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4th Straight Day Without Bad News For Mortgage Rates

Mortgage rates improved moderately today, making this the 4th straight business day without any new weakness (aka "higher rates"). It's necessary to include "days that haven't been bad" in that tally because two of them merely saw rates hold flat. That's about as much of a victory as we have been able to hope for ever since Septembers abrupt little rate spike began just over 2 weeks ago.

What are we talking about here in terms of actual damage? Well, **not much** in the bigger picture. In worst-case scenarios, some borrowers may have seen their rate quotes move an eighth of a percentage point higher during this time. In general, "improvement" and "deterioration" have been best-measured by the upfront costs associated with any given rate quote while conventional 30yr fixed rates themselves have remained in a 3.875%-4.00% range for top tier scenarios.

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National Average Mortgage Rates



	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	7.03%	-0.05	0.00
15 Yr. Fixed	6.44%	-0.01	0.00
30 Yr. FHA	6.50%	-0.05	0.00
30 Yr. Jumbo	7.24%	-0.01	0.00
5/1 ARM	7.05%	-0.02	0.00

Freddie Mac

30 Yr. Fixed	6.95%	+0.09	0.00
15 Yr. Fixed	6.25%	+0.09	0.00

Mortgage Bankers Assoc.

30 Yr. Fixed	7.03%	+0.09	0.62
15 Yr. Fixed	6.56%	+0.09	0.54
30 Yr. FHA	6.90%	+0.11	0.95
30 Yr. Jumbo	7.11%	-0.01	0.50
5/1 ARM	6.38%	+0.11	0.54

Rates as of: 7/5

MBS and Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	100.61	+0.22
MBS GNMA 6.0	100.74	+0.21
10 YR Treasury	4.2818	-0.0784
30 YR Treasury	4.4857	-0.0440

Pricing as of: 7/5 5:59PM EST

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