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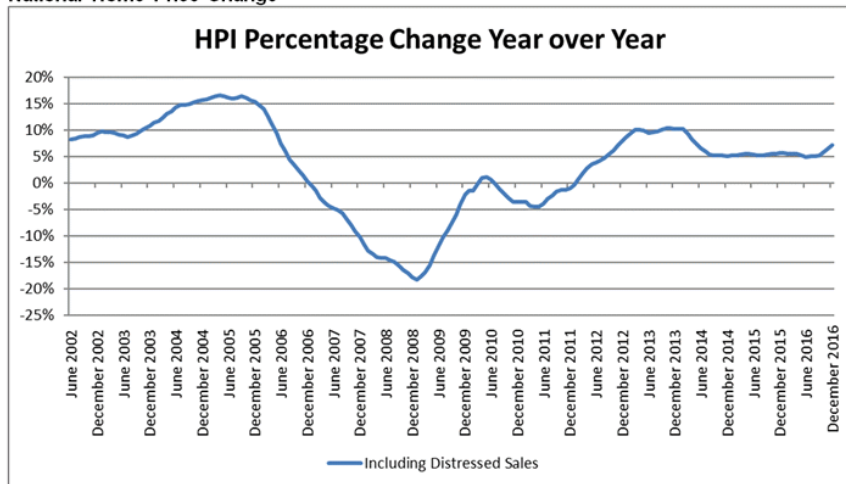
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Price Gains Cool in December, but Over 7% Annually

The year ended with home price increases, as measured by CoreLogic's Home Price Index (HPI) **dropping below 1 percent** on a month-over-month basis for the first time all year. The index, which had averaged 1.3 percent gains over the previous 11 months and had risen by 1.1 percent every month from June through November, slowed to 0.8 percent in December.

On a year-over-year basis however, prices continued to rise. The December 2016 HPI was **up 7.2 percent** compared to the previous December. The gain over the 12-month period ending in November was 7.1 percent.

National Home Price Change



Source: CoreLogic December 2016

Among the states, **Washington** and **Oregon** once again saw prices grow the **most rapidly**, up 10.8 percent and 0.3 percent respectively. Colorado was bumped out of its long-term third place standing, despite an annual increase of 8.9 percent, by Idaho which saw prices up by 9.0 percent. Utah rounded out the top five with an 8.0 percent annual change.

Wyoming was the only state to lose ground. Prices there declined by 0.3 percent over the year. States that posted only minor gains were Maine (up 0.2 percent), Alaska (0.3 percent), Connecticut (0.6 percent), and Delaware (0.8 percent)

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
Mortgage Bankers Assoc.			
30 Yr. Fixed	7.02%	-0.05	0.65
15 Yr. Fixed	6.60%	-0.15	0.55
30 Yr. FHA	6.87%	0.00	0.92
30 Yr. Jumbo	7.18%	-0.03	0.54
5/1 ARM	6.45%	+0.08	0.81

Rates as of: 6/28

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%

CoreLogic is forecasting that its index will rise by 4.7 percent from December 2016 to December 2017 and that prices will increase by 0.1 percent from December 2016 to January 2017. The company also projected a 0.1 percent gain from November to December. The CoreLogic HPI Forecast is a projection of home prices using the CoreLogic HPI and other economic variables. Values are derived from state-level forecasts by weighting indices according to the number of owner-occupied households for each state.

"As of the end of 2016, the CoreLogic national index was **3.9 percent below the peak** reached in April 2006," said Dr. Frank Nothaft, chief economist for CoreLogic. "We expect our national index to rise 4.7 percent during 2017, which would put homes prices at a new nominal peak before the end of this year."

"Last year ended with a bang with home prices **up over 7 percent nationally**, led largely by major metro areas," said Anand Nallathambi, president and CEO of CoreLogic. "We expect prices to continue to rise just under 5 percent in 2017 buoyed by lack of supply and continued high demand."

Among the major metro areas cited by Nallathambi were Denver, up 9.9 percent, Boston with a 6.9 percent increase; the Los Angeles/Long Beach area and Miami, both posting 6.8 percent gains, and Las Vegas which rose 6.2 percent.

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.

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