

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
richblanchard@richhomeloans.com
View My Website

Rates Gyrate on Political Headlines; Fed Tomorrow

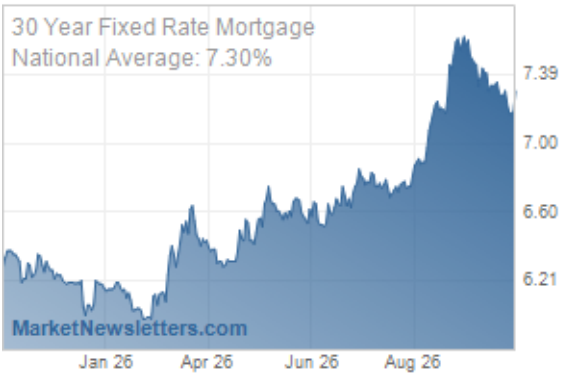
Mortgage Rates continue to operate **near 5-month highs**, after putting in a mixed performance today. The morning was especially bad as stronger global economic data pushed US bond markets to their weakest recent levels (weak bonds = high rates). The tense market environment surrounding the presidential election worked in rates' favor in the afternoon. Headlines broke regarding new documents being posted by the FBI regarding a 2001 probe of the Clinton Foundation. Although the details and rationale were sketchy, the news logically benefits Trump to an undetermined extent. Because markets generally associate Trump with greater uncertainty, and because uncertainty motivates bond buying, bonds improved rapidly into the afternoon. Most lenders issued positive reprices, bringing rates back in line with Friday's rates.

Despite the drama, and the fact that rates are legitimately at their **highest** levels in 5 months, it's good to remember that the last 5 months have been **some of the best** in the history of mortgage lending. 3.625% is still the going rate on top tier conventional loans, and there are still quite a few lenders quoting 3.5%. Yes, there is a risk that the current trend toward higher rates will continue, but it wouldn't be until the early December central bank announcements (European Central Bank and the Fed) that things could really kick into high gear, for better or worse.

Tomorrow brings the **2nd-to-last Fed announcement** of the year. Some traders expect the Fed to telegraph a hike coming up in December. The absence of such clues could be the thing that helps mortgage rates stage a small recovery, but that's not the sort of hope that should dissuade the average borrower from leaning toward locking vs floating.

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

National Average Mortgage Rates



Mortgage News Daily	Rate	Change	Points
30YR Fixed	7.30%	+0.12	0.00
15YR Fixed	6.92%	+0.09	0.00
30YR FHA	6.89%	+0.07	0.00
30YR Jumbo	7.40%	+0.03	0.00
7/6 SOFR	6.80%	+0.31	0.00
30YR VA	6.90%	+0.07	0.00

Rates as of: 11/10

MBS and Treasury

	Price / Yield	Change
MBS UMBS 6.0	99.43	-0.62
10 YR Treasury	4.9860	+0.0952
30 YR Treasury	5.3557	+0.0737

Pricing as of: 11/10 5:59PM EST

Recent Housing Data

		Value	Change
Mortgage Apps	Oct 28	192.6	-1.23%
Building Permits	Sep	1.4M	+0.43%
Housing Starts	Sep	1.22M	-4.24%
New Home Sales	Sep	676K	-1.17%
Pending Home Sales	Aug	71.2	0%
Existing Home Sales	Oct	3.99M	+0.25%
Builder Confidence	Oct	29	-9.38%

© 2026 MBS Live, LLC. - This on-demand newsletter is a service of MarketNewsletters.com.

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.

Read or 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 

© 2026 MBS Live, LLC. - This on-demand newsletter is a service of MarketNewsletters.com.

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.

Read or subscribe to my newsletter online at: http://housingnewsletters.com/richhomeloans