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Rates Defend The Ceiling. High Stakes Week(s) Ahead

This week was more active and interesting than the previous example with a few important economic reports helping rates avoid breaking their recent ceiling.

Using 10yr Treasury yields as a benchmark for this week's rate movement, we see the biggest drops on Thursday and Friday.



Coming into the week, the market was most focused on Thursday's inflation data. Some analysts viewed the as-expected result as a good thing for rates simply because it avoided making the problem worse. The other data definitely mattered though. For example, one part of the weekly jobless claims data showed the 2nd highest level of "continued claims" in more than 2 years.

National Average Mortgage Rates



Mortgage News Daily	Rate	Change	Points
30YR Fixed	7.34%	+0.01	0.00
15YR Fixed	6.89%	0.00	0.00
30YR FHA	6.96%	+0.01	0.00
30YR Jumbo	7.45%	+0.01	0.00
7/6 SOFR	6.83%	+0.02	0.00
30YR VA	6.97%	0.00	0.00

Rates as of: 11/23

MBS and Treasury

	Price / Yield	Change
MBS UMBS 6.0	99.69	+0.14
10 YR Treasury	4.9038	-0.0424
30 YR Treasury	5.2892	-0.0192

Pricing as of: 11/24 9:40AM 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%

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Keep in mind that this is similar to saying "the 2nd highest since the last recession" because, like the unemployment rate, this metric is not prone to multiple significant reversals. There's been more uncertainty than normal surrounding these sorts of numbers recently, because there had been some signs it would move lower. This week's spike reminds markets that once things shift, they tend to shift quickly (even if "quick" is measured in months or years in this case).

The following chart shows a longer term view of continued claims. Notice the past examples where it began to express some indecision a year or two before the abrupt spikes. One issue with the present environment is that we can't really set a baseline time for when indecision began due to distortion caused by covid-related lockdowns. If there's one "best" takeaway, it's that it could take much more time than many people expect before data indicates the next recession.

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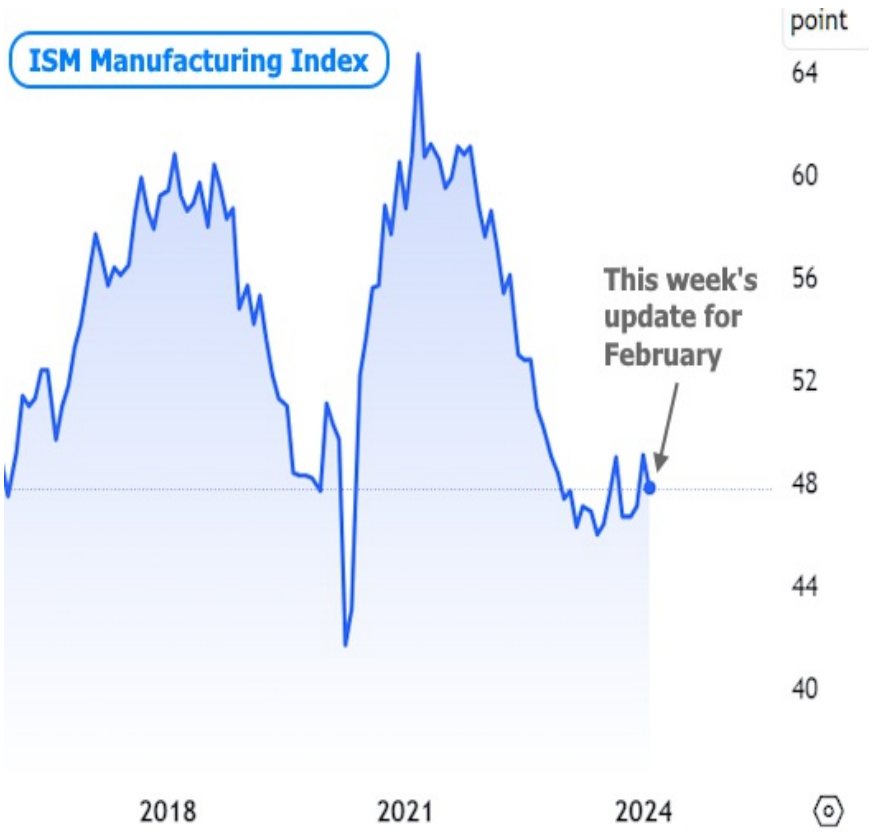
Friday's manufacturing data sang a similar tune with the highly-regarded ISM Manufacturing index coming in well below forecast. The index is no stranger to these levels over the past year, but markets reacted for other reasons. First off, by moving lower instead of higher, the index avoids a "breakout" that would have suggested some sort of economic reinvigoration.



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There are also other sub-components to the ISM index and they suggested cooler inflation and employment data ahead (at least as far as the manufacturing sector is concerned). Much like the headline index, the "prices paid" component also avoided breaking its recent ceiling.



If economic metrics and inflation indicators are shying away from breaking ceilings, it makes interest rates more keen to break through floors. We saw hints of such breakouts as a result. Here's a longer term view of 10yr Treasury yields, showing Friday's break below the recent sideways trend.

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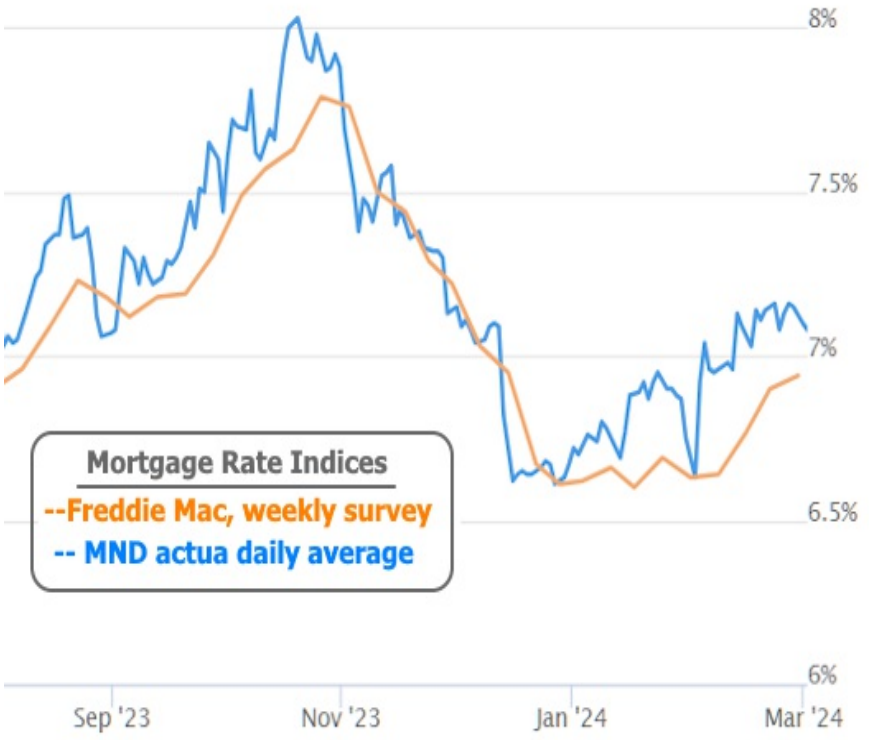
When Treasury yields are falling, mortgage rates are typically doing the same. This week was no exception, although the average lender is not quite through the lowest levels of the past 2 weeks. Notably, some media coverage will be pointing to HIGHER rates this week, but only if they're relying on stale weekly surveys.



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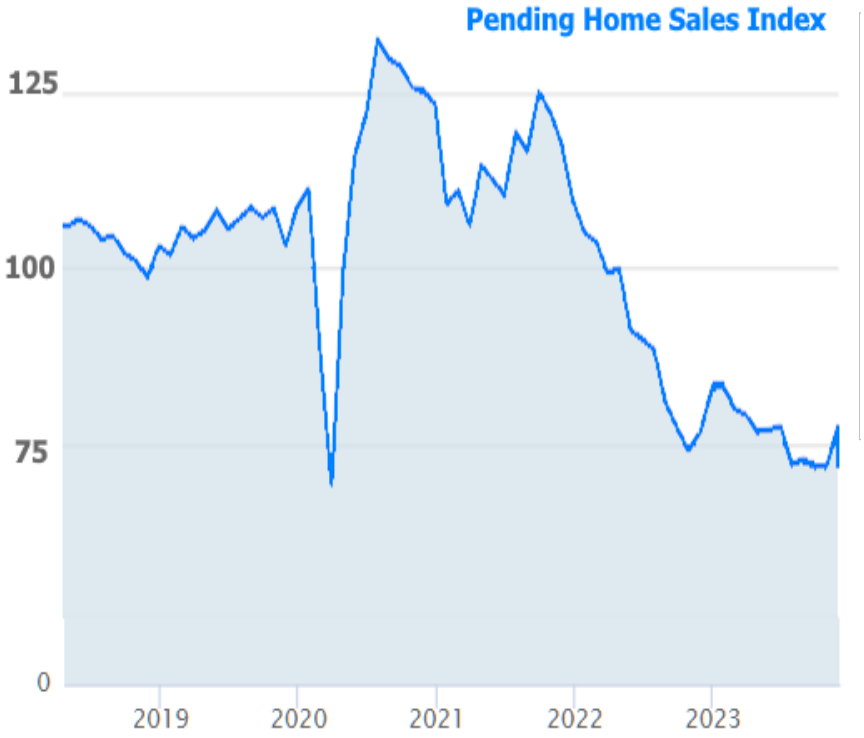
In a very real sense, this week's econ data and rate reactions were merely a warm-up for the weeks ahead. Next week brings data that could have a much bigger impact--especially Friday's big jobs report. The following week brings the next Consumer Price Index (CPI) which is at least as important. If that upcoming data tells a different story than this week's data, rates could shoot right back up--threatening or breaking the recent ceiling.

But if the labor market softens and if price pressures ease, the rate market will continue to breathe a sigh of relief hinted at in this week's action. For the housing market, it would not be a moment too soon. Granted, rates aren't the only factor constraining homebuying activity, but lower rates would almost certainly help. Help is needed according to this week's Pending Home Sales index which fell back near its long-term lows.



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Recent Economic Data

Date	Event	Actual	Forecast	Prior
Monday, Feb 26				
10:00AM	Jan New Home Sales (ml)	0.661M	0.68M	0.664M
10:00AM	Jan New Home Sales (%) (%)	1.5%		8%
Tuesday, Feb 27				
8:30AM	Jan Durable goods (%)	-6.1%	-4.5%	0%
9:00AM	Dec FHFA Home Prices y/y (%)	6.6%		6.6%
9:00AM	Dec CaseShiller 20 mm nsa (%)	-0.3%		-0.2%
9:00AM	Dec Case Shiller Home Prices-20 y/y (%)	6.1%	6%	5.4%
9:00AM	Dec FHFA Home Price Index m/m (%)	0.1%		0.3%
10:00AM	Feb CB Consumer Confidence (%)	106.7	115	114.8

Event Importance:

No Stars = Insignificant
☆ Low
★ Moderate
★★ Important
★★ Very Important

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Date	Event	Actual	Forecast	Prior
Wednesday, Feb 28				
8:30AM	Q4 GDP (%)	3.2%	3.3%	4.9%
Thursday, Feb 29				
8:30AM	Feb/17 Continued Claims (ml)	1905K	1874K	1862K
8:30AM	Feb/24 Jobless Claims (k)	215K	210K	201K
8:30AM	Jan Core PCE (m/m) (%)	0.4%	0.4%	0.2%
8:30AM	Jan Core PCE Inflation (y/y) (%)	2.8%	2.8%	2.9%
9:45AM	Feb Chicago PMI	44	48	46
10:00AM	Jan Pending Home Sales (%)	-4.9%	1%	8.3%
Friday, Mar 01				
10:00AM	Feb ISM Mfg Prices Paid	52.5	53	52.9
10:00AM	Feb ISM Manufacturing PMI	47.8	49.5	49.1
10:00AM	Feb Consumer Sentiment (ip)	76.9	79.6	79
Tuesday, Mar 05				
9:45AM	Feb S&P Global Services PMI	52.3		52.5
10:00AM	Feb ISM N-Mfg PMI	52.6	53	53.4
Wednesday, Mar 06				
8:15AM	Feb ADP jobs (k)	140K	150K	107K
10:00AM	Jan USA JOLTS Job Openings	8.863M	8.9M	9.026M
10:00AM	Fed Chair Powell Testimony			
Thursday, Mar 07				
8:30AM	Mar/02 Jobless Claims (k)	217K	215K	215K
10:00AM	Fed Chair Powell Testimony			
Friday, Mar 08				
8:30AM	Feb Average earnings mm (%)	0.1%	0.3%	0.6%
8:30AM	Feb Non Farm Payrolls	275K	200K	353K
8:30AM	Feb Unemployment rate mm (%)	3.9%	3.7%	3.7%

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Hand crafting mortgages since 1994

I get it—mortgages aren't the fun part of the home-buying process.

My team and I are here to help. We will handle the details, answer your questions, and be your guide every step of the way so you can focus on the good stuff—finding the perfect new home.

Whether you're buying, refinancing, or just exploring your options, we're here to make the mortgage process simple, transparent, and maybe even a little enjoyable.

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