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UPDATE: First Move is Positive After FOMC Announcement

Bond markets are reacting positively to the FOMC Announcement, as well as the update in Fed economic projections that show the Fed board now sees the Funds Rate at 0.875 at the end of 2016 vs 1.375 previously. This implies 2 hikes during the year versus 4 previously--exactly in line with our consensus.

Fannie 3.0s are now up 6 ticks on the day at 101-17 and 10yr yields are down 1.2 (but down roughly 5bps from 2pm) at 1.952.

Here are the newswires from the announcement.

- FED LEAVES TARGET INTEREST RATE UNCHANGED AT 0.25-0.50 PCT, POLICYMAKERS SEE TWO RATE HIKES IN 2016
- FED SAYS GLOBAL ECONOMIC AND FINANCIAL DEVELOPMENTS CONTINUE TO POSE RISKS; DOES NOT ASSESS BALANCE OF RISKS IN STATEMENT
- FED SAYS CONTINUES TO MONITOR INFLATION CLOSELY; REPEATS STILL SEES INFLATION RISING TO 2 PCT TARGET OVER MEDIUM TERM AS TRANSITORY EFFECTS FADE
- FED SAYS RECENT INDICATORS POINT TO ADDITIONAL STRENGTHENING OF LABOR MARKET, BUT BUSINESS FIXED INVESTMENT AND EXPORTS SOFT
- FED SAYS MARKET-BASED MEASURES OF INFLATION COMPENSATION REMAIN LOW, SURVEY-BASED MEASURES ARE LITTLE CHANGED
- FED REPEATS WITH GRADUAL ADJUSTMENTS TO MONETARY POLICY, ECONOMIC ACTIVITY WILL EXPAND AT MODERATE PACE, LABOR MARKET WILL STRENGTHEN
- FED REPEATS EXPECTS ECONOMIC CONDITIONS WILL EVOLVE IN WAY THAT WARRANTS "ONLY GRADUAL INCREASES" IN FED FUNDS RATE
- FED REPEATS ANTICIPATES KEEPING EXISTING POLICY OF REINVESTING PRINCIPAL PAYMENTS UNTIL NORMALIZATION OF RATES IS "WELL UNDER WAY"
- FED REPEATS WHEN DETERMINING TIMING, SIZE OF FUTURE CHANGES IN RATES IT WILL ASSESS REALIZED AND EXPECTED CONDITIONS RELATIVE TO EMPLOYMENT, INFLATION OBJECTIVES
- FED VOTE IN FAVOR OF POLICY WAS 9 TO 1, GEORGE DISSENTED, PREFERRING TO SEE A RISE IN THE TARGET RATE TO 0.5-0.75 PCT

MBS and Treasury

	Price / Yield	Change
MBS UMBS 6.0	99.97	+0.16
10 YR Treasury	4.8832	-0.0467
30 YR Treasury	5.2560	-0.0522

Pricing as of: 11/2 9:52AM EST

Average Mortgage Rates

	Rate	Change	Points
Mortgage News Daily			
30YR Fixed	7.27%	-0.02	0.00
15YR Fixed	6.92%	-0.03	0.00
30YR FHA	6.90%	-0.01	0.00
30YR Jumbo	7.55%	0.00	0.00
7/6 SOFR	6.78%	-0.10	0.00
30YR VA	6.91%	-0.01	0.00
Freddie Mac			
30YR Fixed	7.24%	+1.03	0.00
15YR Fixed	6.60%	+1.13	0.00
Mortgage Bankers Assoc.			
30YR Fixed	7.37%	+0.25	0.76
15YR Fixed	6.70%	+0.27	0.85
30YR FHA	7.12%	+0.34	1.07
30YR Jumbo	7.28%	+0.13	0.64
7/6 SOFR	6.41%	+0.31	1.20

Rates as of: 10/30

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Experienced. Trusted. Local.

The Arizona Loan Baron is at your service!

I would appreciate the opportunity to share with you my extensive mortgage lending experience. My client focused approach has allowed me to build long lasting relationships and partnerships throughout Arizona. I know this market. I live here and work here. Please allow me to be your mortgage lending partner.

Timothy Baron 

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