



Rich E. Blanchard

Managing Director, RICH Home Loans LLC

NMLS: 492461

1550 Wewatta St., 2nd Floor Denver, CO 80202

Office: 720.619.9900

Mobile: 303.328.7047

Fax: 214.975.2874

richblanchard@richhomeloans.com

[View My Website](#)

Mortgage Rates Off To Slow Start, Which is Great

Mortgage rates are off to a **slow start** in the new year, and that's a good thing. An absence of movement means the average lender continues offering rates that are at or near **record** lows. For top tier, conventional 30yr fixed loans, that's around 2.75% for refinances and 2.5% for purchases.

Whether or not rates remain in this territory in the short term may come down to **Georgia's senate run-off elections** this Wednesday. Why would rates care about that?

Simply put, any time one political party has full control (i.e. House, Senate, Presidency), it's easier for the government to spend money (or legislate a revenue shortfall, as was the case with the tax bill in 2017). In either case, the result is more Treasury debt, and the level of Treasury debt is a **key input** for interest rates in general.

This is neither bad nor good, but there are pros and cons depending upon what you value. One downside is that increased Treasury issuance puts **upward pressure** on Treasury yields which, in turn, but upward pressure on mortgage rates, all other things being equal. That said, it remains to be seen how big the move in Treasuries would be and if any unforeseen developments would be in a position to offset that move. Beyond that, the mortgage market still has a moderate amount of insulation against rising Treasury yields.

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

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.

Rich E. Blanchard

