Shannon Christenot
Mortgage Broker Los Angeles CA, HomePlus Mortgage
NMLS 278136 Cal BRE 01848925
700 Flower St #1000 Los Angeles, CA 90017

Office: (818) 601-2231
shannon@shannonchristenot.com
View My Website

Just When You Thought They Were Gone, All-Time Low Rates Are Back

Mortgage rates plunged well into new all-time lows this week, which is a striking turn of events given the **vastly** different outlook at the end of last week.

Specifically, a series of strong economic reports led to significant losses in the bond market (bond losses = higher rates) and gains in stocks. The **unspoken warning** was that rates had been too complacent in the face of a potential economic rebound.

Now this week, markets are **singing a different tune**. Recently strong economic data was great to see, but with coronavirus numbers spiking in several states, the sustainability of the economic improvement is in question.

Sentiment shifted on both sides of the market with stocks giving signals that their recent gains may have been **a bit too euphoric**. The result was the biggest sell-off since March.

Conversely, the bond market had its **best week since March**, and again, when the bond market is doing well, rates are falling. The 10yr Treasury yield moved all the way back into the range it had so abruptly departed last week.

National Average Mortgage Rates

Mortgage News Daily	Rate	Change	Points
30YR Fixed	7.27%	-0.02	0.00
15YR Fixed	6.92%	-0.03	0.00
30YR FHA	6.90%	-0.01	0.00
30YR Jumbo	7.55%	0.00	0.00
7/6 SOFR	6.78%	-0.10	0.00
30YR VA	6.91%	-0.01	0.00

Rates as of: 10/30

MBS and Treasury

	Price / Yield	Change
MBS UMBS 6.0	99.81	-0.02
10 YR Treasury	4.9299	+0.0084
30 YR Treasury	5.3082	+0.0081

Pricing as of: 10/30 5:59PM EST

Recent Housing Data

		Value	Change
Mortgage Apps	Oct 21	195	+3.39%
Building Permits	Sep	1.4M	+0.43%
Housing Starts	Sep	1.22M	-4.24%
New Home Sales	Sep	676K	-1.17%
Pending Home Sales	Aug	71.2	0%
Existing Home Sales	Oct	3.99M	+0.25%
Builder Confidence	Oct	29	-9.38%

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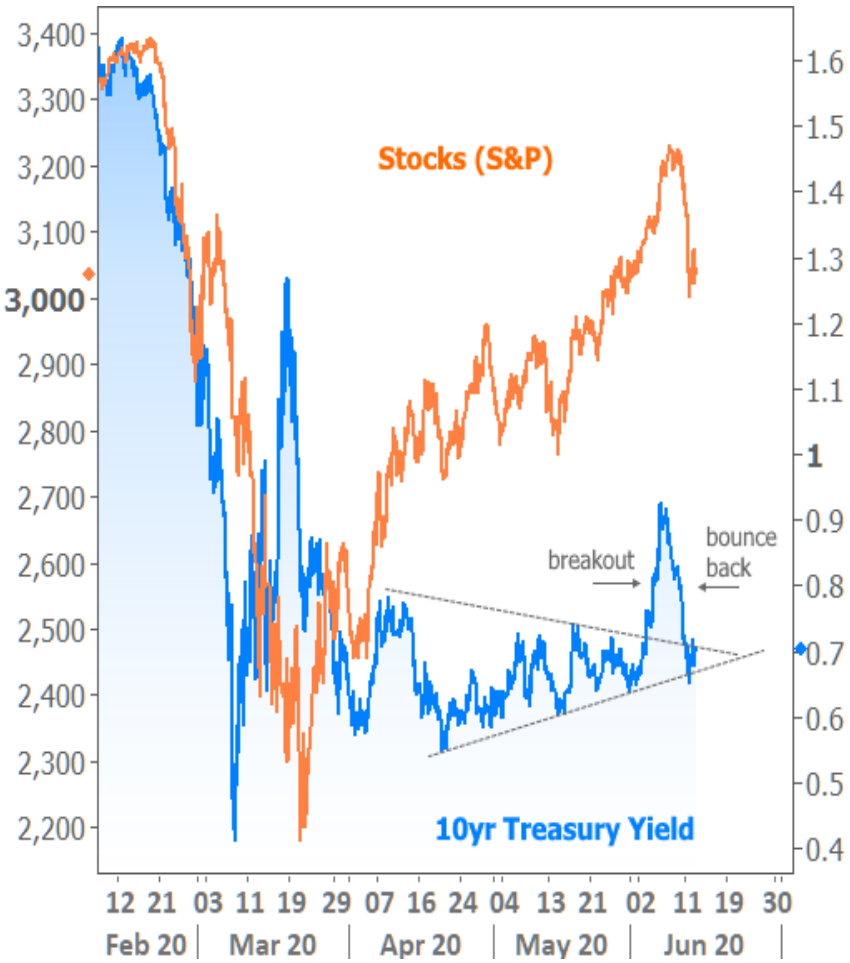

The news was **even better** for mortgage rates, which hit new all-time lows by Thursday afternoon. Considering the chart above shows gradual upward movement in 10yr Treasury yields over the past few months, how is it that mortgage rates continue hitting record lows?

Simply put, mortgages never improved as quickly as Treasuries on the way down. So **even if** Treasury yields remain flat to slightly higher, mortgage rates have some room left to close some of this gap.

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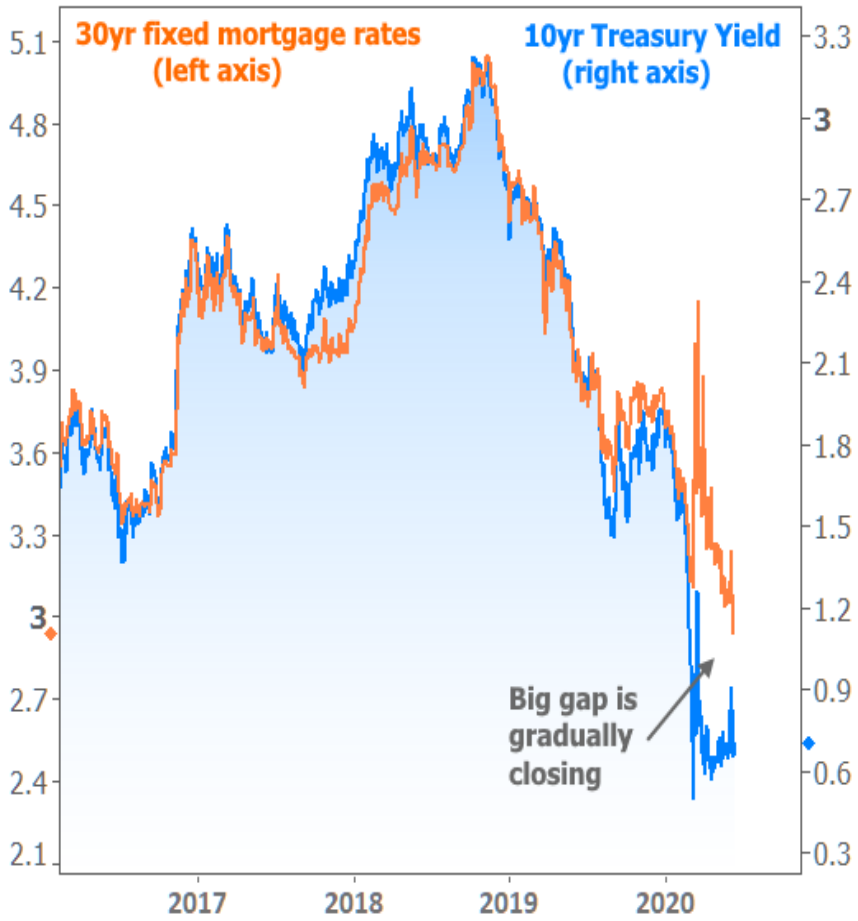

The mortgage market received **another vote of confidence** this week from the Fed. Although the Fed was already buying huge amounts of Treasuries and mortgage-backed bonds, they were doing so on an "emergency" basis. That meant the amount had been changing every week (and generally declining). The fewer bonds purchased by the Fed, the worse it could be for rates.

With this week's announcement, the Fed officially committed to buy **at least as much** as they have been buying, thus providing certainty about demand in the bond market. This move wasn't necessarily unexpected, but the confirmation was worth something--especially for the mortgage bond market which tends to play second fiddle to Treasuries as far as the Fed is concerned.

In separate news, the Fed also released a quarterly update to its economic forecasts. They now see the **Fed Funds Rate remaining at 0%** through 2022. At first glance, some mortgage shoppers might think this has a bearing on mortgage rates, but it is almost completely unrelated.

The Fed Funds Rate applies to overnight loans between large financial institutions. Mortgage rates are based on mortgage-backed bonds which tend to have life spans measured in **years instead of hours**. The low Fed Funds Rate will keep the shortest-term rates near 0%, but longer-term rates will continue to fluctuate based on the economic outlook, inflation, and the supply/demand equation (which is greatly benefited by the Fed's bond buying commitment).

As for the road ahead, **everyone would like to know** if we'll continue deeper into all-time low mortgage rates. After all, the answer to that question looked very different last week.

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Notably, **the x-factor** was a shift in the coronavirus narrative. As states gradually reopen, it's safe to assume that markets will continue to take major cues from covid-19 numbers and the resulting impact on the economy. The better it goes, the more upward pressure we might see on rates. The worse it goes, the greater the possibility of a return to all-time lows.

There is an **important caveat** here. The benefit of waiting to lock a rate for those in a position to do so is arguably too small to take the risk. Each time we hit all-time lows, the incremental improvements get smaller and smaller, and the risks increase for a bigger-picture bounce.

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Recent Economic Data

Date	Event	Actual	Forecast	Prior
Tuesday, Jun 09				
10:00AM	Apr Wholesale inventories mm (%)	0.3	0.4	0.4
Wednesday, Jun 10				
7:00AM	w/e MBA Purchase Index	311.7		296.0
7:00AM	w/e Mortgage Refinance Index	3529.0		3166.7
8:30AM	May Core CPI (Annual) (%)	1.2	1.3	1.4
2:00PM	N/A FOMC rate decision (%)	0.000 - 0.250	0.125	0.125
Thursday, Jun 11				
8:30AM	May Core Producer Prices YY (%)	0.3	0.4	0.6
8:30AM	w/e Jobless Claims (k)	1542	1550	1877
8:30AM	w/e Continued jobless claims (ml)	20.929	20.000	21.487
Friday, Jun 12				
10:00AM	Jun Consumer Sentiment	78.9	75.0	72.3
Monday, Jun 15				
8:30AM	Jun NY Fed Manufacturing	-0.2	-29.80	-48.50
Tuesday, Jun 16				
8:30AM	May Retail Sales (%)	17.7	8.0	-16.4
9:15AM	May Industrial Production (%)	1.4	2.9	-11.2
10:00AM	Apr Business Inventories (%)	-1.3	-0.8	-0.2
10:00AM	Jun NAHB housing market indx	58	45	37
Wednesday, Jun 17				
7:00AM	w/e MBA Purchase Index	322.5		311.7
7:00AM	w/e Mortgage Refinance Index	3891.5		3529.0
8:30AM	May House starts mm: change (%)	4.3		-30.2
8:30AM	May Build permits: change mm (%)	14.4		-21.4
8:30AM	May Building permits: number (ml)	1.220	1.228	1.066
8:30AM	May Housing starts number mm (ml)	0.974	1.095	0.891
Thursday, Jun 18				

Event Importance:

No Stars = Insignificant
☆ Low
★ Moderate
★★ Important
★★ Very Important

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Date	Event	Actual	Forecast	Prior
8:30AM	Jun Philly Fed Business Index	27.5	-23.0	-43.1
10:00AM	May Leading index chg mm (%)	2.8	2.3	-4.4

About Your Los Angeles Mortgage Broker

Shannon's expertise in residential mortgage lending spans more than 20 years. Beginning on the ground floor of the wholesale side of lending, Shannon subsequently succeeded as a loan officer, account manager, and account executive while working for one of the nation's largest mortgage lenders. In contrast to those who chose to leave the mortgage industry when the Los Angeles housing market began to spiral in 2008; Shannon's passion for helping others to become homeowners remained firmly intact. In fact the changes in the market and new lending laws made her want to help homebuyers to navigate the new rules of real estate lending more than ever. As such, she chose to transition to the retail side of real estate financing in effort to work closer with families, veterans, and those who had previous financial hardships to achieve their goals of home ownership. As a homeowner and real estate investor, Shannon's personal experience in obtaining mortgage loans for her own purchases is extensive. She has bought and sold multiple properties and continues to invest in real estate throughout Los Angeles County. Shannon's specialization and breadth of experience in real estate purchase loans enables her to offer standard/conventional loans, government loans, hard money loans, and specialty/portfolio products.

Shannon Christenot

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