



## Steve Chizmadia

Mortgage Advisor - MLO-244902, Home Loans With Steve

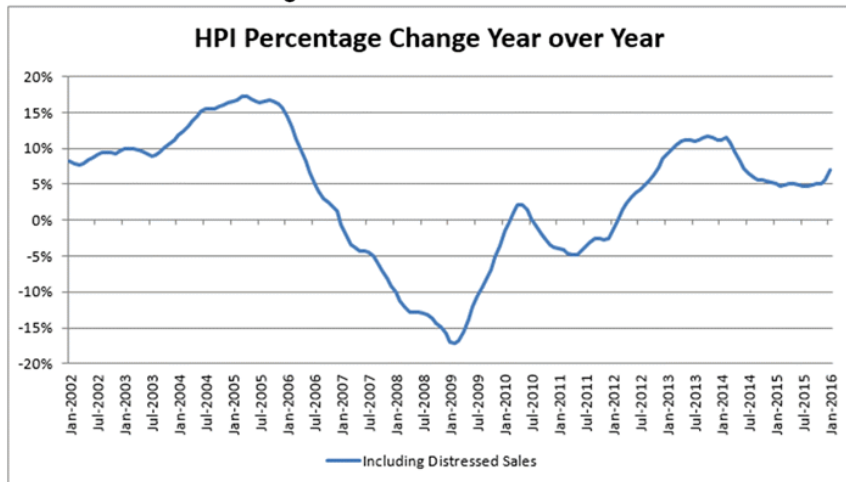
NMLS ID: 1845124- CA BRE: 01524985 -  
141 Providence Road Charlotte, NC 28207

Office: (760) 715-9688  
Mobile: (760) 715-9688  
[steve@homeloanswithsteve.com](mailto:steve@homeloanswithsteve.com)  
[View My Website](#)

## Another Price Report Shows Significant January Increases

January is shaping up to have been a good month for house prices – or a bad one if you are in the market for a home. CoreLogic today said that its Home Price Index (HPI) indicates that prices were up from January 2015 to January 2016 by **6.9 percent**. This was **substantially** above the December annual price change estimate of 6.3 percent. Prices rose month over month by 1.3 percent compared to 0.8 percent in December. Last month CoreLogic predicted a 0.2 percent December to January increase.

### National Home Price Change



Source: CoreLogic January 2016

The CoreLogic figure makes the annual price gain for existing homes released last week by The National Association of Realtors® (NAR) a little less of an outlier. They had put the January year-over-year gain at **8.2 percent**, the largest since last April.

**Washington led all states** with an annual price increase of 11.6 percent followed Colorado at 10.9 percent and Oregon at 10.0 percent. The rest of the top five didn't quite hit double digits, Florida was fourth at 9.0 percent and California posted a 8.9 percent annual change.

## National Average Mortgage Rates



	Rate	Change	Points
--	------	--------	--------

### Mortgage News Daily

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

### Freddie Mac

30 Yr. Fixed	6.35%	<b>-0.51</b>	0.00
15 Yr. Fixed	5.51%	<b>-0.65</b>	0.00

### Mortgage Bankers Assoc.

30 Yr. Fixed	6.44%	<b>-0.06</b>	0.54
15 Yr. Fixed	5.88%	<b>-0.16</b>	0.68
30 Yr. FHA	6.36%	<b>-0.06</b>	0.85
30 Yr. Jumbo	6.75%	<b>+0.07</b>	0.39
5/1 ARM	5.98%	<b>-0.27</b>	0.65

Rates as of: 8/30

## 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%

	Value	Change
Mississippi lost the greatest amount of ground; prices fell 1.3 percent and Louisiana was also in negative territory at 1.1 percent. Maine, eked out a 0.1 percent gain and Maryland and Delaware increased by 0.4 and 0.7 percent respectively.	1.1	+6.25%

The CoreLogic HPI Forecast **predicts prices will rise 5.5 percent** from January 2016 to January 2017, and on a month-over-month basis are expected to be up 0.5 percent from January 2016 to February 2016. The CoreLogic HPI Forecast is a projection of home prices using the CoreLogic HPI and other economic variables. Values are derived from state-level forecasts by weighting indices according to the number of owner-occupied households for each state.

"While the national market continues to steadily improve, the contours of the home price recovery are **shifting**," said Dr. Frank Nothaft, chief economist for CoreLogic. "The northwest and Rocky Mountain states have experienced greater appreciation and account for four of the top five states for home price growth."

"Heading into the spring buying season, home prices continue to rise across much of the country," said Anand Nallathambi, president and CEO of CoreLogic. "With rates staying low for now and continued solid job and income growth, the spring buying season is shaping up to be a good one."

## 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.

Steve Chizmadia

