US Housing Market Weekly



Kevin Litwicki - NMLS # 289959 Sr. Mortgage Advisor, Stampfli Mortgage LLC NMLS # 1598803 303 S. Main Street Verona, WI 53593 Office: 608-572-7522 Fax: 888-988-0013 kevin@stampflimortgage.com View My Website

Mortgage Rates and Housing Consolidate Ahead of Holidays

The notion of **consolidation** is ubiquitous in both the natural and financial world. With respect to housing markets and mortgage rates, consolidation refers to a pause in recent movement—a '**leveling-off**.' It can be the result of a trend that has simply run out of steam, or it can be a way for markets to batten down the hatches ahead of an expected storm.

Given that financial markets like liquidity (an ample supply of interested buyers and sellers) the Thanksgiving holiday week begins a **storm**, of sorts, that typically results in consolidation. Incidentally, all bets are off during the storm itself (essentially next week through the New Year), but on the approach, markets tend to consolidate.

This year is no exception as **bond markets began taking a break** from their recent run toward higher rates this week (i.e. rates moved a bit lower). In the true spirit of consolidation, rates also haven't been eager to move back below their most recent plateau seen just before the last jobs report. They've **merely cooled off** and are now considering their next move. The terror attacks in Paris and this week's release of the Minutes from the last Fed meeting only increased motivation for a cautionary pause.

When it comes to consolidation in housing markets, we're dealing with a **much longer time scale**. Housing data has been generally improving throughout the recovery, but is finally showing signs of leveling off—at least in some sectors. It's **too soon** to definitively tell if this is part of the normal seasonal pull-back that follows the summer buying season, but some year-over-year numbers raise that concern.

Particularly, a recent **Redfin report** suggests that housing slowed down **more than typical seasonality would suggest** in October. **Housing Starts** also lost ground due to a big slow-down in multi-family construction. The net effect was the first year-over-year decline since March.

National Average Mortgage Rates 30 Year Fixed Rate Mortgage National Average: 7.52% 7.82 7.84 7.8



Rate

Change

Points

Mortgage News Daily

30 Yr. Fixed	7.52%	+0.13	0.00
15 Yr. Fixed	6.91%	+0.08	0.00
30 Yr. FHA	7.00%	+0.13	0.00
30 Yr. Jumbo	7.68%	+0.10	0.00
5/1 ARM	7.55%	+0.15	0.00
Freddie Mac			
30 Yr. Fixed	7.17%	-0.27	0.00
15 Yr. Fixed	6.44%	-0.32	0.00
Rates as of: 4/25			

Market Data

	Price / Yield	Change
MBS UMBS 6.0	99.06	-0.37
MBS GNMA 6.0	100.08	-0.17
10 YR Treasury	4.6956	-0.0083
30 YR Treasury	4.8023	-0.0116
Pricing as of: 4/26 12:28AM EST		

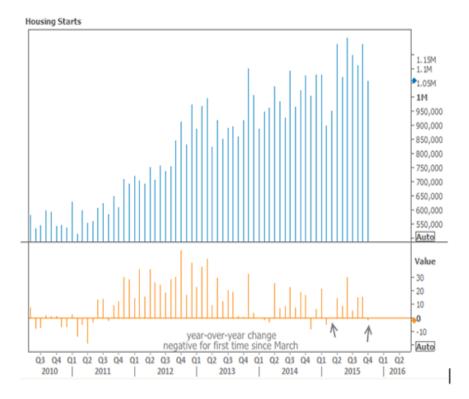
Recent Housing Data

		Value	Change
Mortgage Apps	Apr 24	196.7	-2.67%
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%
Builder Confidence	Mar	51	+6.25%

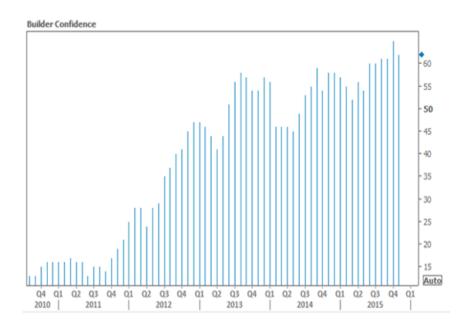
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Elsewhere, the housing news is **more balanced**. For instance, even as builder confidence pulled back sharply this month, it remains in a general uptrend, and well above last year's levels.



FHA announced a **much improved outlook** in its financial strength, reaching its capital ratio goal more than a year ahead of its goal. There has been some speculation that this could affect mortgage insurance premiums (MIPs) in the future. At the very least, it should help ensure stable MIPs for the foreseeable future.

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Recent Economic Data

Event Importance:

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10:00AM Oct New home sales-units mm (ml) 0.495 0.500 0.468 Thursday, Nov 26 Image: Sale of the sale of	8:30AM	Oct Personal consump real mm (%)	+0.1		0.2		
Thursday, Nov 26 12:00AM Thanksgiving Image: Comparison of the second secon	10:00AM	Oct New home sales chg mm (%)	+10.7	6.0	-11.5		
12:00AM Thanksgiving Image: Constraint of the second seco	10:00AM	Oct New home sales-units mm (ml)	0.495	0.500	0.468		
Friday, Nov 27 2:00PM Thanksgiving Wednesday, Apr 05	Thursday,	Nov 26					
2:00PM Thanksgiving Vednesday, Apr 05	12:00AM	Thanksgiving					
Wednesday, Apr 05	Friday, Nov 27						
	2:00PM	Thanksgiving					
	Wednesday, Apr 05						

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No Stars = Insignificant

🕁 Low

Moderate

+ Very Important

All Your Mortgage Needs, Professionally Delivered with a Personal Touch

Whether you're a first-time homebuyer hoping to navigate the process of buying a home so that it is a fun and anxiety-free process or a homeowner looking for refinance options that deliver more freedom and flexibility, I can help you analyze your current situation and find money saving options. With expertise in all areas of mortgage and financing, my hope is that once I become your mortgage partner, I'll stay your mortgage partner. With clients from A to Z, files never leave my hands or my desk. From start to finish, every step of the way, my goal is to keep the lines of communication open, provide complete and attentive service, and ensure the most seamless and satisfactory process possible.

Kevin Litwicki - NMLS # 289959



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