

**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

# Optimism Over Selling Sends Housing Index to Record High

Five out of the six components of Fannie Mae's Home Purchase Sentiment Index (HPSI) gained ground in April, **driving the index to a new all-time high**. However, the sixth component showed consumers considerably less invested in it being a good time to buy a home.

The HPSI rose 3.4 points to 91.7 in April, up 5 percentage points since April 2017. The responses **broke through the previous high of 89.5**, reached in both December 2017 and January 2018. The milestone came despite a decrease of 3 percent in the net share of respondents who said now is a good time to buy a home. The net of 29 for that question was still way above the record low net of 18 from the survey last August.

The net share reporting that now is a **good time to sell** a home increased 6 percentage points to 45 percent. This was a new survey high for that component, which rose 19 percentage points over the 12 months ended in April.

"The latest HPSI reading edged up to a new survey high, showing that consumer attitudes remain resilient going into the spring/summer home buying season," said Doug Duncan, senior vice president and chief economist at Fannie Mae. "High home prices and good economic conditions helped push the share of Americans who think it's a good time to sell to a fresh record high. However, the upward trend in the good-time-to-sell share seen since last spring has done little to release more for-sale inventory. The tightest supply in decades, combined with rising mortgage rates from historically low levels, will likely remain a hurdle for mobility and a persistent headwind for home sales."

The Home Purchase Sentiment Index (HPSI) converts information about consumers' home purchase sentiment from six questions asked each month by Fannie Mae's National Housing Survey (NHS) into a single number. The HPSI reflects consumers' current views and forward-looking expectations of housing market conditions and complements existing data sources to inform housing-related analysis and decision making.

## National Average Mortgage Rates




| Mortgage News Daily | Rate | Change | Points |
|---|---|---|---|
| 30YR Fixed | 7.27% | **0.00** | 0.00 |
| 15YR Fixed | 6.92% | **0.00** | 0.00 |
| 30YR FHA | 6.91% | **+0.01** | 0.00 |
| 30YR Jumbo | 7.52% | **-0.03** | 0.00 |
| 7/6 SOFR | 6.70% | **-0.08** | 0.00 |
| 30YR VA | 6.92% | **+0.01** | 0.00 |

Rates as of: 11/2

## MBS and Treasury

| | Price / Yield | Change |
|---|---|---|
| MBS UMBS 6.0 | 99.99 | +0.18 |
| 10 YR Treasury | 4.8827 | -0.0472 |
| 30 YR Treasury | 5.2523 | -0.0559 |

Pricing as of: 11/2 11:31AM EST

## Recent Housing Data

| | | Value | Change |
|---|---|---|---|
| Mortgage Apps | Oct 21 | 195 | +3.39% |
| Building Permits | Sep | 1.4M | +0.43% |
| Housing Starts | Sep | 1.22M | -4.24% |
| New Home Sales | Sep | 676K | -1.17% |
| Pending Home Sales | Aug | 71.2 | 0% |
| Existing Home Sales | Oct | 3.99M | +0.25% |
| Builder Confidence | Oct | 29 | -9.38% |

© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

**Read or subscribe** to my newsletter online at: http://mortgagenewsletter.net/timothybaron

The net share of **respondents who said home prices will go up** in the next 12 months increased 7 percentage points in April to 49 percent. Among those who expect further price increases the average amount projected was 3.9 percent, up from 3.0 percent in March.

While not an index component, **61 percent of consumers expect rents to increase**. The percentage increase expected was 5.7 percent, the largest forecast since at least the beginning of 2016.

Consumers **who expect mortgage rates to decline** in the next 12 months remain a distinct minority. While the net positive responses increased by 4 points, they are still at -48 percent.

Americans expressed an increased sense of job security, with the net share who say they are **not concerned about losing their job** increasing 5 percentage points to 76 percent this month. Finally, the net share reporting that their income is significantly higher than it was 12 months ago increased 1 percentage point but is still only 18 percent.

The NHS is conducted monthly by telephone among 1,000 consumers, both homeowners and renters. Respondents are asked more than 100 questions to track attitudinal shifts. The April survey was conducted between the first and the 26th of the month.


## 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** 


© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

**Read or subscribe** to my newsletter online at: http://mortgagenewsletter.net/timothybaron