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Black Knight: Prices Up 2.3 Percent Year-to-Date

Black Knight Financial Services (BK), released its Home Price Index (HPI) on Tuesday. It was in general agreement with the S&P CoreLogic Case-Shiller's National Index, released at about the same time, that **prices rose 5.8 percent in March** compared to a year earlier. Black Knight's index, however, put the month-over month gain at 1.3 percent, well above the 0.8 percent seasonally adjusted and 0.3 percent unadjusted Case-Shiller estimates. The BK national-level HPI stood at \$272,000 in March, a new peak for home prices and marking a 2.3 percent increase since the start of the year.

Washington State had the **largest price gains** for the second consecutive month. Prices there were up 2.2 percent from February. Washington was followed by Nebraska with a 1.9 percent rise in prices. Five states had gains of 1.7 percent, Michigan, Oregon, Georgia, Colorado, and Illinois.

The fastest appreciating metro area was San Jose, with a 2.6 percent monthly increase. Black Knight said all the top ten performing metros, four of which were in Washington State, had monthly **gains of at least 2 percent**.

Home prices in eight of the nation's 20 largest states and 15 of the 40 largest metros hit new peaks in March. At the opposite end of the scale, prices in Tuscaloosa, Alabama continue to tumble, down another 4.5 percent from February to March. The city has suffered a 17 percent decline in prices in the first three months of 2017.

National Average Mortgage Rates



	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	7.43%	-0.02	0.00
15 Yr. Fixed	6.85%	-0.01	0.00
30 Yr. FHA	6.92%	-0.03	0.00
30 Yr. Jumbo	7.63%	-0.01	0.00
5/1 ARM	7.50%	0.00	0.00

Freddie Mac			
30 Yr. Fixed	7.17%	-0.27	0.00
15 Yr. Fixed	6.44%	-0.32	0.00

Mortgage Bankers Assoc.			
30 Yr. Fixed	7.24%	+0.11	0.66
15 Yr. Fixed	6.75%	+0.11	0.64
30 Yr. FHA	7.01%	+0.11	0.94
30 Yr. Jumbo	7.45%	+0.05	0.56
5/1 ARM	6.64%	+0.12	0.87

Rates as of: 4/29

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%

	Value	Change
All Your Mortgage Needs, Professionally Delivered with a Personal Touch	Built from scratch	+6.25%

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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