Mortgage Market Commentary



Rich E. Blanchard Managing Director, RICH Home Loans LLC NMLS: 492461 1550 Wewatta St., 2nd Floor Denver, CO 80202

The Day Ahead: Bond Markets Challenging Secret, Overnight Resistance Level

- 10's have been bouncing at 1.71, secretly, overnight
- It's breaking this morning and the next battle is clearly implied by early February trading patterns

Secret overnight resistance level! Intriguing, no? Just what the heck am I talking about? To whatever extent that can be conveyed in words, here goes:

As you may know, US Treasuries **continue to trade** through much of the overnight trading hours as long as Tokyo and London are not out on holiday. These hours run from 6pm through 8am. They are usually not very useful in terms of analyzing for clues about how rates will move during domestic hours, but occasionally they hold clues. This might be one of those times.

For more than a week now, 10yr yields have been **rendezvousing with the same resistance level** (a "floor," for lack of a more elegant term) at 1.717. During that same time, European bond markets have been bouncing on a perfectly analogous resistance level. In other words, both US and German 10yr yields have bounced on the same respective lines since February 19th (Germany's is much lower, of course, roughly 0.17). And now they're both breaking below.



As the chart suggests, the next resistance target (i.e. the next line in the sand that we'd like to cross) is **clearly implied** by trading activity earlier in the month. 10yr yields had clear bounces on 1.672, both on the way down AND on the way back up. The analogous level in Bunds (Germany's 10yr) is roughly

© 2024 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

Read or subscribe to my newsletter online at: <u>http://housingnewsletters.com/richhomeloans</u>

Office: 720.619.9900 Mobile: 303.328.7047 Fax: 214.975.2874 richblanchard@richhomeloans.com View My Website

MBS & Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	100.40	-0.15
MBS GNMA 6.0	100.78	+0.04
10 YR Treasury	4.4223	+0.0454
30 YR Treasury Pricing as of: 5/17 5:59PM FST	4.5610	+0.0549





Average Mortgage Rates

	Rate	Change	Points
Mortgage News	Daily		
30 Yr. Fixed	7.09%	+0.07	0.00
15 Yr. Fixed	6.56%	+0.03	0.00
30 Yr. FHA	6.62%	+0.07	0.00
30 Yr. Jumbo	7.35%	+0.04	0.00
5/1 ARM	7.30%	+0.06	0.00
Freddie Mac			
30 Yr. Fixed	7.02%	-0.42	0.00
15 Yr. Fixed	6.28%	-0.48	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: 5/17			

Mortgage Market Commentary

0.134.

With the upper resistance line having been broken in the overnight hours, **today's key battle** will be with that lower resistance range. 10's were already as low as 1.685, but until/unless they break through 1.672, we'll have to remain on guard about Feb 11th being a potential longer-term bounce.

Today's data isn't extra important, but New Home Sales at 10am **can move markets**. The afternoon's 5yr Treasury auction is also a potential source of volatility.

Subscribe to my newsletter online at: http://housingnewsletters.com/richhomeloans

Expert Advice | Exceptional Service | Flawless Execution

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.



© 2024 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

Read or subscribe to my newsletter online at: http://housingnewsletters.com/richhomeloans