



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](#)

Florida, New York post Best December Price Gains

Home prices rose 0.1 percent in December according to Black Knight Financial Services. The company's Home Price Index (HPI) ended the month at \$253,000 unchanged after rounding from the November number. The HPI was **5.5 percent higher** than in December 2014 when it stood at \$240,000.

BLACK KNIGHT HPI REPORT

As of: December 2015

UNITED STATES

\$253K
Current HPI Value

Month Over
Month Change:

0.1%

Year Over
Year Change:

5.5%

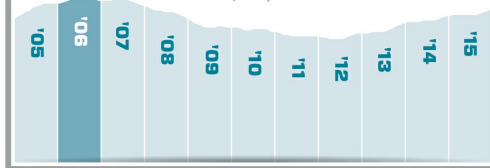
%
Change from
National Trough
January 2012

27.0%

%
Change From
Market Peak
June 2006

-5.3%

Local Market Peak:
JUNE 2006
→ \$268,000



BLACK KNIGHT
FINANCIAL SERVICES

Black Knight said its index has now risen 27 percent from the market bottom of \$200,000 in January 2012 and is only **5.3 percent below** its June 2006 peak of \$268,000.

National Average Mortgage Rates



Rate Change Points

Mortgage News Daily

30 Yr. Fixed	6.99%	-0.12	0.00
15 Yr. Fixed	6.50%	-0.11	0.00
30 Yr. FHA	6.52%	-0.06	0.00
30 Yr. Jumbo	7.30%	-0.07	0.00
5/1 ARM	7.20%	-0.09	0.00

Freddie Mac

30 Yr. Fixed	7.09%	-0.35	0.00
15 Yr. Fixed	6.38%	-0.38	0.00

Mortgage Bankers Assoc.

30 Yr. Fixed	7.08%	-0.10	0.63
15 Yr. Fixed	6.61%	+0.01	0.65
30 Yr. FHA	6.89%	-0.03	0.94
30 Yr. Jumbo	7.22%	-0.09	0.58
5/1 ARM	6.56%	-0.04	0.66

Rates as of: 5/15

Recent Housing Data

		Value	Change
Mortgage Apps	May 15	198.1	+0.51%
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%

Florida and New York posted the **largest gains** among the states on a month-over-month basis, both increasing 8.0 percent. They were followed by five states with 4 percent changes, Washington, South Dakota, Arizona, North Dakota, and Wyoming. Both New York and Texas set new price peaks in December as did eight of the 40 largest metropolitan areas, four of them in Texas.

Florida accounted for all 10 of the top-performing metropolitan areas with increases ranging from 0.9 percent in Miami to 1.4 percent in Sarasota.

Connecticut again was the **worst** performing state, down 0.7 percent from November, and Michigan was second at -0.6 percent. Three states with -0.4 percent changes rounded out the top five, Louisiana, Virginia and Wisconsin. The most poorly performing metro areas were all in Connecticut and New Jersey ranging from Ocean City and Hartford at a month-over-month loss of 0.8 to Trenton at -1.1 percent.

The Black Knight HPI utilizes repeat sales data from the nation's largest public records data set, as well as its market-leading, loan-level mortgage performance data, to produce measures of home prices available for both disclosure and non-disclosure states. Non-disclosure states do not include property sales price information as part of their publicly available county recorder data. Black Knight is able to obtain the sales price information for these states by combining and matching records across its unique data assets.

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.

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