



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](#)

Home Building Surges to Year's Best Levels, Erasing Summertime Sadness

It has been a while since **all three measures** covered in the residential construction report were strongly positive. In fact, certain metrics bordered on disconcerting during the summertime months. October's numbers represent a major departure from that previously stagnant theme.

The joint report from the U.S. Census Bureau and the Department of Housing and Urban Development contained especially strong numbers for **housing starts**, which **rose 13.7 percent** from September to a seasonally adjusted annual rate of 1,290,000. The number represented the fastest pace since October 2016 and fell just 2.9 percent below that year-ago estimate of 1,328,000 units. Starts in September were also higher than originally reported, revised upward from 1,127,000 to 1,135,000.

The **start rate was well above** even the most optimistic estimate of analysts polled by Econoday. Those ranged from 1.130 million to 1.240 million units. The consensus was a rate of 1.190 million.

Single family units were started at an annual rate of 877,000, an increase of 5.3 percent from September's revised (from 829,000) 833,000 units, and an 0.7 percent gain year-over-year. Starts in multifamily buildings (those with units of five or more), were estimated at a rate of 393,000. This is an increase of 37.4 percent from September but is 12.1 percent lower than the prior October.

On a non-adjusted basis, there were 112,300 residential units for which construction was started during the month, compared to 101,900 in September. There were 74,900 single family units within that number, up from 72,800 the prior month.

Residential construction was authorized at an annual rate of 1,297,000 units in October, a gain of 5.9 percent from the previous month and 0.9 percent from October 2016. The preliminary September estimate of 1,215,000 was revised upward to 1,225,000.

Analysts also undershot the reported number for permits, anticipating between a 1.210 million and 1.260 million annual rate. The consensus was 1.250 million.

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%

Housing News Update

Single-family **permits** were issued at an annual rate of 839,000, up 1.9 percent from the 823,000 estimate for September and 7.7 percent above the pace a year earlier. September's single-family authorizations were revised from the original 819,000 units to 823,000. Multifamily permits were up 13.4 percent for the month to 416,000, but 12.2 percent lower than in October 2016.

	Value	Change
Builder Confidence	31	+6.25%

On a non-adjusted basis, there were 112,100 permits issued during the month, 69,800 of which were for single-family construction. In September the respective numbers were 101,400 and 66,600.

Residential units were completed at an annual rate of 1,232,000, up 12.6 percent from the revised (from 1,109,000) number of 1,094,000. This is an increase of 15.5 percent from the rate in October 2016.

Single family completions rose 2.6 percent to 793,000 (from 773,000) for the month and were running 5.0 percent ahead on an annual basis. Multifamily completions, at 433,000, were 37.9 percent higher than in September and 42.0 percent greater than a year earlier.

On a non-adjusted basis there were 111,600 **units completed** during the month, compared to 97,500 in September. Single-family completions rose from 68,500 to 73,400.

At the end of October an estimated 152,000 permits had been issued for construction that had not yet begun. In addition, there were 1,096,000 residential units under construction, 486,000 of which were single-family units.,

Starts in the **Northeast** were 42.2 percent above the rate in September, but down 10.5 percent from a year earlier. Permits rose 4.1 percent and 8.6 percent from the two earlier periods. Completions jumped by 101.2 percent for the month and 98.8 percent for the year.

In the **Midwest** starts increased by 18.4 percent for the month and 7.1 percent year-over-year. Permitting was 3.8 percent higher compared to September, but down 5.0 percent from the prior October. Completions dropped by 21.3 percent and 23.8 percent respectively.

The rate of starts in the **South** was the highest since March and marked a 17.2 percent gain for the month, but were 0.5 percent lower on an annual basis. Permits increased by 3.0 percent from September but were also down 0.5 percent for the year. Completions rose 7.2 percent from September and 18.8 percent on an annual basis.

The **West** saw a decline both from September and from the previous October of 3.7 percent and 9.3 percent respectively. Permits however were higher - 13.0 percent and 4.3 percent - from the two previous periods as were completions with 22.2 percent and 10.9 percent gains.

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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