



## Stephen Moyer

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Licensed by the Department of Business Oversight

Under the California Residential Mortgage Lending Act  
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## November Was a Great Month For Mortgage Rates

**Mortgage rates** may have **ebbed slightly** higher today, but that only erased a fraction of the improvement seen over the past 2 days. Combined with the even stronger showing 2 weeks ago, this makes November the best month of 2018 in terms of mortgage rate improvement.

All of the good times **come with a price**, however, as the first few days of the month saw rates move to their highest levels in more than 7 years. Nonetheless, anyone in the market to buy or refi has seen a meaningful improvement over the past 3 weeks.

How **meaningful is meaningful?** Assuming a loan amount of \$300,000, the average mortgage payment (30yr fixed, conventional) would be \$45/mo lower this week vs last week, and \$90/mo lower vs the beginning of the month. In terms of upfront costs (i.e. if you were paying points to keep your rate low), you'd be saving \$1500 cash today compared to last week, and \$3000 compared to the beginning of the month. Not bad!

If December is able to keep these good times rolling, **it will depend** on the economic data set to release next week--especially the important jobs report on Friday.

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## National Average Mortgage Rates



	Rate	Change	Points
<b>Mortgage News Daily</b>			
30 Yr. Fixed	6.43%	<b>+0.02</b>	0.00
15 Yr. Fixed	5.95%	<b>0.00</b>	0.00
30 Yr. FHA	5.82%	<b>+0.02</b>	0.00
30 Yr. Jumbo	6.62%	<b>0.00</b>	0.00
5/1 ARM	6.28%	<b>-0.01</b>	0.00
<b>Freddie Mac</b>			
30 Yr. Fixed	6.35%	<b>-0.51</b>	0.00
15 Yr. Fixed	5.51%	<b>-0.65</b>	0.00
<b>Mortgage Bankers Assoc.</b>			
30 Yr. Fixed	6.44%	<b>-0.06</b>	0.54
15 Yr. Fixed	5.88%	<b>-0.16</b>	0.68
30 Yr. FHA	6.36%	<b>-0.06</b>	0.85
30 Yr. Jumbo	6.75%	<b>+0.07</b>	0.39
5/1 ARM	5.98%	<b>-0.27</b>	0.65

Rates as of: 8/30

## MBS and Treasury Market Data

	Price / Yield	Change
MBS UMBS 5.0	99.37	<b>+0.02</b>
MBS GNMA 5.0	99.93	<b>+0.02</b>
10 YR Treasury	3.9068	<b>+0.0029</b>

	Price / Yield	Change
30 YR Treasury	4.1960	<b>+0.0028</b>

Pricing as of: 9/17:34PM EST

## thanks for visiting this site

thank you for coming to website. Having been a loan officer for 20+year...I know first hand how important it is to stay on top of the news and event that effect mortgage rates, regulation, and program guidelines. Let this web site be a resource for you.

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