



The Arizona Loan Baron

Timothy Baron, VP Senior Loan Officer Loan Baron, V.I.P. Mortgage, Inc.

Timothy Baron NMLS #184671 V.I.P. Mortgage, Inc. does
6390 E Tanque Verde Rd. Suite #200 Tucson, AZ 85715

Office: 520-275-5956

Mobile: 520-275-5956

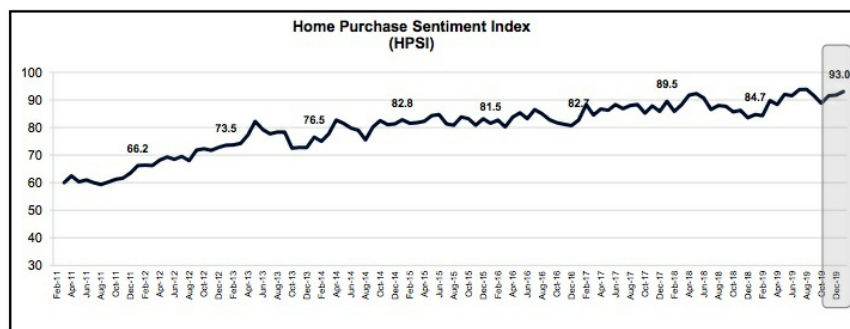
timothybaron@vipmtginc.com

[View My Website](#)

Americans in 2020 are Increasingly Confident with Homebuying, Rates

Fannie Mae's Home Purchase Sentiment Index (HPSI) is **on a roll**. The company's index, based on some of the results from Fannie Mae's National Housing Survey, increased for the third consecutive month in January and is **8.3 points higher than in January 2019**.

The HPSI rose 1.3 points to 93.0. The survey high, set last year, was 93.8. Four of the six index components rose month-over-month. The two that lost ground were down both from December and from a year earlier.



The index's strongest component was the one measuring consumer opinion about the **direction of interest rates**. That component has been at a net negative reading for several years, indicating that most respondents expected rates to increase. While the net is still negative, **48 percent of respondents now expect rates to be stable over the next year**. That has pushed the net to -26 percent, up 6 points from December and 27 points over the last year.

The percentage of Americans who say it is a **good time to buy remained the same** this month at 59 percent while the percentage who say it is a bad time to buy decreased 2 points to 30 percent. As a result, the net share of Americans who say it is a good time to buy gained 2 percentage points to a net of 29 percent and is 14 points higher than in January 2019.

When asked about selling, those who said it is a good time increased this month 65 percent to 66 percent this month and the percentage who view it as a bad time decreased 1 point to 21 percent leaving a net positive of 45 percent, 2 points higher than in December and 10 points higher year-over-

National Average Mortgage Rates



	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	7.44%	+0.01	0.00
15 Yr. Fixed	6.85%	+0.01	0.00
30 Yr. FHA	6.92%	+0.02	0.00
30 Yr. Jumbo	7.62%	0.00	0.00
5/1 ARM	7.41%	+0.01	0.00

Freddie Mac

30 Yr. Fixed	7.10%	-0.34	0.00
15 Yr. Fixed	6.39%	-0.37	0.00

Mortgage Bankers Assoc.

30 Yr. Fixed	7.13%	+0.12	0.00
15 Yr. Fixed	6.64%	+0.18	0.64
30 Yr. FHA	6.90%	+0.10	0.99
30 Yr. Jumbo	7.40%	+0.27	0.46
5/1 ARM	6.52%	+0.11	0.60

Rates as of: 4/19

Recent Housing Data

		Value	Change
Mortgage Apps	Apr 17	202.1	+3.27%
Building Permits	Mar	1.46M	-3.95%
Housing Starts	Mar	1.32M	-13.15%
New Home Sales	Feb	662K	+0.15%
Pending Home Sales	Feb	75.6	+1.75%
Existing Home Sales	Feb	3.97M	-0.75%

Value	Change
-------	--------

Builder Confidence	Mar	51	+6.25%
--------------------	-----	----	--------