

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 Not Exactly Lower This Week

Mortgage rates **were mixed** today, depending on the lender, but generally held fairly close to yesterday's levels. All this in spite of bond market weakness (which normally pushes rates higher). The discrepancy can be chalked up to a delay between market movements and lenders' reactions that's been increasingly prevalent during the summer months. In other words, lenders still hadn't fully responded to yesterday's bond market strength and were thus able to absorb today's weakness in many cases.

On a more interesting and perhaps **more important** note for confused mortgage rate shoppers, today is Thursday. That means it's time, again, for Freddie Mac's weekly mortgage rate survey--an industry benchmark that's quoted by multiple news outlets. Unfortunately, most of the stories fail to drive home the point that Freddie's survey does more to compare the week's **earliest** rate offerings versus those of the previous week. It's pretty accurate if you're looking for week-over-week comparison between Monday's (and a bit of Tuesday's) rates. It runs the risk of being less relevant if there's volatility during the week.

Indeed, we've seen rate volatility both this week and last, such that today's rates are very close to last week's highs, and **noticeably higher** than last Friday's levels. This runs counter to the 0.04% drop in rates reported by Freddie. Daily rate offerings are UP by roughly the same 0.04% since Friday.

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