



Mid Valley Financial

Mortgage Banker, Since 1985
 Broker CA DRE#01206057 | NMLS ID#219418
 7644 N. Palm Avenue Fresno, CA 93711

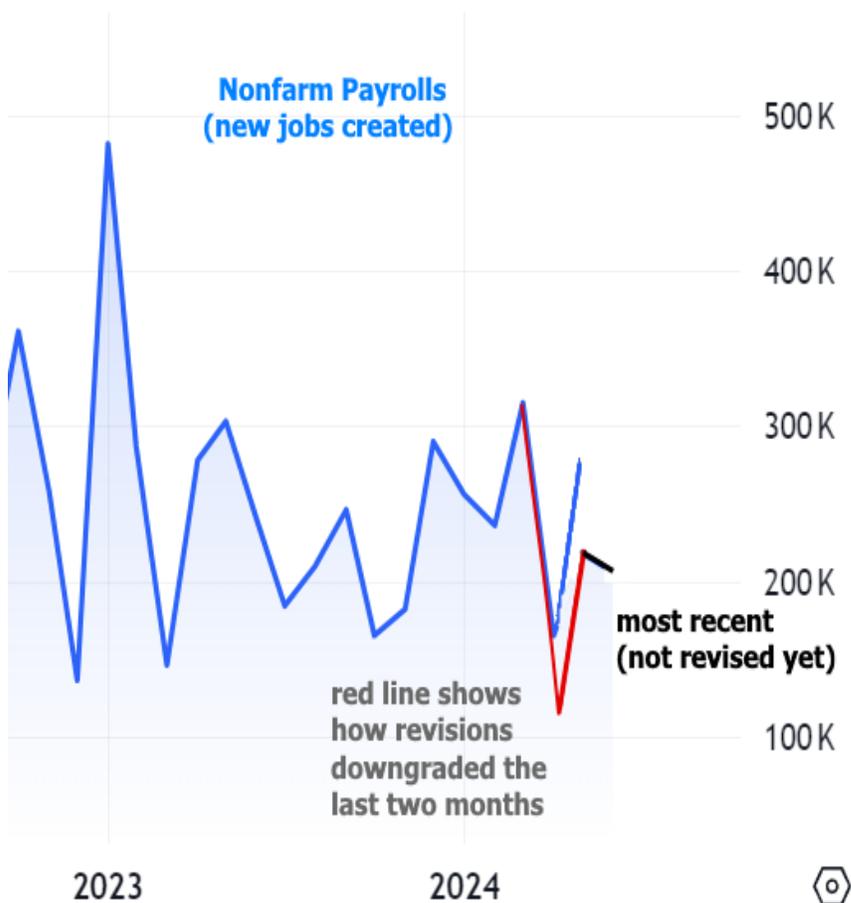
Office: (559) 432-8221
 Mobile: (559) 432-8221
 Fax: (559) 432-8298
info@mvloans.com
[View My Website](#)

Economic Data Building a Case For Rate Cuts

It may have been a shorter week than normal due to the holiday, but it was no less important with several economic reports adding to the case for rate cuts.

The first week of any given month typically hosts the same group of economic reports. Several of these have a strong track record of causing volatility for rates. Friday's jobs report is the perennial top dog, but the impact on rates depends on how far the results fall from forecasts.

In the current case, the job count was actually right in line with forecasts (a hair higher, actually). That would normally be bad for rates, but there were several offsetting factors. Chief among these were the large downward revisions to the job count (officially "nonfarm payrolls") from the past two reports.



National Average Mortgage Rates



	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	6.89%	0.00	0.00
15 Yr. Fixed	6.33%	+0.01	0.00
30 Yr. FHA	6.33%	+0.01	0.00
30 Yr. Jumbo	7.05%	0.00	0.00
5/1 ARM	6.58%	0.00	0.00
Freddie Mac			
30 Yr. Fixed	6.77%	-0.09	0.00
15 Yr. Fixed	6.05%	-0.11	0.00

Rates as of: 7/22

Market Data

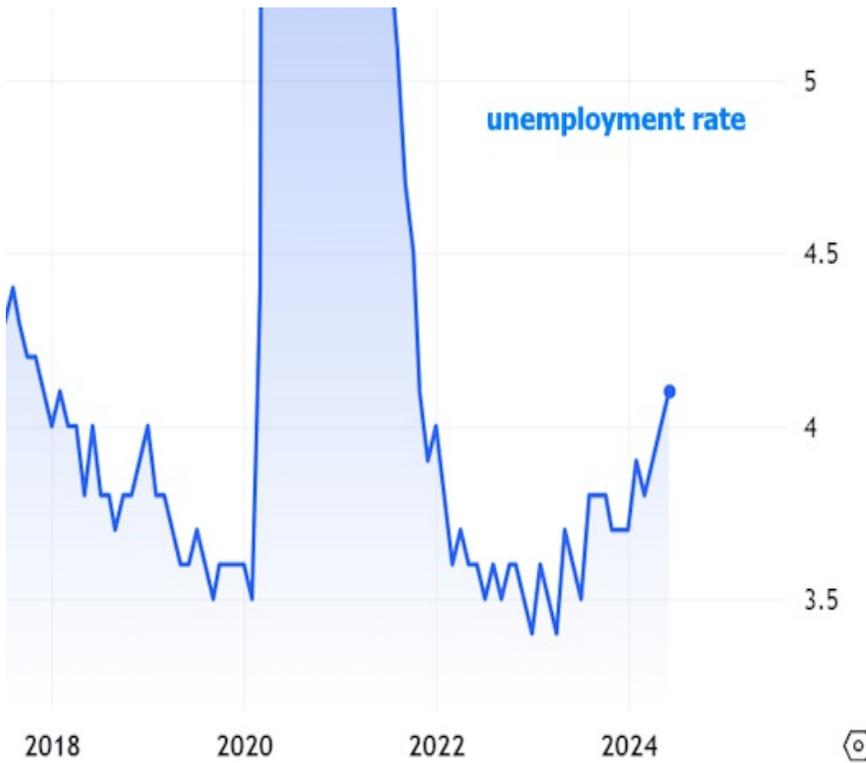
	Price / Yield	Change
MBS UMBS 5.5	99.29	-0.11
MBS GNMA 5.5	99.70	-0.07
10 YR Treasury	4.2726	+0.0347
30 YR Treasury	4.4880	+0.0412

Pricing as of: 7/22 12:58PM EST

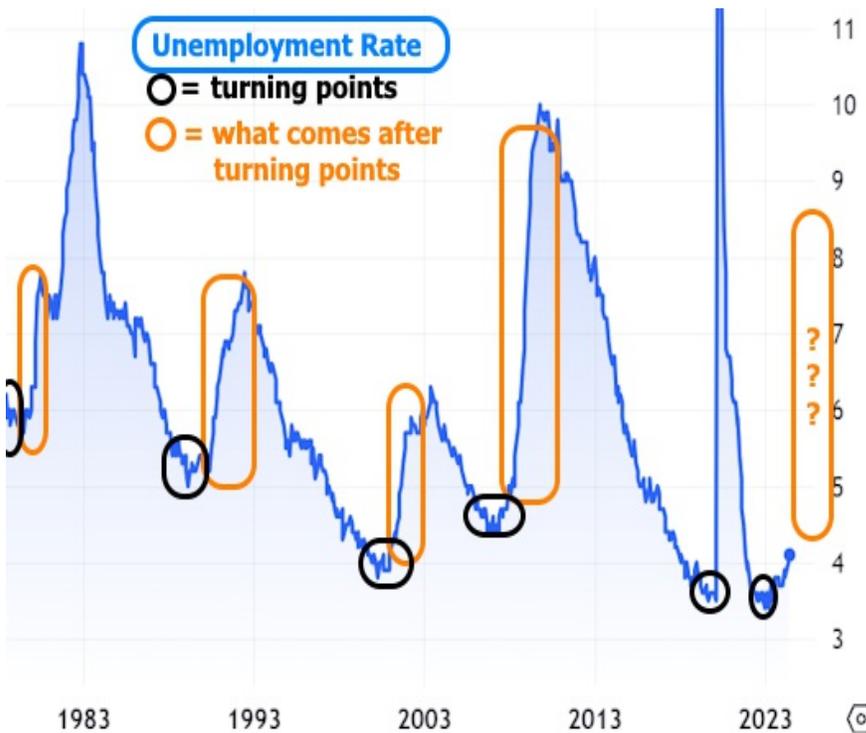
Recent Housing Data

		Value	Change
Mortgage Apps	Jul 10	206.1	-0.19%
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%

It may not look like much on a chart, but this change is enough to make the recent trend look more like a labor market that's cooling off as opposed to one that's displaying mysterious resilience. In addition to the headline job count, the unemployment rate also ticked higher, nearly reaching a level that some economists consider to be high-probability evidence of a recession.



To understand why economists might view this sort of parabolic bottoming to be an excellent indicator of trouble ahead, just consider what typically happens next (visualized in the following chart).



Of course the jobs report is only one piece of data and the unemployment rate is only one component. Moreover, one could argue that if any moment in economic history has a chance to buck longer-term trends, the past 2 years are high on the list. But that's why we look at other economic data too!

Of the week's other reports, the service sector index from ISM has the strongest track record of getting the market's attention. Not only was that true this time, but ISM actually had just as big of an impact as Friday's jobs report.

ISM doesn't usually hit nearly as hard as the jobs report, but this anomaly was fairly easy to reconcile with this particular ISM report being exceptionally weak. In fact, if we throw out the initial covid lockdowns, this was the weakest ISM Services report since the Great Financial Crisis recession.

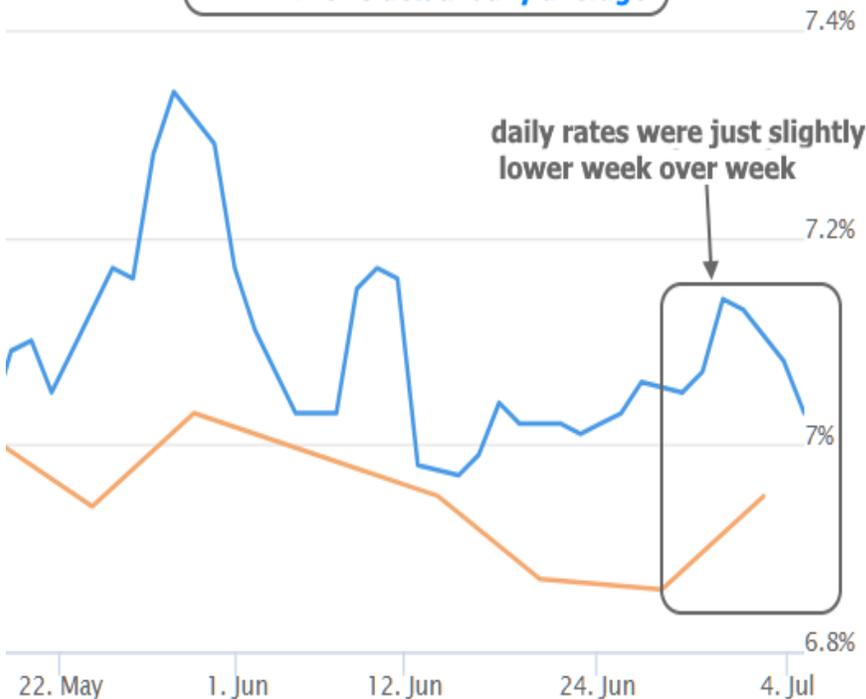


Taken together, both ISM and the jobs report painted a picture of an economy that is showing more conclusive signs of a slowdown. This is one of the things the Fed wants to see in order to feel more confident about rate cuts. As such, financial markets adjusted yields accordingly, erasing the rate spike that began last Friday.

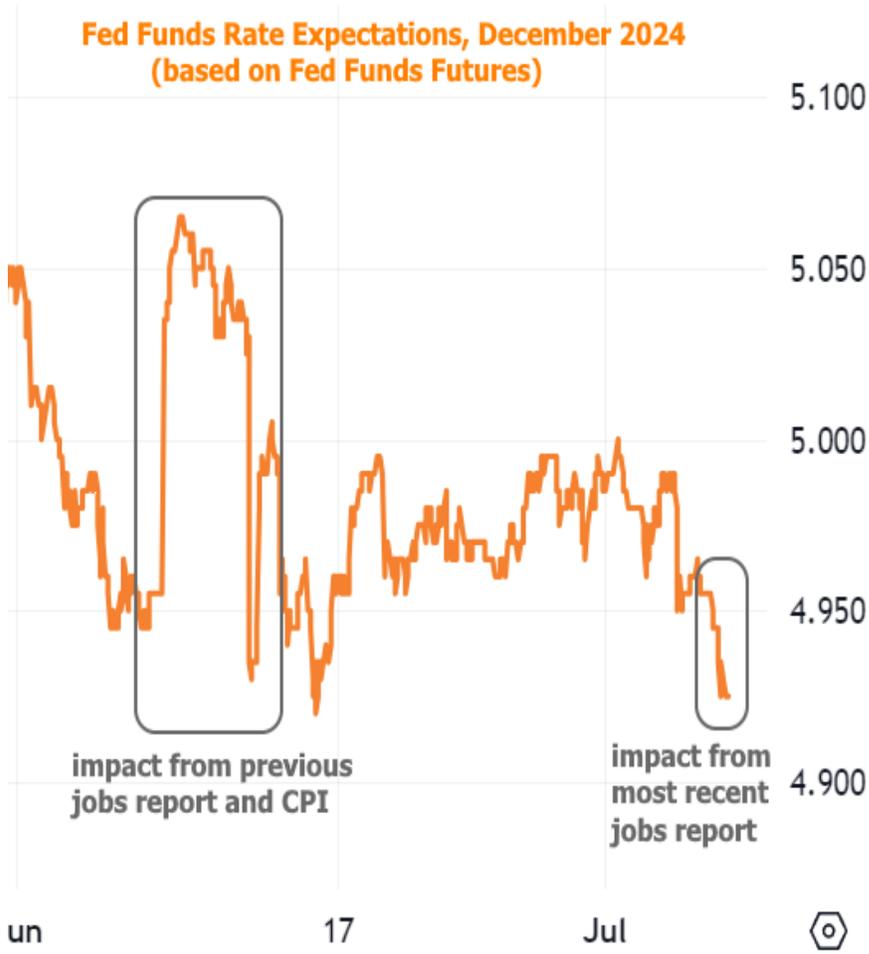


"Yield" is another term for "rate." When bond yields fall, so do mortgage rates. The same was true this week, but many headlines disagreed because they were based on Freddie Mac's weekly rate survey. Freddie's methodology meant that last week's rate spike wasn't counted until the present week. Moreover, Friday's improvement won't be counted until next week. The daily tracking from Mortgage News Daily shows the real story.

30yr fixed mortgage rate indices
 - Freddie Mac, weekly survey
 - MND.News actual daily average



As for Fed Funds Rate expectations, there was certainly a response, but it wasn't nearly as big as the response seen to the last jobs report and the subsequent Consumer Price Index (CPI).



Part of that has to do with the outright level of expectations being just below 5% for the end of the year. That means the market sees at least one and possibly two rate cuts. It would be a big deal for traders to bet on much more than that without confirmation from another rate-friendly CPI report.

With that in mind, the next release of monthly CPI data will be this coming Thursday morning! As always, keep in mind that there is no way to know which side of the consensus will win, only that a big difference between reality and forecasts will almost certainly produce a big move.

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Recent Economic Data

Date	Event	Actual	Forecast	Prior
Monday, Jul 01				
10:00AM	Jun ISM Manufacturing PMI	48.5	49.1	48.7
10:00AM	Jun ISM Mfg Prices Paid	52.1	55.9	57.0
Tuesday, Jul 02				

Event Importance:

- No Stars = Insignificant
- ☆ Low
- ★ Moderate
- ★★ Important
- ★★★ Very Important

Date	Event	Actual	Forecast	Prior
9:30AM	Fed Chair Powell Speech			
10:00AM	May USA JOLTS Job Openings	8.14M	7.91M	8.059M
Wednesday, Jul 03				
7:00AM	Jun/28 MBA Refi Index	544.1		552.4
7:00AM	Jun/28 MBA Purchase Index	142.9		147.8
8:15AM	Jun ADP jobs (k)	150K	160K	152K
8:30AM	Jun/29 Jobless Claims (k)	238K	235K	233K
8:30AM	Jun/22 Continued Claims (ml)	1858K	1840K	1839K
10:00AM	Jun ISM N-Mfg PMI	48.8	52.5	53.8
10:00AM	Jun ISM Services Prices	56.3	56.7	58.1
Friday, Jul 05				
8:30AM	Jun Average earnings mm (%)	0.3%	0.3%	0.4%
8:30AM	Jun Unemployment rate mm (%)	4.1%	4%	4%
8:30AM	Jun Non Farm Payrolls	206K	190K	272K
Tuesday, Jul 09				
10:00AM	Fed Chair Powell Testimony			
Wednesday, Jul 10				
10:00AM	Fed Chair Powell Testimony			
1:00PM	10-Year Note Auction	4.276%		4.438%
Thursday, Jul 11				
8:30AM	Jun y/y CORE CPI (%)	3.3%	3.4%	3.4%
8:30AM	Jun m/m CORE CPI (%)	0.1%	0.2%	0.2%
1:00PM	30-Yr Bond Auction (bl)	22		
Friday, Jul 12				
8:30AM	Jun Core Producer Prices MM (%)	0.4%	0.2%	0%
8:30AM	Jun Core Producer Prices YY (%)	3%	2.5%	2.3%
10:00AM	Jul Consumer Sentiment (ip)	66.0	68.5	68.2

Who is Mid Valley Financial?

Mid Valley Financial, located in Fresno, CA, is the Central Valley's premier destination for a wide range of residential and commercial real estate loans. Our commitment to excellence has made us a trusted partner for property buyers and investors seeking tailored financial solutions.

****Why Choose Us:****

With a track record spanning back to our inception in 1985, we have established ourselves as a reliable and innovative lender. We proudly serve properties exclusively within California, having funded loans in all 58 counties of the state. Our deep-rooted experience enables us to navigate complex loan scenarios with expertise and efficiency.

****Our Approach:****

At Mid Valley Financial, we prioritize your financial goals. Whether you're a first-time homebuyer, envisioning your dream property, refinancing an existing mortgage, or looking to tap into your property's equity, our seasoned loan officers offer a wealth of knowledge and over 300 years of collective experience. We ensure that your funds are prepared when you need them, providing a smooth and swift loan process.

****Unlocking Possibilities:****

As one of California's leading direct lenders, we've streamlined the loan process, minimizing obstacles that often deter borrowers. Many of our clients receive approvals within an hour, showcasing our dedication to quick and hassle-free solutions.

****Your Journey with Us:****

Contact the MVF team today and let us put your journey to property ownership on cruise control. Our mission is to empower borrowers while fostering enduring and meaningful relationships. With highly competitive rates, a commitment to transparency, and a dedication to your financial success, Mid Valley Financial is your partner in realizing your real estate aspirations.

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