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Mortgage Rates Flat to Slightly Lower

Mortgage rates were **sideways to slightly lower** today as underlying bond markets continue to operate in holiday mode. While that can occasionally result in inexplicable volatility, market participants are generally trying **not** to rock the boat heading into the end of the year. That mission was accomplished today as bond markets stayed well within the confines of last week's range.

The average rate sheet was almost imperceptibly stronger than last Thursday's, but in many cases, not enough to result in a noticeable improvement to quoted rates and fees. In fact, any lender who improved today only did so in the form of microscopically lower closing costs (as opposed to a change in the interest rate itself). The most prevalent conventional 30yr fixed quotes have been in the **4.0-4.25% range** with a wider-than-normal spread between lenders.

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National Average Mortgage Rates



	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	7.45%	-0.07	0.00
15 Yr. Fixed	6.86%	-0.05	0.00
30 Yr. FHA	6.95%	-0.05	0.00
30 Yr. Jumbo	7.64%	-0.04	0.00
5/1 ARM	7.50%	-0.05	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: 4/26

MBS and Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	99.37	+0.30
MBS GNMA 6.0	100.35	+0.27
10 YR Treasury	4.6645	-0.0394
30 YR Treasury	4.7739	-0.0400

Pricing as of: 4/26 5:05PM EST

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With 27+ years of expertise in mortgage banking you can be confident in my knowledge and abilities to deliver a seamless loan transaction while providing personalized service.

Rich E. Blanchard

