



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

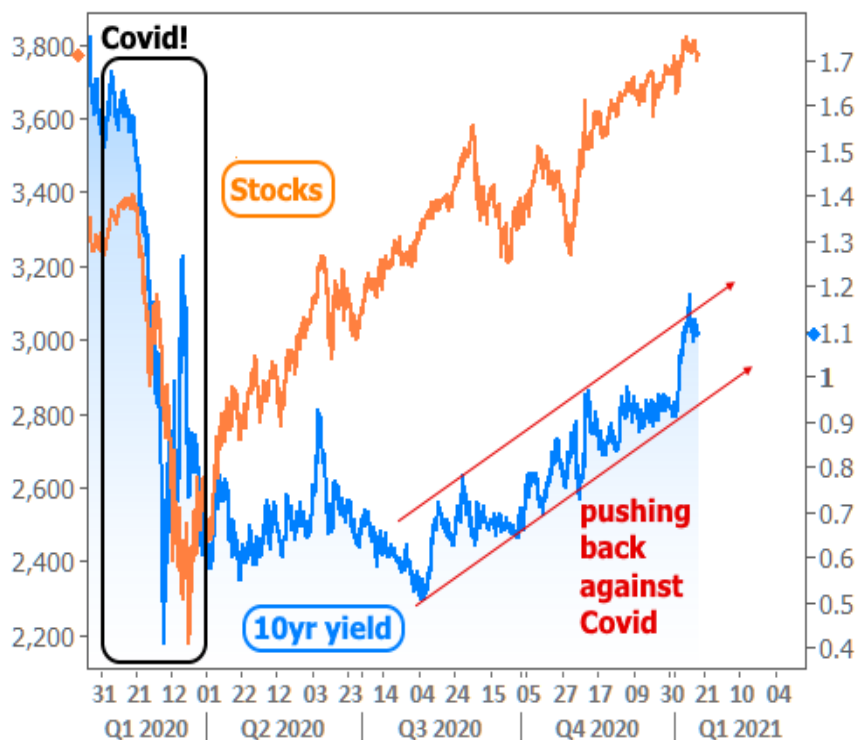
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Refi Demand Surges as Mortgage Volatility Comes Roaring Back

It was easy to get lulled into complacency by the second half of 2020 when it came to mortgage rates. Even as other indicators said rates should be rising, they continued on a calm journey to multiple record lows. 2021 has been very different so far!

Covid and its impacts on the economy remain the driving forces behind market trends. That's generally been great for rates, but it also means that rates should gradually rise as we battle back against covid. If the onset of the pandemic pushed rates to all-time lows, it's **only fair** that progress against the pandemic would result in rates moving up from all-time lows.

If you ask 10yr Treasury yields, that's been the case for quite a while.



And while the stock market has been singing a similar tune, the mortgage market has been in its own glorious world with rates seemingly **oblivious** to Treasury trends.

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 | 99.39 | -0.01 |
| MBS GNMA 5.5 | 99.78 | +0.00 |
| 10 YR Treasury | 4.2374 | -0.0151 |
| 30 YR Treasury | 4.4542 | -0.0183 |

Pricing as of: 7/23 12:53AM EST

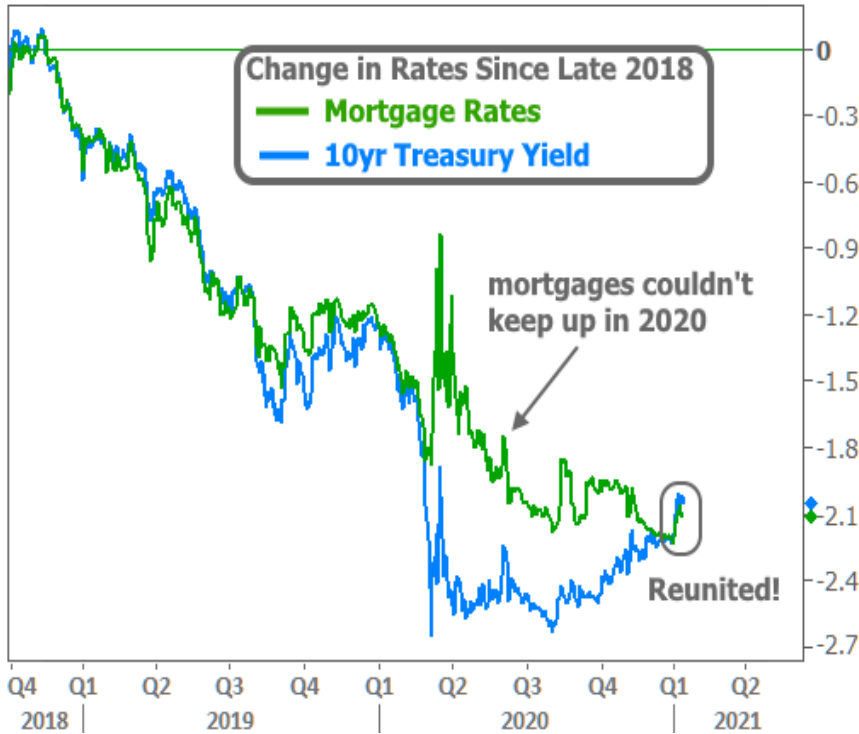
Recent Housing Data

| | | 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% |

Mortgage rates and Treasuries typically follow each other in near lock-step. There are notable exceptions, but none have been as pronounced as 2020. Mortgages simply couldn't keep up with Treasuries on the way down. That left them with a **cushion** to absorb virtually all of that "push back" seen in the chart above.

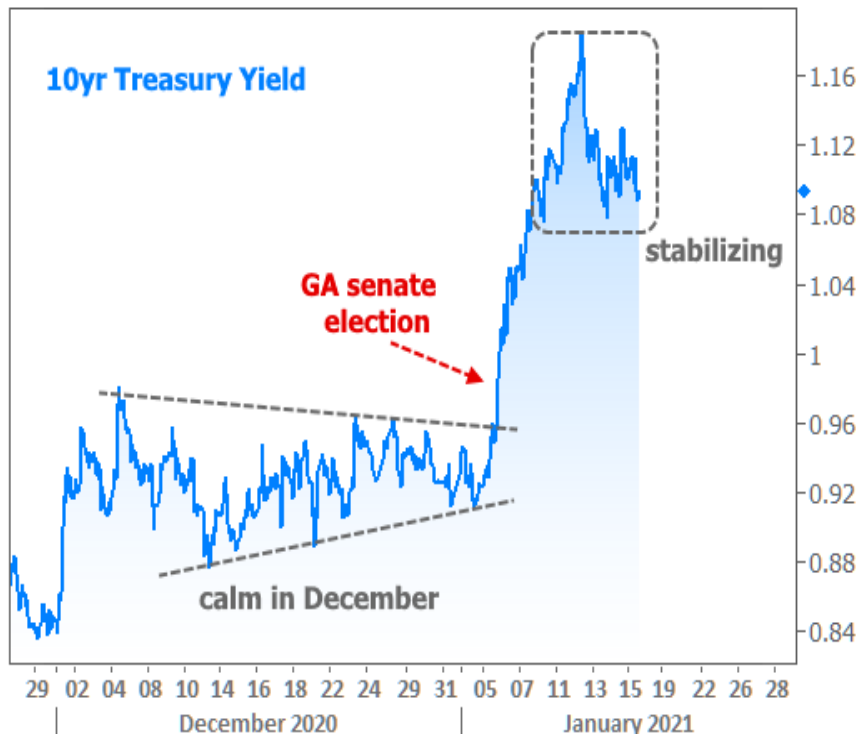
In other words, that cushion allowed mortgage rates to move sideways or lower for months, even as Treasury yields moved higher. We've **warned repeatedly** that this was increasingly likely to change. Last week, it finally did.

Although there's technically still some cushion left, it's now too small to soak up bigger instances of volatility in Treasuries.



As last week's newsletter discussed ([get caught up here](#)), the Georgia senate election resulted in one of the **sharpest interest rate spikes** of the past few years. Granted, that's a fairly low bar to clear when rates have been doing so well over that time, but it nonetheless raised concerns about where we may be going next.

When rates rise this quickly, traders are on the lookout for additional weakness (and an opportunity to find a ceiling). That was the first order of business this week. No one wanted to be the first to catch that falling knife (big moves like this can create momentum that lasts for days/weeks, and **traders can get burned** if they bet on a rebound too quickly), but risks began to subside on Tuesday afternoon after a strong 10yr Treasury auction. Bonds didn't panic again for the rest of the week, leaving the bigger-picture impression that the early 2021 rate spike has stabilized.



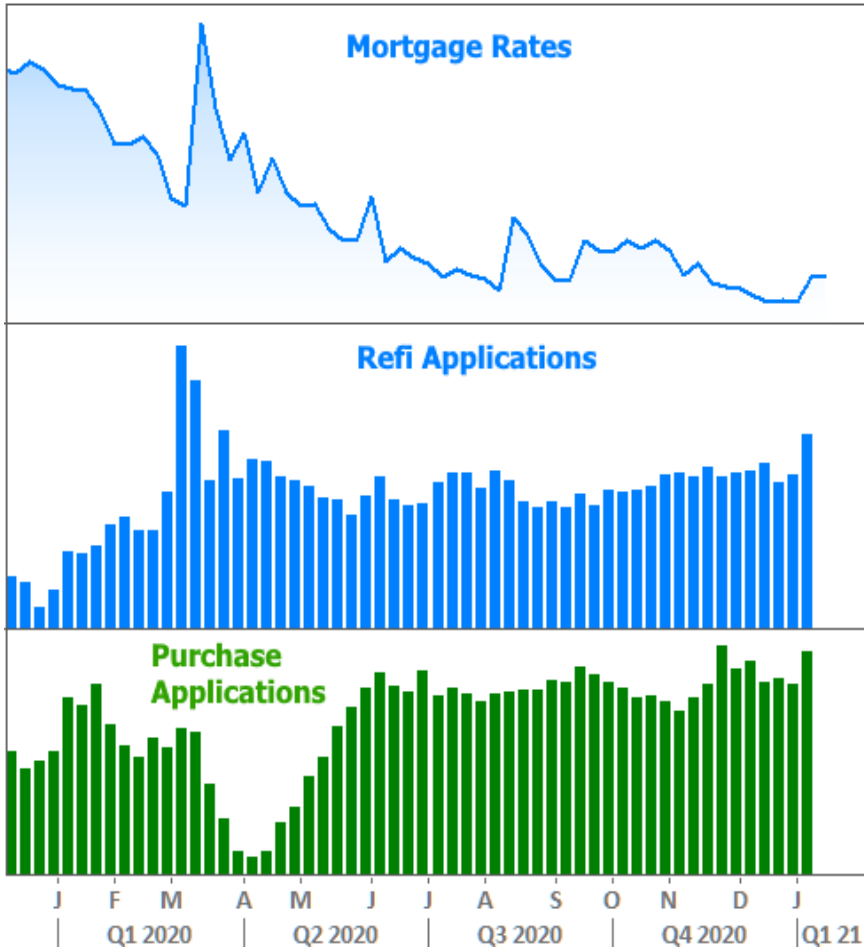
You may have seen other news headlines that suggest it was a **bad** week for mortgage rates. It wasn't. That was **LAST** week. The headlines in question are based on stale information. By Friday afternoon, the average lender was offering rates that were at least as low as those seen last Friday.

The issue has to do with a popular weekly rate survey from industry giant Freddie Mac. The survey does a fine job capturing broad strokes over time, but is severely limited when it comes to timely day-to-day changes. In short, the survey is just now capturing **LAST WEEK'S** rate spike. Here's how daily rates have been moving by comparison (note: the green line is a bit higher because it includes refinances. Freddie just asks loan officers for their "best" rate, and in this market, that's always purchases).

30yr Fixed Mortgage Rates



Speaking of purchases and refis, this week's mortgage application data was **very interesting**. While you might expect a big rate spike to dissuade refi demand (and generally speaking, you'd be right), last week's rate spike motivated homeowners to get off the fence. The count of refi applications was the highest it's been since the 2 best weeks at the start of the pandemic.



Next week brings additional housing market data starting on Wednesday with another look at mortgage applications and a new report on builder confidence. Additional construction and sales data will be reported on Thursday and Friday. Bonds (and most mortgage lenders) will be closed on Monday in observance of Martin Luther King Jr. Day.

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Recent Economic Data

| Date | Event | Actual | Forecast | Prior |
|--------------------------|---------------------------|--------|----------|--------|
| Monday, Jan 11 | | | | |
| 1:00PM | 3-Yr Note Auction (bl) | 58 | | |
| Tuesday, Jan 12 | | | | |
| 1:00PM | 10-yr Note Auction (bl) | 38 | | |
| Wednesday, Jan 13 | | | | |
| 7:00AM | w/e MBA Refi Index | 4706.3 | | 3917.6 |
| 7:00AM | w/e MBA Purchase Index | 338.9 | | 313.8 |
| 8:30AM | Dec Core CPI (Annual) (%) | 1.6 | 1.6 | 1.6 |
| 1:00PM | 30-Yr Bond Auction (bl) | 24 | | |
| Thursday, Jan 14 | | | | |

Event Importance:

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

| Date | Event | Actual | Forecast | Prior |
|--------------------------|-----------------------------------|--------|----------|--------|
| 8:30AM | Dec Import prices mm (%) | 0.9 | 0.7 | 0.1 |
| 8:30AM | Dec Export prices mm (%) | 1.1 | 0.4 | 0.6 |
| 8:30AM | w/e Jobless Claims (k) | 965 | 868 | 787 |
| Friday, Jan 15 | | | | |
| 8:30AM | Dec Core Producer Prices YY (%) | 1.2 | 1.3 | 1.4 |
| 8:30AM | Dec Retail Sales (%) | -0.7 | 0.0 | -1.1 |
| 8:30AM | Jan NY Fed Manufacturing | +3.5 | 6.00 | 4.90 |
| 9:15AM | Dec Industrial Production (%) | 1.6 | 0.5 | 0.4 |
| 10:00AM | Jan Consumer Sentiment | 79.2 | 80.0 | 80.7 |
| 10:00AM | Nov Business Inventories (%) | +0.5 | 0.5 | 0.7 |
| Monday, Jan 18 | | | | |
| 12:00AM | Martin Luther King Jr. Day | | | |
| Wednesday, Jan 20 | | | | |
| 7:00AM | w/e MBA Purchase Index | 348.2 | | 338.9 |
| 7:00AM | w/e MBA Refi Index | 4484.2 | | 4706.3 |
| 10:00AM | Jan NAHB housing market indx | 83 | 86 | 86 |
| Thursday, Jan 21 | | | | |
| 8:30AM | Dec House starts mm: change (%) | 5.8 | | 1.2 |
| 8:30AM | Dec Housing starts number mm (ml) | 1.669 | 1.560 | 1.547 |
| 8:30AM | Dec Building permits: number (ml) | 1.709 | 1.604 | 1.635 |
| 8:30AM | Dec Build permits: change mm (%) | 4.5 | | 5.9 |
| Friday, Jan 22 | | | | |
| 10:00AM | Dec Existing home sales (ml) | 6.76 | 6.55 | 6.69 |
| 10:00AM | Dec Exist. home sales % chg (%) | +0.7 | -2.0 | -2.5 |

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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