

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

Mortgage Rates Back Into The 3's After Inflation Report

Mortgage rates moved **lower** today. For many lenders, it was the biggest drop in more than a month and it also brings them to the best levels in roughly a month. Others were more hesitant to make significant updates to today's rate sheets based on this morning's strength in bond markets (which underlie mortgage rates). If you're not seeing much of an improvement compared to yesterday at a specific lender, they're more likely to pass along that improvement if bond markets continue holding in current territory at the start of next week.

Just to be clear on how much improvement you might expect from a day like today, we're talking about roughly **one quarter of 1 percent** of the loan amount, expressed in terms of upfront cost. In other words, if your loan is $100k, then your upfront costs would have dropped by approximately $250 and your rate would have remained unchanged. For many borrowers though, today's improvement makes it possible to move down to the next lower interest rate. While this may mean upfront costs actually move a bit higher, that move would be offset by a 0.125% decrease in the rate itself (e.g. from 4.0% to 3.875%).

The **catalyst** for today's market movement was the Consumer Price Index--a key inflation report that plays a role in determining how aggressive the Federal Reserve might be in raising rates (or decreasing its monthly bond buying, which also has an impact on rates). When inflation is falling, or even if it's simply not rising as much as expected, rates tend to fall. At least that's true for stretches of time where bond markets are focused on inflation data, and 2017 is certainly one such stretch!

In the **bigger picture,** today's strength has a chance of confirming a shift back toward the lower rates that prevailed in the middle of the year. It definitely offered the strongest support of that possibility that we've seen since the most recent rate spike began in early September. At the very VERY least, it confirms that the aforementioned rate spike is over, and that's a victory even if rates don't subsequently surge back toward lower levels.

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