

Shawn Barsness
Senior Loan Officer, Embrace Home Loans
NMLS ID 67292 Embrace Home Loans NMLS ID 2184
10306 Eaton Place #100 Fairfax, VA 22203

Office: 703-783-2322
Mobile: 828.506.0487
sBarsness@embracehomeloans.com
View My Website

Mortgage Rates Highest in a Week

Mortgage rates **moved higher** again today, but not because of anything that happened today. Rather, it was yesterday's bond market weakness that did the damage. Although many lenders reacted to that weakness by adjusting rates higher yesterday, those adjustments didn't fully reflect the amount of weakness in bonds (weaker bonds = lower bond prices = higher bond yields, or "rates").

While the change in rates versus yesterday isn't extreme, by any measure, the recent range is narrow enough that today's rates are technically the highest since Tuesday of last week. At these levels, the average lender is slightly more likely to be quoting conventional 30yr fixed rates of **4.625%** for well-qualified borrowers, although 4.5% is still somewhat common.

Whereas the past 3 weeks have been a friendlier environment than the rest of 2018 for rates, the past 2 days suggest it might be time to **batten down the hatches** for more volatility.

Subscribe to my newsletter online at: http://housingnewsletters.com/shawn-barsness

National Average Mortgage Rates



Mortgage News Daily	Rate	Change	Points
30YR Fixed	7.33%	-0.12	0.00
15YR Fixed	6.89%	-0.10	0.00
30YR FHA	6.95%	-0.10	0.00
30YR Jumbo	7.44%	-0.06	0.00
7/6 SOFR	6.81%	-0.19	0.00
30YR VA	6.97%	-0.10	0.00

Rates as of: 11/20

MBS and Treasury

	Price / Yield	Change
MBS UMBS 6.0	99.51	+0.41
10 YR Treasury	4.9403	-0.1033
30 YR Treasury	5.3324	-0.0738

Pricing as of: 11/20 5:59PM EST

Recent Housing Data

		Value	Change
Mortgage Apps	Nov 11	199.8	-2.35%
Building Permits	Oct	1.3M	-7.5%
Housing Starts	Oct	1.31M	+7.21%
New Home Sales	Sep	676K	-1.17%
Pending Home Sales	Oct	63	-4.69%
Existing Home Sales	Oct	3.99M	+0.25%
Builder Confidence	Nov	25	-13.79%

© 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/shawn-barsness

Get Approved to Move - Phone call Away

Available after hours and weekends

Shawn Barsness 

© 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/shawn-barsness