



Stephen Moye

Sales Manager/Senior Loan Officer NMLS: 268619/CA-DBO268619, New American Funding Corporation. NMLS: 6606, Equal Housing Lender Licensed by the Department of Business Oversight

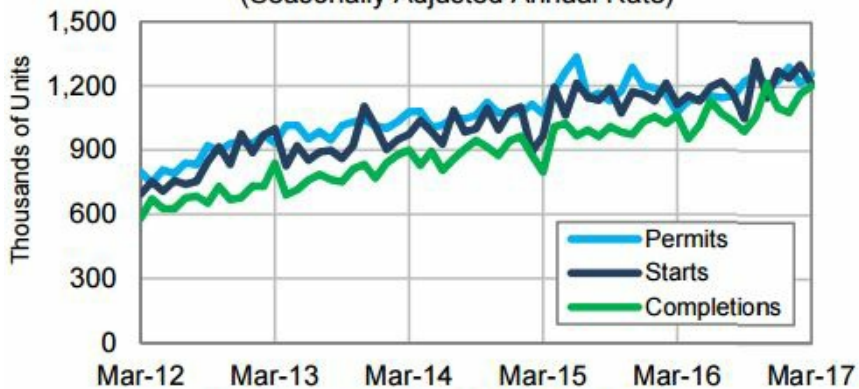
Under the California Residential Mortgage Lending Act
CA-DBO268619 Corp. NMLS: 67180 Equal Housing Lender
1615 Murray Canyon Road #1050 San Diego, CA 92108

Office: 619-309-1678
Mobile: 619-895-8128
Fax: (619) 793-1026
stephen.moye@nafinc.com
[View My Website](#)

Construction Data, While Ragged, Still Trends Higher

Once again, the pace of both residential construction permits and housing starts reversed direction, repeating, in March, the up and down pattern that has persisted for months. The U.S. Census Bureau and the Department of Housing and Urban Development jointly announced **significant and opposing changes** in the two measures and delivered surprises to housing analysts.

New Residential Construction (Seasonally Adjusted Annual Rate)



Source: U.S. Census Bureau, HUD, April 18, 2017

This time it was **housing permits** that posted gains. They were issued in March at a seasonally adjusted annual rate that was 3.6 percent higher than the previous month, at 1,260,000 units. This was 17.0 percent above the annual rate of 1,077,000 units, a year earlier. The February estimate was revised up from 1,213,000 units to 1,216,000.

The March permit number was at the **top** of the range of estimates provided by Econoday, 1,230,000 to 1,260,000 units. The consensus was 1,250,000 units.

National Average Mortgage Rates



MarketNewsletters.com

	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	6.43%	+0.02	0.00
15 Yr. Fixed	5.95%	0.00	0.00
30 Yr. FHA	5.82%	+0.02	0.00
30 Yr. Jumbo	6.62%	0.00	0.00
5/1 ARM	6.28%	-0.01	0.00

Freddie Mac

30 Yr. Fixed	6.35%	-0.51	0.00
15 Yr. Fixed	5.51%	-0.65	0.00

Mortgage Bankers Assoc.

30 Yr. Fixed	6.44%	-0.06	0.54
15 Yr. Fixed	5.88%	-0.16	0.68
30 Yr. FHA	6.36%	-0.06	0.85
30 Yr. Jumbo	6.75%	+0.07	0.39
5/1 ARM	5.98%	-0.27	0.65

Rates as of: 8/30

Recent Housing Data

		Value	Change
Mortgage Apps	Aug 28	226.9	+0.49%
Building Permits	Mar	1.46M	-3.95%
Housing Starts	Mar	1.32M	-13.15%
New Home Sales	Mar	693K	+4.68%

Housing News Update

Single-family permits were down 1.1 percent from February, 823,000 compared to 832,000, but were 13.5 percent higher than in March 2016. Permits for construction of units in buildings with five or more jumped 18.3 percent month-over-month and were 26.15 percent higher year-over-year. Multifamily permits were issued at an annual rate of 401,000 units.

		Value	Change
Pending Home Sales	Feb	75.6	+1.75%
Existing Home Sales	Feb	3.97M	-0.75%
Builder Confidence	Mar	51	+6.25%

On an **unadjusted** basis, there were 111,900 permits issued, 76,700 of which were for single-family construction. In February those numbers were 84,800 and 57,800 respectively.

Housing starts dropped by 6.8 percent to an annual rate of 1,215,000 units. The February estimate of a 3 percent increase widened; the original estimate of a 1,288,000 rate was revised to 1,303,000. Despite the March decline, starts during the month remained 9.2 percent higher than the 1,113,000-unit pace in March 2016.

Econoday's poll of analysts had elicited a consensus for starts at a rate of 1,262,000 units. The actual estimate was within the polls rather wide range of 1,185,000 to 1,285,000 units.

Single-family starts were also down, by 6.2 percent, to a rate of 821,000 from 875,000 (revised from 872,000) but were 9.3 percent higher than the previous March. Multi-family starts had a nearly identical pattern, down by 6.1 percent for the month and up 9.1 percent annually.

Unadjusted, there were an estimated 98,500 housing starts during the month compared to 88,600 in February. Single-family starts rose just under 10,000 units to 68,700.

Houses continued to come on line at a higher rate than in earlier periods. The rate of units completed in March rose 3.2 percent to 1,205,000 from February's estimated 1,168,000 units. The latter number was revised upward from the 1,114,000 originally estimated. Completions were 13.4 percent higher than in March 2016.

Single family completions rose 7.9 percent from the previous month to 819,000 from 759,000 and were 12.2 percent higher year-over-year. Multi-family completions were down 4.6 percent for the month but 15.4 percent higher than the previous March.

There were 92,900 units completed in March on an unadjusted basis compared to 78,700 in February. Single family completions rose from 52,300 to 63,000.

At the end of March there were **141,100 permits** that had been issued to builders but for which construction had not yet started, 10,000 more than in February. There were 1,063,100 units under construction, 434,400 of which were single family units. Those numbers are all unadjusted.

Permits were issued in the **Northeast** region at a rate that was up 15.5 percent from February and 32.7 percent above year-ago levels. There was an increase in starts of 12.9 percent although they were 14.9 percent lower than the previous March. Completions were down 3.4 percent from February but up 2.7 percent on an annual basis.

In the **Midwest**, the rate of permitting was down 22.0 percent month-over-month but was 4.9 percent higher than the previous March. Starts also slipped, by 16.2 percent from February and by 2.5 percent year-over-year. Completions jumped by 52.8 percent in March and were 12.4 percent higher than a year earlier.

The **South** saw increases in permitting of 6.0 percent for the month and 14.6 percent on an annual basis. Starts dipped by 2.9 percent from February but were 19.4 percent higher than the previous March. Completions were up by 6.6 percent and 10.5 percent for the two periods.

Permit issuance rose 16.7 percent in the **West** in March and by 24.5 percent compared to a year earlier. Starts dropped 16.0 percent from February but remained 9.2 percent higher than the previous March. Completions fell by 17.8 percent for the month, but were up 26.1 percent year-over-year.

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.

New American Funding CA-DBO268619 Corp. NMLS: 6606

Equal Housing Lender

Licensed by the Department of Business Oversight Under the California Residential Mortgage Lending Act

Stephen Moye

