

# Rich E. Blanchard Managing Director, RICH Home Loans LLC NMLS: 492461 1550 Wewatta St., 2nd Floor Denver, CO 80202

Office: 720.619.9900 Mobile: 303.328.7047 Fax: 214.975.2874

richblanchard@richhomeloans.com

View My Website

## **UPDATE:** Markets Largely Ignoring Data in Favor of Tradeflows

The reaction to this morning's data has been muted. Moreover, it's hard to say that the weakness even has anything to do with the data, although it is possible. Tradeflows, on the other hand, are clearly having an effect.

As we've seen on other days with light "holiday week" market participation, bonds actually saw their biggest influx of volume and their first significant move of the day after the 8:20am CME open. (It might be temping to think that movement at 8:20am has something to do with 8:30am economic data, but there is absolutely no question that it's 100% related to the CME open).

Even though the relative jump in participation at 8:20am is a sure thing, some negative response to the data can't be ruled out. The big story here would be **Durable Goods**. The headline was much stronger than expected (0.0 vs -0.6 forecast). But the internal components tell a different story, and this is one report where the internals are perhaps more important than the headline. In particular, "non-defense capital goods excluding aircraft" is probably the **most important** line item in this report and it was down -0.4 vs a +0.1 median forecast. Moreover, the previous month was revised lower to +0.6 from +1.3.

If bond markets were going to react to the 8:30abm data, it would have been to move into **STRONGER** territory. Instead, bonds are weaker. The fact that they began moving weaker at 8:20am is the first major clue. The second clue is the bigger picture consolidation of yields around 2.22% (10yr). With 2 days spent under and yesterday spent moving back to the middle, it's not a surprise to see today move higher.

10am data was also inconsequential with **New Home Sales** coming in just slightly weaker and **Consumer Sentiment** coming in just slightly stronger. Bonds haven't budged and there hasn't been any discernible uptick in volume.

10yr yields are up 2.7 bps on the day to 2.264 and Fannie 3.5s are down 3 ticks at 102-27.

#### MBS & Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	100.40	-0.15
MBS GNMA 6.0	100.78	+0.04
10 YR Treasury	4.4223	+0.0454
30 YR Treasury	4.5610	+0.0549

Pricing as of: 5/17 5:59PM EST

#### **Average Mortgage Rates**

	Rate	Change	Points
Mortgage News I	Daily		
30 Yr. Fixed	7.09%	+0.07	0.00
15 Yr. Fixed	6.56%	+0.03	0.00
30 Yr. FHA	6.62%	+0.07	0.00
30 Yr. Jumbo	7.35%	+0.04	0.00
5/1 ARM	7.30%	+0.06	0.00
Freddie Mac			
30 Yr. Fixed	7.02%	-0.42	0.00
15 Yr. Fixed	6.28%	-0.48	0.00
Mortgage Banke	rs Assoc.		
30 Yr. Fixed	7.08%	-0.10	0.63
15 Yr. Fixed	6.61%	+0.01	0.65
30 Yr. FHA	6.89%	-0.03	0.94
30 Yr. Jumbo	7.22%	-0.09	0.58
5/1 ARM	6.56%	-0.04	0.66
D-4			

Rates as of: 5/17

© 2024 MBS Live, LLC. - This mortgage market update is a service of MarketNewsletters.com and MBS Live.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.



Subscribe to my newsletter online at: http://housingnewsletters.com/richhomeloans

### **Expert Advice | Exceptional Service | Flawless Execution**

With 27+ years of expertise in mortgage banking you can be confident in my knowledge and abilities to deliver a seamless loan transaction while providing personalized service.

Rich E. Blanchard

