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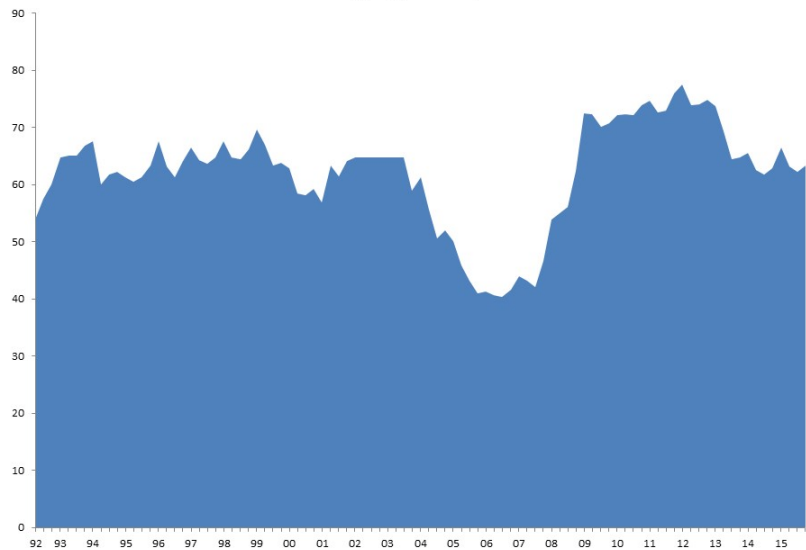
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# Rates, Home Price Increase Affordability Levels

Both lower home prices and decreasing interest rates contributed to an **increase in home affordability** during the fourth quarter of 2015 according to the National Association of Home Builders (NAHB). The NAHB/Wells Fargo Housing Opportunity Index (HOI) rose from 62.2 percent in the third quarter to 63.3 percent in the fourth.

The HOI number measures the percentage of homes sold during each quarter that were affordable to families earning the U.S. median income. That **median income was \$65,800** in Q4. Meanwhile the median home price of homes sold from October 1 through year end was down to \$226,000 from \$231,000 in the third quarter. During that period the average mortgage interest fell 9 basis points to 4.09 percent.

Housing Opportunity Index



The Youngstown metropolitan area was ranked the **most affordable** major housing market, rising to the top while Syracuse fell to second place. In Youngstown 90.1 percent of the houses sold during the quarter were considered affordable by households earning the area's median income of \$53,700.

The most affordable small market in the fourth quarter was Binghamton, **New York** where 94.6 percent of the homes sold were affordable. The

## National 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

## Recent Housing Data

		Value	Change
Mortgage Apps	May 15	198.1	+0.51%
Building Permits	Mar	1.46M	-3.95%
Housing Starts	Mar	1.32M	-13.15%
New Home Sales	Mar	693K	+4.68%
Pending Home Sales	Feb	75.6	+1.75%
Existing Home Sales	Feb	3.97M	-0.75%

Value	Change
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Builder Confidence	Mar	51	+6.25%
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