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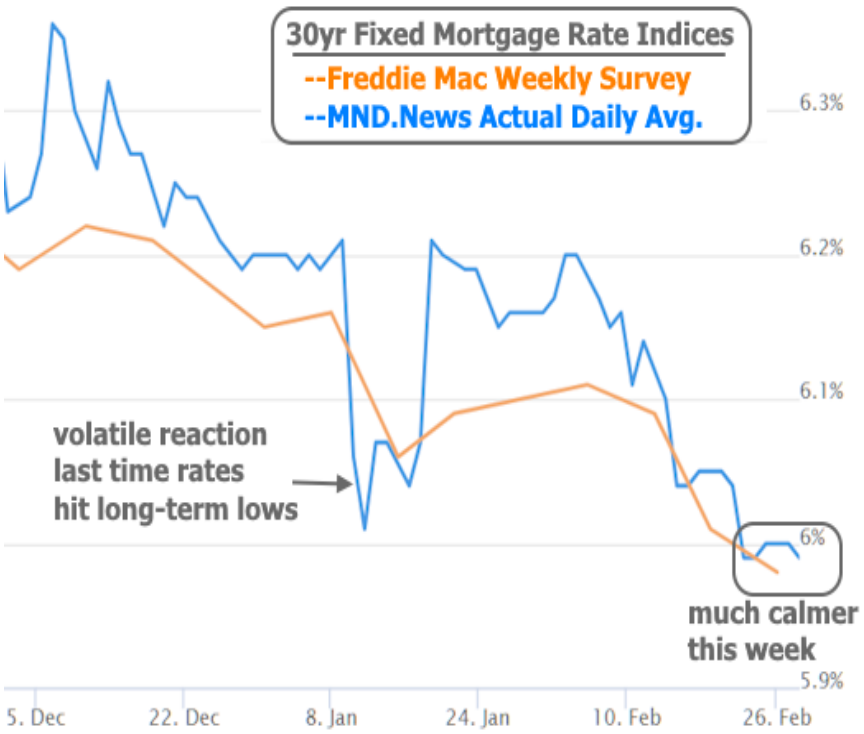
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Mortgage Rates Set an Interesting Record This Week

Mortgage rates finished the week at their lowest levels since August 2022. In outright terms, this is far from the record lows, but rates set another kind of record.

Volatility is a common negative side effect associated with rates hitting multi-year lows. For example, back on January 9th, the MND rate index briefly hit 5.99% before bouncing back to 6.06% later that same day, and 6.21% within 2 weeks.

Contrast that to the present week. The index hit 5.99% on Monday, and this time, it stuck--never moving above 6.00%. In other words, this week's range was 5.99-6.00%.



Since daily record-keeping began more than 15 years ago, this is the narrowest weekly range that's ever followed a move to a multi-year low.

National Average Mortgage Rates



Mortgage News Daily	Rate	Change	Points
30YR Fixed	7.33%	-0.12	0.00
15YR Fixed	6.89%	-0.10	0.00
30YR FHA	6.95%	-0.10	0.00
30YR Jumbo	7.44%	-0.06	0.00
7/6 SOFR	6.81%	-0.19	0.00
30YR VA	6.97%	-0.10	0.00

Rates as of: 11/20

MBS and Treasury

	Price / Yield	Change
MBS UMBS 6.0	99.51	+0.41
10 YR Treasury	4.9403	-0.1033
30 YR Treasury	5.3324	-0.0738

Pricing as of: 11/20 5:59PM EST

Recent Housing Data

		Value	Change
Mortgage Apps	Nov 11	199.8	-2.35%
Building Permits	Oct	1.3M	-7.5%
Housing Starts	Oct	1.31M	+7.21%
New Home Sales	Sep	676K	-1.17%
Pending Home Sales	Oct	63	-4.69%
Existing Home Sales	Oct	3.99M	+0.25%
Builder Confidence	Nov	25	-13.79%

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It may seem like we're just making up records like they're new Academy Award categories no one has ever heard of, but this one matters. The typical volatility surrounding long-term lows means that some borrowers don't have time to take advantage of new opportunities before rates bounce back up. In other words, this episode of long-term lows is the one that everyone's hearing about AND still has time to take advantage of.

As always, bear in mind that MND's rate index is an average of multiple lenders' daily rate offerings for flawless scenarios. Most loans have some pricing adjustments due to things like loan-to-value (LTV) ratio, occupancy, credit score, etc.

Notably, this week's improvement in rates was accomplished without any obvious source of motivation. There weren't any big ticket economic reports that prompted a reaction in the market. At times, bonds (which dictate rates) seemed to be taking cues from weakness in the stock market, but not with reliable enough correlation to close that case.

Next week could/should be different. The first week of any given month offers several top tier economic reports culminating in the big jobs report on Friday. No other report has more power to cause volatility for rates, for better or worse.

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Recent Economic Data

Date	Event	Actual	Forecast	Prior
Tuesday, Feb 24				
9:00AM	Dec FHFA Home Prices y/y (%)	1.8%		1.9%
9:00AM	Dec Case Shiller Home Prices-20 y/y (%)	1.4%	1.4%	1.4%
10:00AM	Feb CB Consumer Confidence (%)	91.2	87	84.5
Wednesday, Feb 25				
7:00AM	Feb/20 MBA Purchase Index	149.7		157.1
7:00AM	Feb/20 MBA Refi Index	1432.9		1375.9
Thursday, Feb 26				
8:30AM	Feb/21 Jobless Claims (k)	212K	215K	206K
Friday, Feb 27				
8:30AM	Jan Core PPI m/m (%)	0.8%	0.3%	0.7%
8:30AM	Jan Core PPI y/y (%)	3.6%	3%	3.3%
9:45AM	Feb Chicago PMI	57.7	52.8	54.0
Monday, Mar 02				
10:00AM	Feb ISM Manufacturing PMI	52.4	51.8	52.6
Wednesday, Mar 04				
8:15AM	Feb ADP jobs (k)	63K	50K	22K
10:00AM	Feb ISM N-Mfg PMI	56.1	53.5	53.8
Thursday, Mar 05				
8:30AM	Feb/28 Jobless Claims (k)	213K	215K	212K
Friday, Mar 06				
8:30AM	Jan Retail Sales (%)	-0.2%	-0.3%	0%
8:30AM	Feb Non Farm Payrolls (k)	-92K	59K	130K

Event Importance:

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

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Date	Event	Actual	Forecast	Prior
8:30AM	Feb Unemployment rate mm (%)	4.4%	4.3%	4.3%

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.

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