



Matt Graham

CEO and Founder, MBS Live

- Portland, OR 97229

Office: 888.684.6397

Mobile: 888.684.5565

mgraham@mbslive.net

[View My Website](#)

Mortgage Rates Steady After Weakness. That Could Be Good or Bad.

We entered this holiday-shortened week with our sights set on Wednesday's release of **FOMC Minutes**. Those provide a more detailed account of the discussion that took place at the most recent Fed meeting. Considering the Fed removed its language ruling out specific months for a rate hike, there was a chance we'd get clues about how soon it might happen. When we didn't, the market reaction was tepid, but slightly positive.

In a broader sense, this week served up another repetition in the recent cycle. That cycle began in early May when rates finally ended a rapid, 2-week run higher. At the time, we were treated to 2 decent days of improvement (a Thursday and Friday) only to see things get **much worse** in the following week. That pattern has repeated twice now, though this week's version was calmer than last week's.

The bigger question is whether or not it means anything about a bigger push back against the recent rise in rates. After all, rates have managed to stay **broadly sideways** at current levels, despite a few tense moments. Could it be that we've endured enough weakness to see a better push of strength? Or could this merely be the way the market is catching its breath before continuing higher in rate?

Unfortunately, the answer is "yes." Indeed, the last 3 weeks of trading is reminiscent of that which precedes some of the biggest historical moves. The problem is that some of them take rates much higher, while others take them much lower. The takeaway is that **risk is extremely high** and so is reward as far as locking and floating is concerned.

Looking ahead, we have a slightly more active week of economic data coming up, despite the late start due to the Memorial Day holiday on Monday. The way markets responded to some of the econ data this week suggests that it will become **increasingly important** again, as a way for markets to adjust Fed rate hike expectations.

Subscribe to my newsletter online at:

<http://housingnewsletters.com/mgraham>

National Average Mortgage Rates



	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	7.10%	+0.01	0.00
15 Yr. Fixed	6.57%	+0.01	0.00
30 Yr. FHA	6.64%	+0.02	0.00
30 Yr. Jumbo	7.35%	0.00	0.00
5/1 ARM	7.30%	0.00	0.00

Freddie Mac

30 Yr. Fixed	7.02%	-0.42	0.00
15 Yr. Fixed	6.28%	-0.48	0.00

Rates as of: 5/20

Market Data

	Price / Yield	Change
MBS UMBS 6.0	100.34	-0.06
MBS GNMA 6.0	100.68	-0.09
10 YR Treasury	4.4423	+0.0200
30 YR Treasury	4.5797	+0.0187

Pricing as of: 5/20 4:02PM EST





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%
Builder Confidence	Mar	51	+6.25%

Recent Economic Data

Date	Event	Actual	Forecast	Prior
Tuesday, May 26				
9:00AM	Mar CaseShiller 20 mm SA (%)	+1.0	0.9	0.9
10:00AM	Apr New home sales-units mm (ml)	0.517	0.510	0.481
10:00AM	Apr New home sales chg mm (%)	+6.8		-11.4
10:00AM	May Consumer confidence	95.4	94.9	95.2
1:00PM	2-Yr Note Auction (bl)		26	

Event Importance:

- No Stars = Insignificant
-  Low
-  Moderate
-   Important
-   Very Important