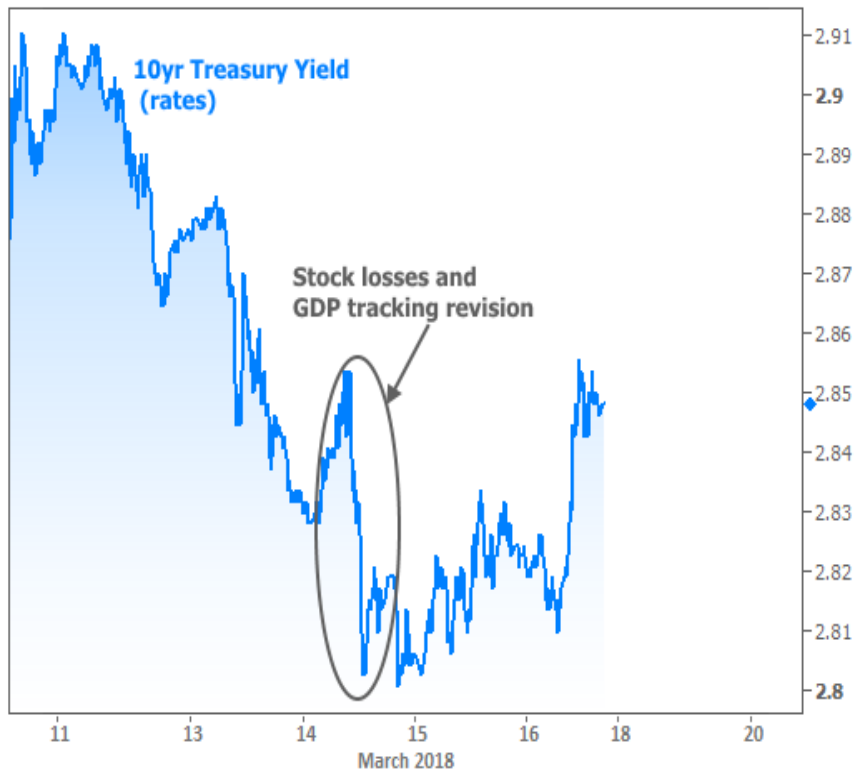
On Wednesday, the Atlanta Fed released a periodic update of its GDP tracking (referred to as GDPNow). **Unlike** a forecast based on economic research, GDPNow attempts to emulate the math underlying the **actual** GDP number, but to do so in a far more timely manner. This week's update showed a sharp decline, bringing it below the blue chip consensus for the first time.



Sources: *Blue Chip Economic Indicators* and *Blue Chip Financial Forecasts*

Note: The top (bottom) 10 forecast is an average of the highest (lowest) 10 forecasts in the *Blue Chip* survey.

This accounted for the week's strongest move toward **lower interest rates**, with 10yr yields falling quickly to 2.80%. From there, rates reenacted their last encounter with 2.80%, unfortunately. That's been a tough floor to break for more than a month now, despite several attempts.



One thing to keep in mind as we discuss rates' unwillingness to push past recent lows, or the huddling together of rates and stocks discussed above, is that we have an **important Fed Announcement coming up next week**. Most economists and traders agree that the Fed will hike its policy rate. In fact, that's essentially a given, and thus already priced-in to current trading levels.

Of far more interest for financial markets is the **TONE** the Fed sets going forward. This will be accomplished via the Fed's economic projections (which include their rate hike outlook) as well as Jerome Powell's first press conference as Fed Chair. These ancillary events only occur at 4 of the year's 8 scheduled Fed meetings, and they're increasingly relied-upon for insight to the evolution of the Fed's thinking.

Subscribe to my newsletter online at: <http://housingnewsletters.com/rateshopkc>

Recent Economic Data

Date	Event	Actual	Forecast	Prior
Tuesday, Mar 13				
8:30AM	Feb CPI mm, sa (%)			0.5
8:30AM	Feb Core CPI Year/Year (%)	1.8	1.8	1.8
Wednesday, Mar 14				
7:00AM	w/e MBA Purchase Index	246.5		238.3
7:00AM	w/e Mortgage Refinance Index	1159.3		1185.7
8:30AM	Feb Core Producer Prices YY (%)	2.5	2.5	2.2
8:30AM	Feb Producer Prices (%)	0.2	0.1	0.4
8:30AM	Feb Retail Sales (%)	-0.1	0.3	-0.3
Thursday, Mar 15				
8:30AM	Feb Import prices mm (%)	0.4	0.2	1.0
8:30AM	Mar Philly Fed Business Index	22.3	23.0	25.8
8:30AM	Feb Export prices mm (%)	0.2	0.3	0.8
8:30AM	Mar NY Fed Manufacturing	22.50	15.00	13.10
8:30AM	w/e Jobless Claims (k)	226	230	231
10:00AM	Mar NAHB housing market indx	70	71	72
Friday, Mar 16				
8:30AM	Feb House starts mm: change (%)	-7.0		9.7
8:30AM	Feb Housing starts number mm (ml)	1.236	1.290	1.326
8:30AM	Feb Building permits: number (ml)	1.298	1.320	1.377
8:30AM	Feb Build permits: change mm (%)	-5.7		5.9
9:15AM	Feb Capacity Utilization (%)			77.5
9:15AM	Feb Industrial Production (%)	1.1	0.3	-0.1
10:00AM	Mar 1yr Inflation Outlook (%)	2.9		2.7
10:00AM	Mar 5yr Inflation Outlook (%)	2.5		2.5
10:00AM	Mar Consumer Sentiment	102.0	99.3	99.7
Wednesday, Mar 21				
7:00AM	w/e Mortgage Market Index	383.0		387.4
10:00AM	Feb Existing home sales (ml)	5.54	5.40	5.38
2:00PM	N/A FOMC rate decision (%)	1.500 - 1.750	1.625	1.375
Thursday, Mar 22				

Event Importance:

No Stars = Insignificant

☆ Low

★ Moderate

★★ Important

★★★ Very Important

Date	Event	Actual	Forecast	Prior
9:00AM	Jan Monthly Home Price mm (%)	0.8		0.3
Friday, Mar 23				
8:30AM	Feb Durable goods (%)	3.1	1.5	-3.6
8:30AM	Feb Nondefense ex-air (%)	1.8	0.8	-0.3
10:00AM	Feb New home sales chg mm (%)	-0.6	4.4	-7.8

Real Talk

At The Rate Shop, we're not your average mortgage banker. We specialize in bringing you ridiculously low interest rates that will make you wonder what the other guys are doing. In fact the ONLY objection we ever hear is "your rates sound too good to be true". Well they're not, and here is why...

After 15 years in the retail banking world I was frustrated with the high interest rates that came from that business model. As I looked around at all the bloated layers of management and their expensive salaries and the overhead of running a larger company (think rent costs, employee health and benefit costs, payroll taxes, and on and on) it dawned on me that I was a part of the problem, and the solution, for me at least, was so easy to see.

Start my own mortgage brokerage shop. No expensive executive salaries, no expensive building to pay rent at, no unnecessary employees and all the costs that are associated with that. What happens when you cut out all the fat? You can provide lower rates and lower closing costs. It's simple. Now here is the best part, you still get great service from a local Kansas City Lender. My mission is to let everyone know that low rates and great customer service are NOT mutually exclusive.

Thanks for coming along on this journey where Low Rates meet Great Service. The two do NOT have to be mutually exclusive. It's just a lie that the big box mortgage companies have been telling you for years. Don't believe me? Give me a call or shoot me a text on my personal cell phone today and compare my rates and costs up against any other lender in the country, and be prepared to be blown away.

Mike Baker

