



Tom Payne

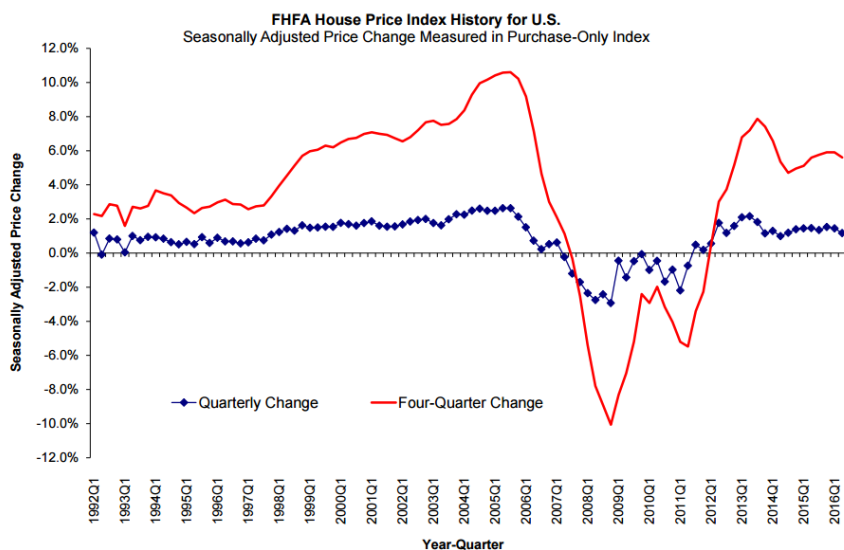
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Potentially Significant Shift in Home Price Trends -FHFA

Prices of homes financed by Fannie Mae or Freddie Mac **increased by 0.2 percent** from May to June the Federal Housing Finance Agency (FHFA) said today. The year over year change was a positive **5.6 percent**. Both June numbers were unchanged from the monthly and yearly increases posted in May but the pace of appreciation has slowed from the year-to-date high of 0.7 percent and 6.1 percent reported for March.

Home prices at the end of the second quarter, were 1.2 percent higher than at the end of the first quarter. FHFA said the 5.6 percent increase from the end of Q2 in 2015 was slightly higher, 5.7 percent, when adjusted for inflation as prices for other goods and services were virtually unchanged over that 12-month period.



"Although the appreciation rate for the second quarter was of similar magnitude to what we've been seeing for several years now, a close look at the month-over-month price changes during the quarter reveals a **potentially significant market shift**," said FHFA Supervisory Economist Andrew Leventis. "Our monthly price index indicates that in each of the three months of the quarter, the increase was only 0.2 percent. This is a much more modest pace

National Average Mortgage Rates



	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	6.89%	0.00	0.00
15 Yr. Fixed	6.33%	+0.01	0.00
30 Yr. FHA	6.33%	+0.01	0.00
30 Yr. Jumbo	7.05%	0.00	0.00
5/1 ARM	6.58%	0.00	0.00
Freddie Mac			
30 Yr. Fixed	6.77%	-0.09	0.00
15 Yr. Fixed	6.05%	-0.11	0.00
Mortgage Bankers Assoc.			
30 Yr. Fixed	7.00%	-0.03	0.60
15 Yr. Fixed	6.63%	+0.07	0.61
30 Yr. FHA	6.87%	-0.03	0.92
30 Yr. Jumbo	7.13%	+0.02	0.38
5/1 ARM	6.22%	-0.16	0.60

Rates as of: 7/22

Recent Housing Data

		Value	Change
Mortgage Apps	Jul 10	206.1	-0.19%
Building Permits	Mar	1.46M	-3.95%
Housing Starts	Mar	1.32M	-13.15%
New Home Sales	Mar	693K	+4.68%
Pending Home Sales	Feb	75.6	+1.75%
Existing Home Sales	Feb	3.97M	-0.75%

Housing News Update

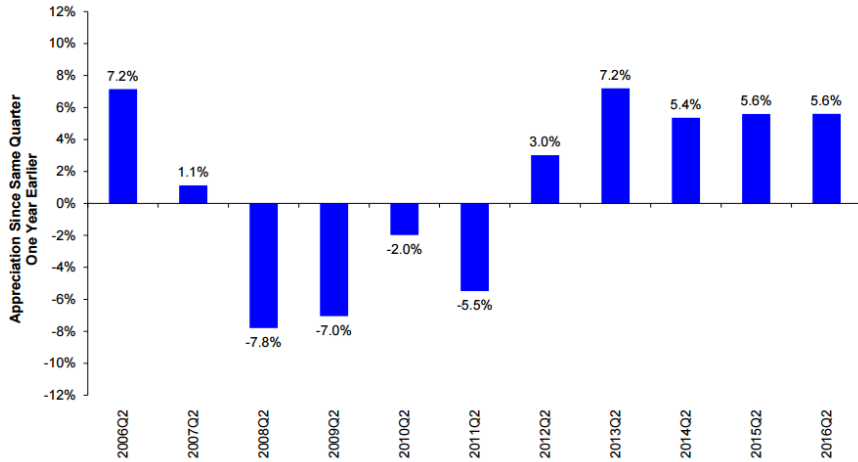
of appreciation than we've seen in some time and most likely reflects

accumulated pressures from significantly reduced home affordability," Leventis said.

	Value	Change
Builder Confidence	51	+6.25%

Four of the nine census regions posted month-over-month price drops, the highest a 0.4 percent loss in the Pacific region. New England and the East South Central regions each declined by 0.2 percent and the Middle Atlantic by 0.1 percent. The largest gains were in the Mountain region, up 0.6 percent for the month and 8.6 percent from a year earlier. All nine divisions were positive for year-over-year price changes.

House Price Appreciation Over Previous Four Quarters for U.S.
Seasonally Adjusted, Purchase-Only Index



Source: FHFA

The only state where prices did not increase between the second quarter of 2015 and the same quarter this year was Vermont. The **top five states** in annual appreciation were: 1) Oregon 11.7 percent; 2) Washington 10.3 percent; 3) Colorado 10.2 percent; 4) Florida 10.0 percent; and 5) Nevada 9.6 percent.

Among the 100 most populated **metropolitan areas** in the U.S., annual price increases were greatest in North Port-Sarasota-Bradenton, Florida, up by 15.7 percent. Prices were weakest in Bridgeport-Stamford-Norwalk, Connecticut, where they fell 3.3 percent.

FHFA's purchase only Home Price Index (HPI) uses sales price information from Fannie Mae- and Freddie Mac-purchased and Enterprise-guaranteed mortgages originated over the past 41 years. The purchase-only HPI is estimated with over seven million repeat-transactions.

Update: Buyer Broker Agreement

After requests from real estate companies, a nonprofit consumer watchdog group the Consumer Federation of America has developed a list of factors to consider when creating a buyer contract in preparation for upcoming practice changes in the industry.

CFA released its "Proposed Criteria for Evaluating Home Buyer Contract Forms" on Tuesday. The 15 criteria focus on the contracts' form – whether the documents are readable and understandable – and content – whether they are fair to homebuyers.

- the document's expiration date (CFA recommends buyers asks for a three-month contract and never sign one longer than six months)
- the right to terminate the contract
- the disclosure that compensation is negotiable
- the broker's compensation clearly stated and that the buyer broker can't receive additional compensation for facilitating a sale
- that any additional fees, such as for showing a home, will be deducted from the broker's commission if there is a successful sale
- that the commission is due only if there is a successful closing
- that buyers have an obligation – for no longer than 60 days, CFA recommends – to pay a broker who earlier showed them a home they purchased after the contract ended
- seller concessions paid directly to buyers
- dual agency not pre-approved by the contract
- an explanation of how a broker treats different buyer clients interested in the same property
- that buyers should not be required to first go through mediation or arbitration if they have a complaint

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