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## Highest Rates in Years Raise Questions About Housing in 2017

Just this week, Freddie Mac referred to 2016 as the best year for housing in a decade before going on to say that 2017 is up in the air. With rates having risen rapidly to the highest levels in more than 2 years, "up in the air" is an understatement. In fact, forget housing... 2017 is up in the air across the board.

The apex of the financial crisis was the last time the political and economic climate of the country was so fraught with uncertainty. Love him or hate him, market movement suggests high hopes for Trump's fiscal policies. Whether or not those policies can possibly justify the growth and inflation suddenly predicted by financial markets will be the biggest story of the coming year.

If financial markets could actually be certain of a best-case scenario, rates would already be rising at the fastest pace in history. As it stands, the rate spike is merely "one of the fastest" in history. Reason being: the only certainty so far is that 2017's fiscal environment will generally be less friendly for bonds (read: higher rates) and more friendly for stocks. Investors have responded to that certainty as you'd expect them to:

### National Average Mortgage Rates



	Rate	Change	Points
<b>Mortgage News Daily</b>			
30 Yr. Fixed	6.43%	+0.02	0.00
15 Yr. Fixed	5.95%	0.00	0.00
30 Yr. FHA	5.82%	+0.02	0.00
30 Yr. Jumbo	6.62%	0.00	0.00
5/1 ARM	6.28%	-0.01	0.00

### Freddie Mac

30 Yr. Fixed	6.35%	-0.51	0.00
15 Yr. Fixed	5.51%	-0.65	0.00

Rates as of: 8/30

### Market Data

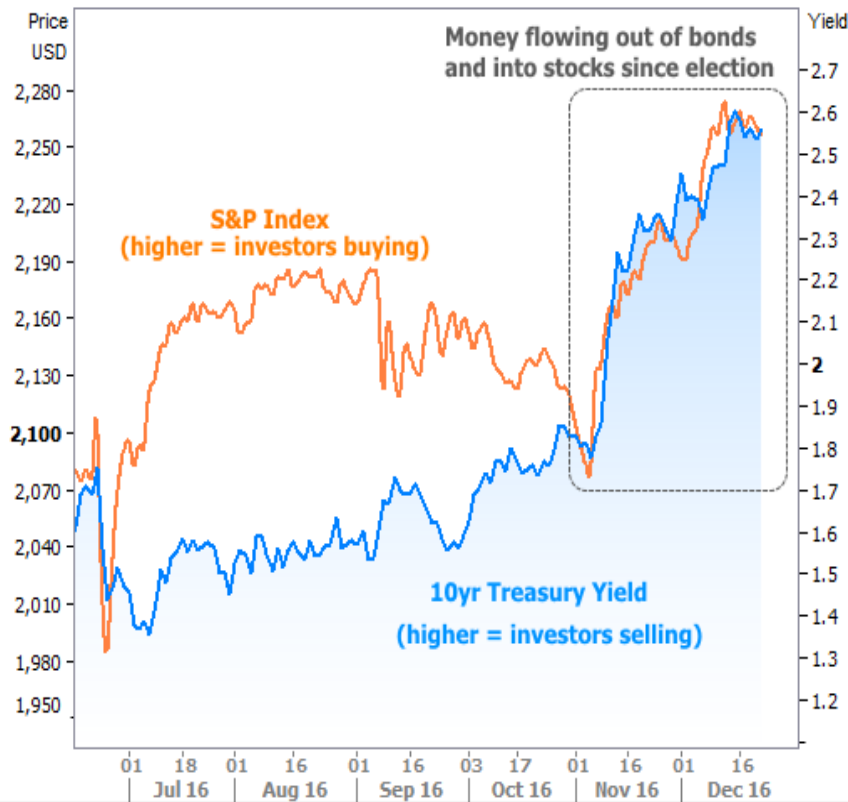
	Price / Yield	Change
MBS UMBS 5.0	99.37	+0.02
MBS GNMA 5.0	99.93	+0.02
10 YR Treasury	3.9068	+0.0029
30 YR Treasury	4.1960	+0.0028

Pricing as of: 9/1 7:34PM EST

### Recent Housing Data

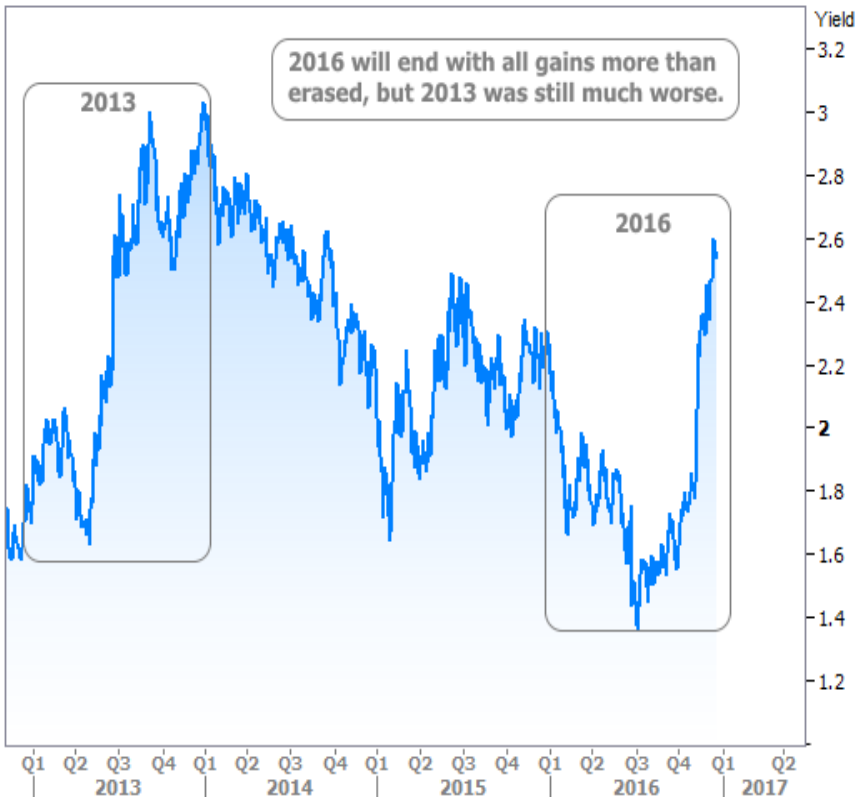
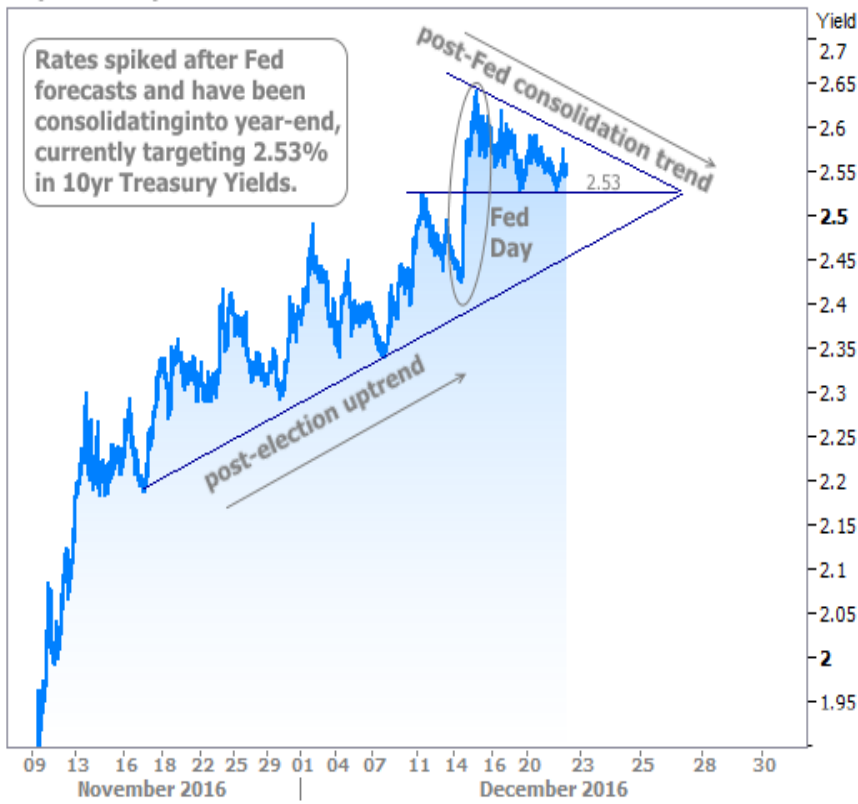
	Value	Change
Mortgage Apps	Aug 28 226.9	+0.49%
Building Permits	Mar 1.46M	-3.95%
Housing Starts	Mar 1.32M	-13.15%
New Home Sales	Mar 693K	+4.68%
Pending Home Sales	Feb 75.6	+1.75%
Existing Home Sales	Feb 3.97M	-0.75%
Builder Confidence	Mar 51	+6.25%

Stocks and Bonds Since The Election

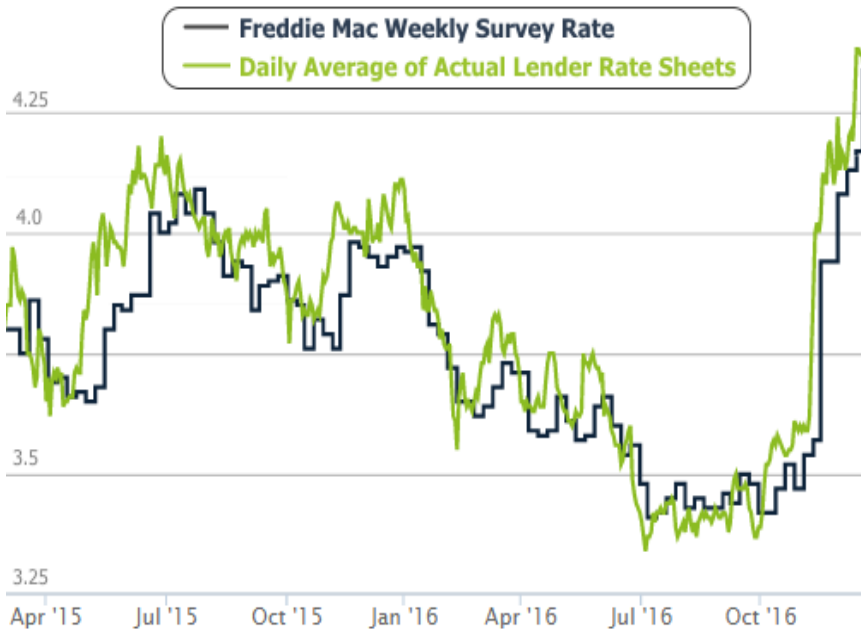


The quick, post-election reallocation between stocks and bonds now looks to have **run its course**. At the very least, it's calming down heading into the end of the year. The net effect for rates is similar to 2013, but with slightly lower outright levels. (NOTE: 10yr Treasury yields are the favored benchmark for longer-term rates like mortgages.)

10yr Treasury Yield



It will take a while for the effects of this rate spike to be widely understood. Case in point, just this week, the nation's most widely-cited source of mortgage rate movement (Freddie Mac's Primary Mortgage Market Survey) finally caught up to reality. This isn't a knock on Freddie--simply evidence that **it takes time** for big developments on the front lines to be reflected in higher-level data.



The scary thing is that Freddie's weekly rate survey is in an **EARLY indicator** compared to the housing data that will ultimately speak to the effects of rising rates. For example, this week's [Existing Home Sales](#) data--which covered November--was unfazed, rising to the highest levels in nearly a decade.

Existing Home Sales Highest Since Feb 2007



At the very least, it would be fair to expect some deterioration in housing based on 2013's example. By the time we consider that sales were only ever higher during **history's greatest housing bubble** (not to mention more esoteric considerations like the maturity of the economic cycle or waning central bank stimulus), we'd be well within our right to wonder if things will be even worse this time around.

It's **not all doom and gloom** though. Cases could be made that the current labor market leaves the average American in a better position to weather a storm of rising rates than they were in 2013. The point is that until we see how the higher-level data evolves in the coming months, uncertainty over the housing/mortgage market outlook will be a major theme in 2017.

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## Recent Economic Data

Date	Event	Actual	Forecast	Prior
<b>Wednesday, Dec 21</b>				
7:00AM	w/e Mortgage Market Index	407.3		397.5
7:00AM	w/e Mortgage Refinance Index	1449.4		1407.0
7:00AM	w/e MBA Purchase Index	232.9		226.7
10:00AM	Nov Existing home sales (ml)	5.61	5.50	5.60
<b>Thursday, Dec 22</b>				
8:30AM	Nov Nondefense ex-air (%)	+0.9	0.3	0.2
8:30AM	Nov Durable goods (%)	-4.6	-4.7	4.6
8:30AM	Q3 GDP Final (%)	+3.5	3.3	3.2
8:30AM	w/e Initial Jobless Claims (k)	275	265	254
8:30AM	w/e Continued jobless claims (ml)	2.036	2.035	2.018
9:00AM	Oct Monthly Home Price yy (%)	+6.2		6.1
10:00AM	Nov Consumption, adjusted mm (%)	+0.2	0.3	0.3
10:00AM	Nov Personal income mm (%)	0.0	0.3	0.6
10:00AM	Nov Core PCE price index yy (%)	+1.6		1.7
<b>Friday, Dec 23</b>				
10:00AM	Nov New home sales-units mm (ml)	0.592	0.575	0.563
<b>Tuesday, Dec 27</b>				
9:00AM	Oct CaseShiller 20 mm SA (%)	+0.6	0.5	0.4
10:00AM	Dec Consumer confidence	113.7	109.0	107.1
<b>Wednesday, Dec 28</b>				
10:00AM	Nov Pending homes index	107.3		110.0
<b>Friday, Dec 30</b>				
9:45AM	Dec Chicago PMI	54.6	57.0	57.6

## Event Importance:

No Stars = Insignificant

☆ Low

★ Moderate

★★ Important

★★★ Very Important

## Service oriented, responsive, competitive rates and an in depth knowledge of todays mortgage market

After completing my degree in finance at the University of Connecticut, I started in the mortgage business right out of college in 2004. With 15+ years of experience and a primary objective of thoroughly explaining all available loan options to my clients with what is typically the largest investment in their lives, I strive to always make myself available. I constantly educate myself with respect to the mortgage industry and underwriting guidelines for FHA, VA, conventional and jumbo financing. I deliver on the expectations discussed up front and provide the service level my clients deserve from day one. I will remain in touch throughout the process and continue to follow up with you after closing. My goal is to wow you and turn you into clients for life. I want you to be so impressed that throughout and after the process you share my information with your friends, family, neighbors and co-workers who may value from my services.

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