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Rates, Housing, Stuck In The Middle For Now

Rates are on hold until the next chapter is written in the complex saga of covid versus the market. This isn't to say rates perfectly flat--simply that the prevailing momentum has been sideways for the past few weeks.

Since mortgage rates only change once or twice a day, we can use 10yr Treasury yields to see finer detail. This entire week took place in the fairly narrow range of 1.29 to 1.21, and it ended with yields precisely in the middle at 1.25%.



Zoom out a bit and 1.25 remains at the center of a slightly wider (but still very "sideways") range.

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 | 4.4079 | +0.0099 |
| 30 YR Treasury | 4.5750 | +0.0110 |

Pricing as of: 6/30 8:44PM EST

Recent Housing Data

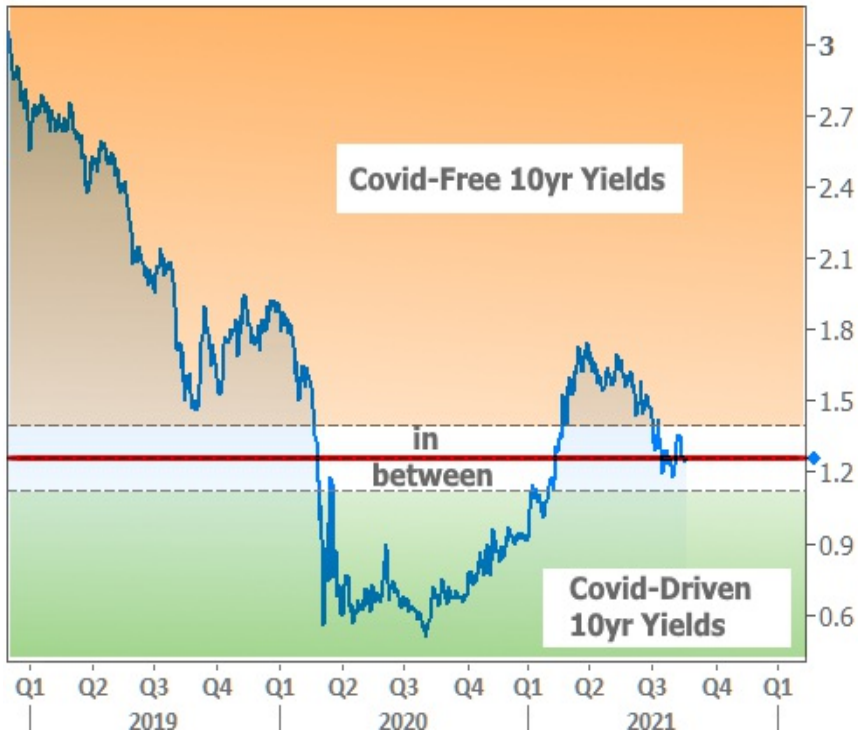
| | Value | Change |
|---------------------|--------------|---------|
| Mortgage Apps | Jun 12 208.5 | +15.58% |
| Building Permits | Mar 1.46M | -3.95% |
| Housing Starts | Mar 1.32M | -13.15% |
| New Home Sales | Mar 693K | +4.68% |
| Pending Home Sales | Feb 75.6 | +1.75% |
| Existing Home Sales | Feb 3.97M | -0.75% |
| Builder Confidence | Mar 51 | +6.25% |



What's the point? Bonds (and thus "rates") are muddling through a period of indecision as they wait for clarity. Bonds ultimately care most about things like the economy and Fed policy. In turn, the economy and the Fed have a lot riding on the covid outlook.

The burning question: Will the delta surge do even a fraction of the damage to the economy seen during the initial covid surge?

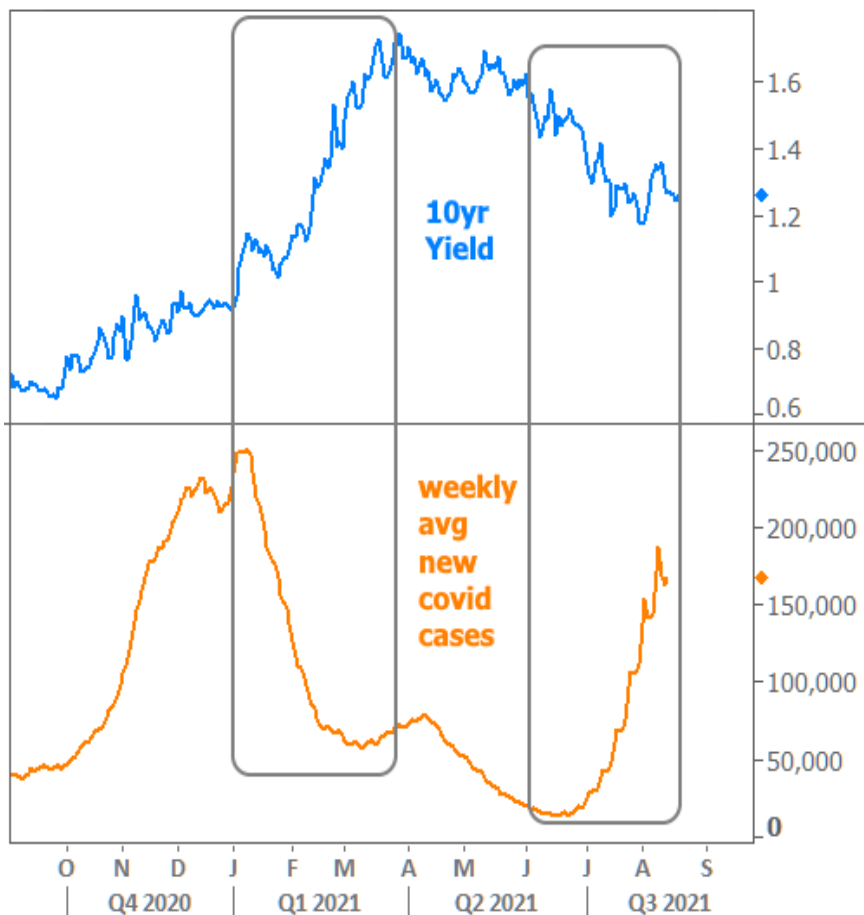
It certainly doesn't look like it will be in the same league at the moment, but the point is that we're nonetheless **forced to wait and see**. In fact, it's not unfair to say that bonds are lost in the desert between two familiar towns: one that is pretty unpleasant in terms of interest rates and the other that is equally unpleasant from a public health standpoint.



Where will clarity come from? It's complicated. The Fed can give us clarity on how they will approach things. We got a taste of that on Wednesday with the release of the Minutes from the most recent Fed meeting. But that meeting happened at the end of July and **a lot** has changed since then.

Because of that, many market participants are looking for clarity from Fed Chair Powell when he speaks (virtually) at the Fed's Jackson Hole symposium next Friday. Based on the tone in Wednesday's Minutes, it would be a **surprise** to see Powell signal an abrupt shift **away** from the Fed's rate-friendly policies just yet.

The **more important clarity** comes from covid numbers. Indeed, all other sources of clarity depend on the covid outlook to some extent. Markets know this. As such, big swings in covid numbers offer one of the simplest explanations for the broad trends in rates.



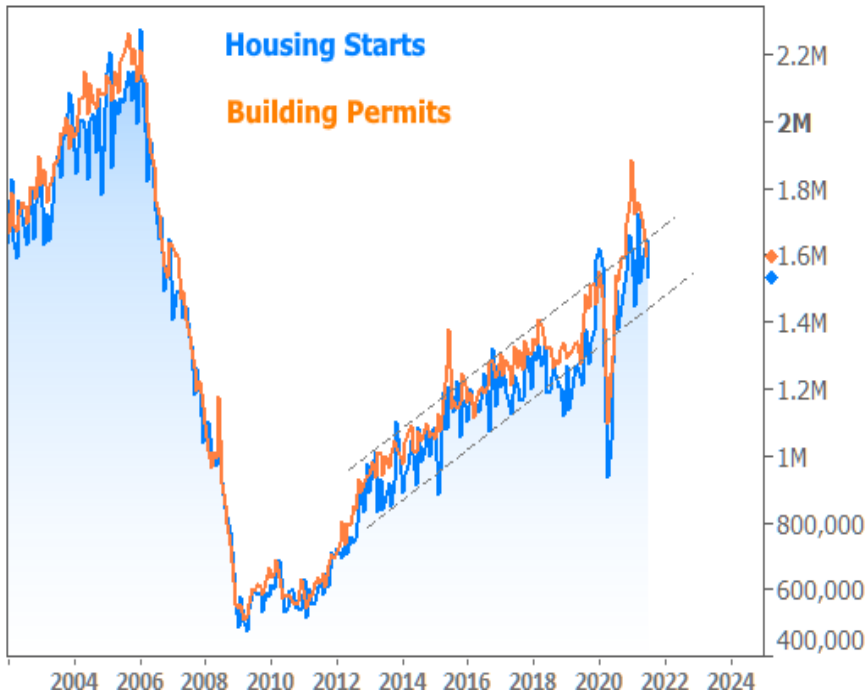
Traders **looking to get ahead** of the curve may be honing in on the acceleration and deceleration in daily case counts. While cases are obviously still rising, they're not rising as fast. If that trend continues (and especially when it reverses), it will be increasingly challenging for bonds and rates to maintain composure. In other words, falling daily case counts would make a strong case for upward pressure on rates.



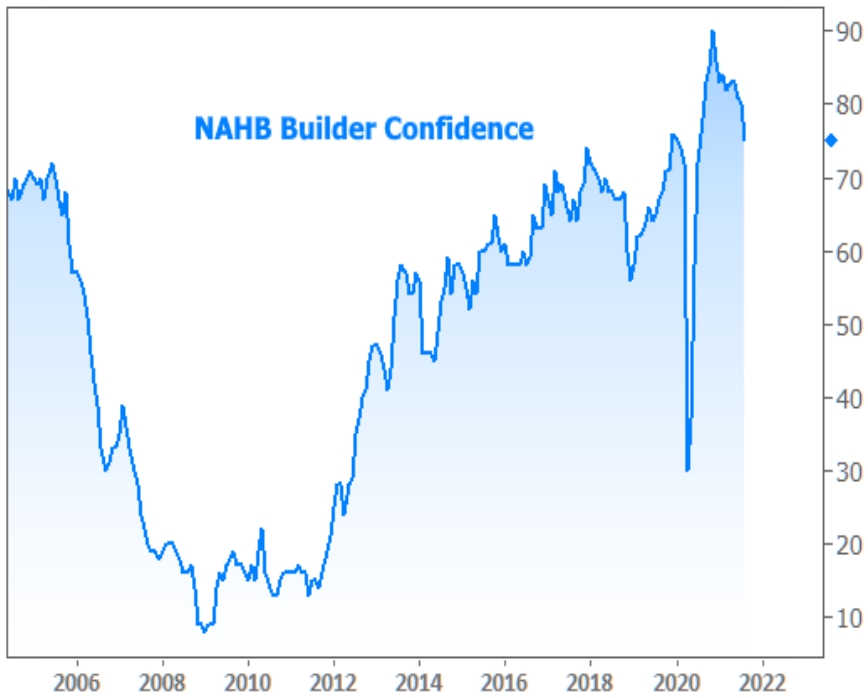
What does all this mean **in plain English**? Rates are low--much lower than most anyone expected at this point in the year. The key reason is "delta" and Fed's patient approach to changing rate-friendly policies. The lingering concerns about the nature of the post-covid economy also make the list.

For what it's worth, the Fed may have been nearly as patient **without** the delta variant. They've consistently said that there's much to learn about the state of the post-covid economy **after** the new school year gets underway.

At the moment, economic data is mixed, depending on where you look. In many cases, numbers have returned in line with pre-covid trends. **Residential construction** (updated this week) is one example of this with a big drop at the outset of the pandemic and a now-resolved correction to long-term highs.



Unsurprisingly, **homebuilder confidence** (also released this week) has taken a similar path.



Mortgage applications (released every week) show a similar trend on the purchase side, but refinances remain logically elevated due to the persistence of low rates.



Next week brings a more robust economic data calendar, but expect it to be overshadowed by Friday's Powell speech (currently scheduled for 10am ET).

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Recent Economic Data

| Date | Event | Actual | Forecast | Prior |
|--------------------------|-------------------------------|--------|----------|-------|
| Monday, Aug 16 | | | | |
| 8:30AM | Aug NY Fed Manufacturing | 18.30 | 29.00 | 43.00 |
| Tuesday, Aug 17 | | | | |
| 8:30AM | Jul Retail Sales (%) | -1.1 | -0.3 | 0.6 |
| 9:15AM | Jul Industrial Production (%) | 0.9 | 0.5 | 0.4 |
| 10:00AM | Jun Business Inventories (%) | 0.8 | 0.8 | 0.5 |
| 10:00AM | Aug NAHB housing market indx | 75 | 80 | 80 |
| Wednesday, Aug 18 | | | | |

Event Importance:

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

| Date | Event | Actual | Forecast | Prior |
|--------------------------|-----------------------------------|--------|----------|--------|
| 7:00AM | w/e MBA Purchase Index | 249.9 | | 252.0 |
| 7:00AM | w/e MBA Refi Index | 3490.2 | | 3684.3 |
| 8:30AM | Jul House starts mm: change (%) | -7.0 | | 6.3 |
| 8:30AM | Jul Housing starts number mm (ml) | 1.534 | 1.600 | 1.643 |
| 8:30AM | Jul Building permits: number (ml) | 1.635 | 1.610 | 1.594 |
| 8:30AM | Jul Build permits: change mm (%) | 2.6 | | -5.3 |
| 1:00PM | 20yr Treasury Auction | | | |
| 2:00PM | FOMC Minutes | | | |
| Thursday, Aug 19 | | | | |
| 8:30AM | Aug Philly Fed Business Index | 19.4 | 23.0 | 21.9 |
| 8:30AM | w/e Continued Claims (ml) | 2.820 | 2.800 | 2.866 |
| 8:30AM | w/e Jobless Claims (k) | 348 | 363 | 375 |
| 10:00AM | Jul Leading index chg mm (%) | 0.9 | 0.8 | 0.7 |
| Monday, Aug 23 | | | | |
| 9:45AM | Aug Markit Manuf. PMI | 61.2 | 62.5 | 63.4 |
| 9:45AM | Aug Markit Services PMI | 55.2 | 59.5 | 59.9 |
| 10:00AM | Jul Exist. home sales % chg (%) | 2.0 | | 1.4 |
| 10:00AM | Jul Existing home sales (ml) | 5.99 | 5.83 | 5.86 |
| Tuesday, Aug 24 | | | | |
| 10:00AM | Jul New Home Sales (ml) | 0.708 | 0.700 | 0.676 |
| 10:00AM | Jul New Home Sales (%) (%) | 1.0 | | -6.6 |
| 1:00PM | 2-Yr Note Auction (bl) | 60 | | |
| Wednesday, Aug 25 | | | | |
| 7:00AM | w/e MBA Refi Index | 3520.7 | | 3490.2 |
| 7:00AM | w/e MBA Purchase Index | 257.5 | | 249.9 |
| 8:30AM | Jul Durable goods (%) | -0.1 | -0.3 | 0.9 |
| 8:30AM | Jul Core CapEx (%) | 0.0 | 0.5 | 0.7 |
| 1:00PM | 5-Yr Note Auction (bl) | 61 | | |
| Thursday, Aug 26 | | | | |
| 8:30AM | Q2 GDP Prelim (%) | 6.6 | 6.7 | 6.5 |
| 1:00PM | 7-Yr Note Auction (bl) | 62 | | |
| Friday, Aug 27 | | | | |
| 8:30AM | Jul Core PCE Inflation (y/y) (%) | 3.6 | 3.6 | 3.5 |
| 10:00AM | Aug Consumer Sentiment (ip) | 70.3 | 70.7 | 70.2 |

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

