



The Arizona Loan Baron

Timothy Baron, VP & Senior Loan Officer at 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

The Day Ahead: Comparing Post-Election Weakness to Taper Tantrum

"Taper tantrum" refers to the market's reaction to the revelation that the Fed would begin reducing the pace of its asset purchases in mid-2013. For most of us, that's as bad as it gets for bond markets. Even for those who lived through the brutal weeks in April 1987, the worst 3 days of the taper tantrum represented a **more abrupt change** in yields in terms of the percentage of gains erased compared to the worst 3 days in 1987.

It's scary to consider, then, that the past 3 days (Wed, Thu, and today) have actually seen a **bigger** intraday yield spike than the **worst 3 days** of the taper tantrum! Caveats abound, however. The following chart breaks them down.

First off, the "worse than taper tantrum" designation for the past 3 days relies on the use of **"intraday"** weakness, simply because we don't have a closing value for today yet. If we were to close at levels in place this morning, the 2013 taper-tantrum would keep its title as the king of weakness.

Then there's the matter of the surrounding trading. In the run-up to the taper tantrum, there was significantly stronger momentum initially compared to unevent, slightly weaker momentum in 2016 (red dotted-line boxes).

Moreover, the 2nd phase of the respective moves saw a **massive shift** toward weaker momentum during the taper tantrum WELL before the 3 days in question. By comparison, the 2016 momentum shift is much less consistent.

MBS & Treasury Market Data

	Price / Yield	Change
MBS UMBS 6.0	100.29	-0.11
MBS GNMA 6.0	100.71	-0.07
10 YR Treasury	4.4522	+0.0299
30 YR Treasury	4.5907	+0.0297

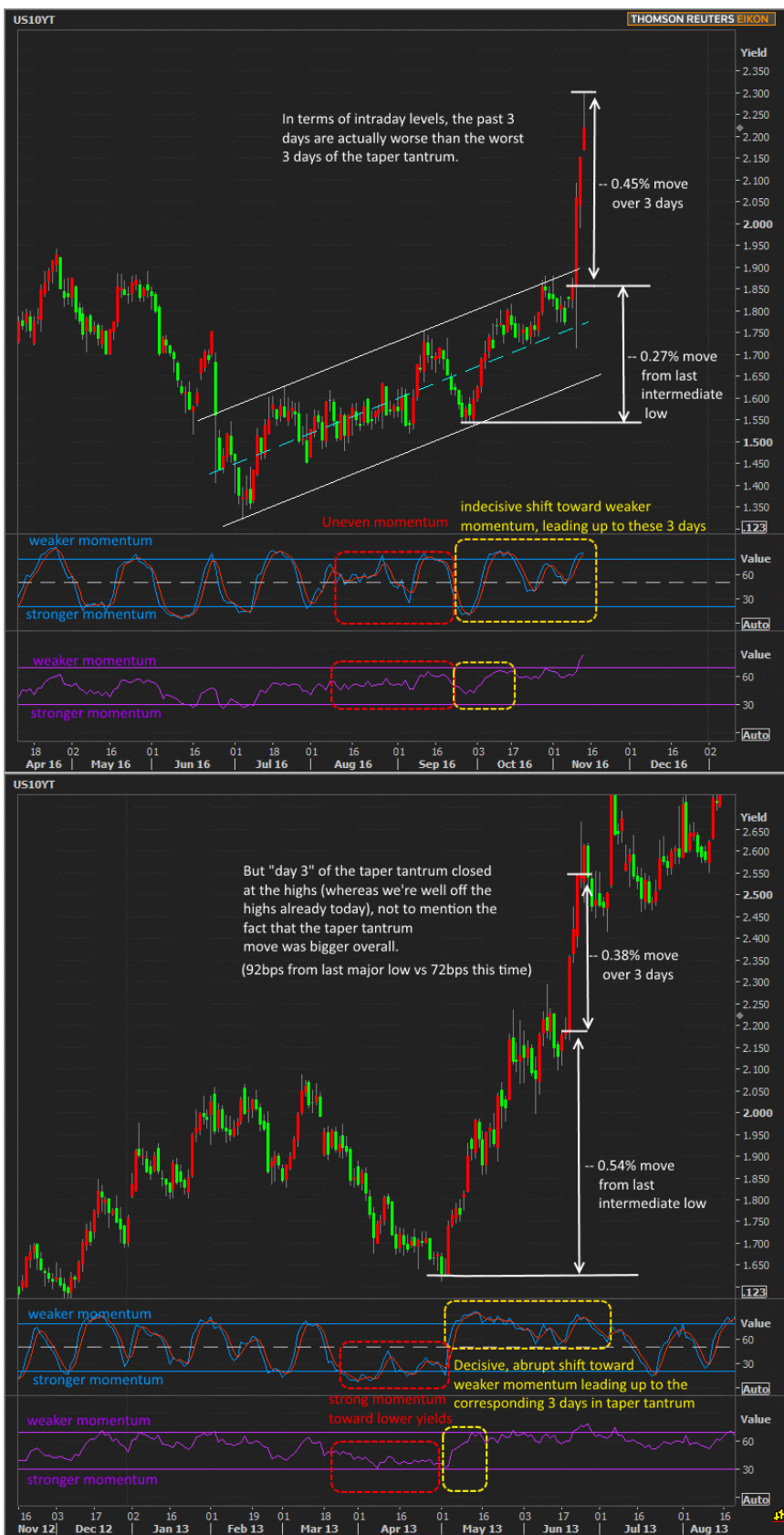
Pricing as of: 5/20 8:42AM EST



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



Simply put, 2013 was the **ultimate sucker punch**. Markets were set up with a false sense of positivity by the end of April 2013, and everything was abruptly ripped away, seemingly without warning. In stark contrast, the past 3 days of weakness lie at the tail end of more than 4 months of solid uptrend in rates. Indeed, "defense against the uptrend" was already the most appropriate strategic stance from a market-watching standpoint.

Bottom line, the past 3 days have technically covered more ground from trough to peak than the worst 3 days of the taper tantrum, but the taper tantrum remains a **far more insidious** move overall. Only time will tell if the subsequent weeks will make this a closer comparison. 10yr yields would have to hit 2.5%, or thereabouts, before any legitimate case could be made that 2016 is in the same league.

All that having been said, the current move has **nonetheless been awful**. The fact that we can even begin to compare it to the taper tantrum puts it in a league of extraordinary sell-offs that have rarely been seen in modern bond market history. It's worth noting, however, that most of those extraordinary sell-offs were precipitated by the recent juxtaposition of long-term or all-time low yields.

Subscribe to my newsletter online at: <http://mortgagenewsletter.net/timothybaron>

The Arizona Loan Baron

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 the opportunity to be your mortgage lending partner.

The Arizona Loan Baron

