Scott Munds
Senior Loan Officer, Promise Home Loans
NMLS #OR 272506
Serving the Northwest - Portland Office, OR 97224

Office: (971) 708-0281
Mobile: (503) 969-9929
Fax: (971) 260-2540
smunds@promiseloans.com
View My Website

Are Rates Doomed to Continue Higher?

After a calm summer at historic lows, interest rate volatility has ramped up heading into the fall. What are rates worried about, and is this just the beginning of more drama?

In a word: maybe!

Because they're based on bonds, rates are **always** worried about anything that can have a big impact on the supply/demand equation in the bond market.

Since March 2020, virtually any major supply/demand consideration can be traced back to the pandemic in some way. In general, as covid case counts drop, the **higher** the outlook is for rates, and vice versa.

National Average Mortgage Rates

	Rate	Change	Points
Mortgage News Daily			
30 Yr. Fixed	6.91%	**0.00**	0.00
15 Yr. Fixed	6.48%	**+0.01**	0.00
30 Yr. FHA	6.39%	**0.00**	0.00
30 Yr. Jumbo	7.29%	**-0.01**	0.00
5/1 ARM	6.61%	**0.00**	0.00
Freddie Mac			
30 Yr. Fixed	6.79%	**-0.65**	0.00
15 Yr. Fixed	6.11%	**-0.65**	0.00

Rates as of: 3/28

Market Data

	Price / Yield	Change
MBS UMBS 5.5	99.48	**-0.17**
MBS GNMA 5.5	99.95	**-0.15**
10 YR Treasury	4.2008	**+0.0128**
30 YR Treasury	4.3436	**-0.0054**

Pricing as of: 3/28 2:05PM EST

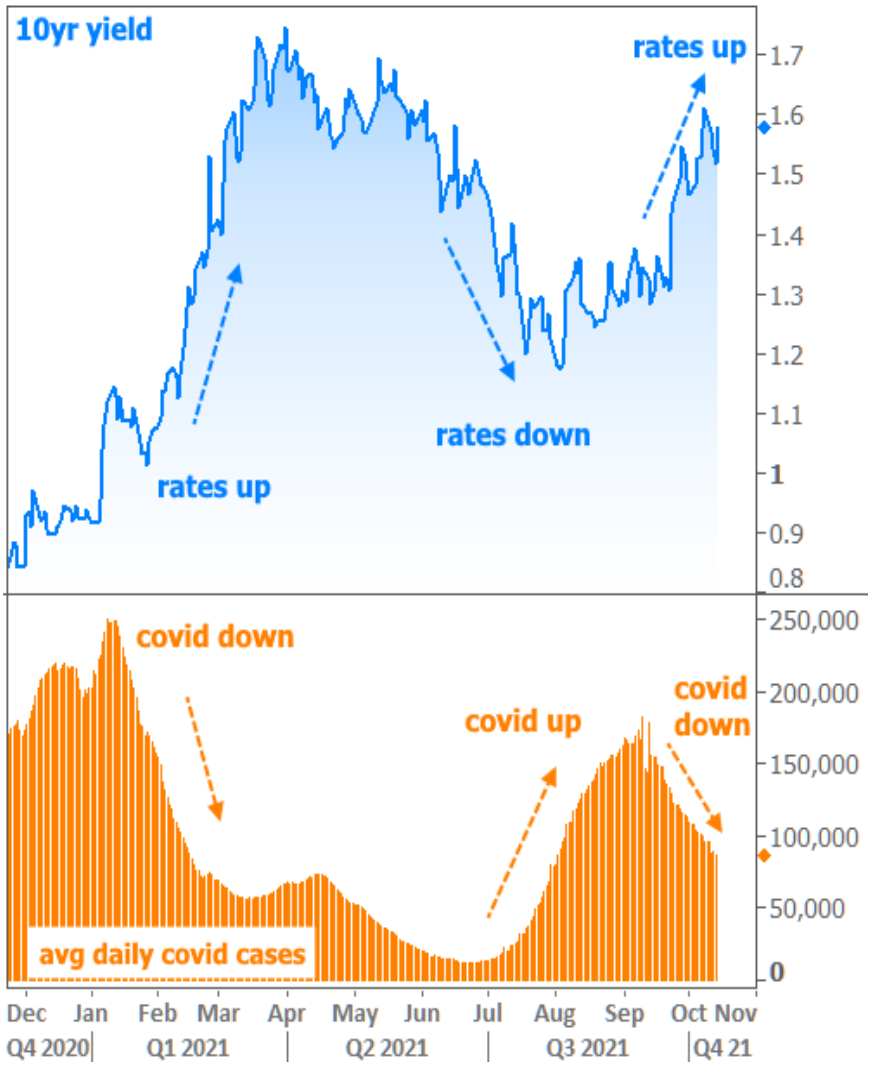
Recent Housing Data

		Value	Change
Mortgage Apps	Mar 27	196.8	-0.71%
Building Permits	Feb	1.52M	+1.95%
Housing Starts	Feb	1.52M	+10.7%
New Home Sales	Feb	662K	+0.15%
Pending Home Sales	Feb	75.6	+1.75%
Existing Home Sales	Feb	3.97M	-0.75%
Builder Confidence	Mar	51	+6.25%

© 2024 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://housingmarketweekly.com/scottmunds



Rates have **other** concerns too.

Inflation is a constant consideration for bonds/rates because bonds are repaid on a fixed schedule that cannot adjust for inflation over time. If investors think inflation will move higher, they would demand higher and higher rates before buying bonds (in order to offset the loss of purchasing power due to higher inflation).

This can be a bit of an esoteric concept at first glance, but consider this simple example. If the price of "everything" is increasing at **4%** annually, would you purchase a bond that only pays you **3%** annually? Not if you had other investment options! Your lack of demand would contribute to bond sellers gradually lowering their prices (which, in the bond market, is the same thing as offering higher rates of return).

It just so happens that inflation is one of the most obvious places where covid has made a mess of things. The following chart shows one of the main inflation indices in the US (CPI). After the most recent update earlier this week, it remains reluctant to descend.

© 2024 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://housingmarketweekly.com/scottmunds

We've all heard about **supply chain drama** and we've seen the debate about how permanent some of the price increases are likely to be. Markets debate that in their own way by trading different versions of US Treasuries that factor out future inflation fluctuations.

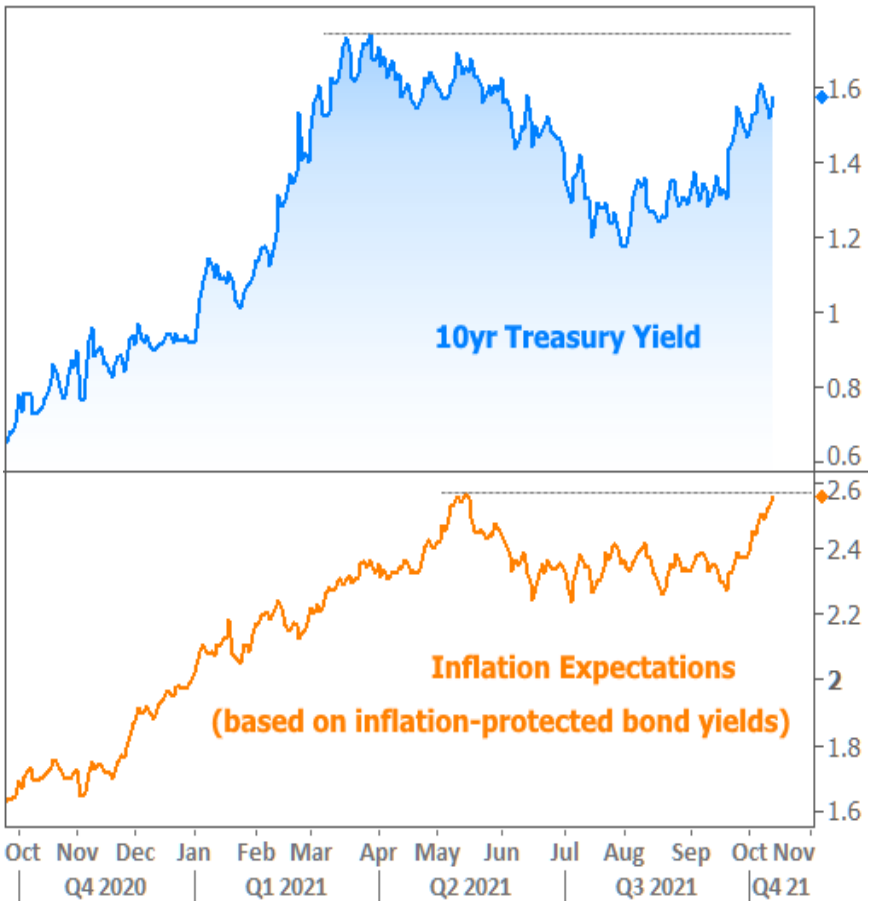
In other words, there's a **free market** to bet on how inflation will actually pan out. This is viewed as one of the more reliable inflation indicators, and it's definitely the most timely (big data reports are just now coming out for September while the market-based numbers are moving every minute of every day).

So how have they been moving? In a nutshell, inflation expectations (the orange line below) came off their highs in May and had been flat until just a few weeks ago. Since then, they've moved back up, ultimately matching **long-term highs** right at the end of the week.

© 2024 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://housingmarketweekly.com/scottmunds

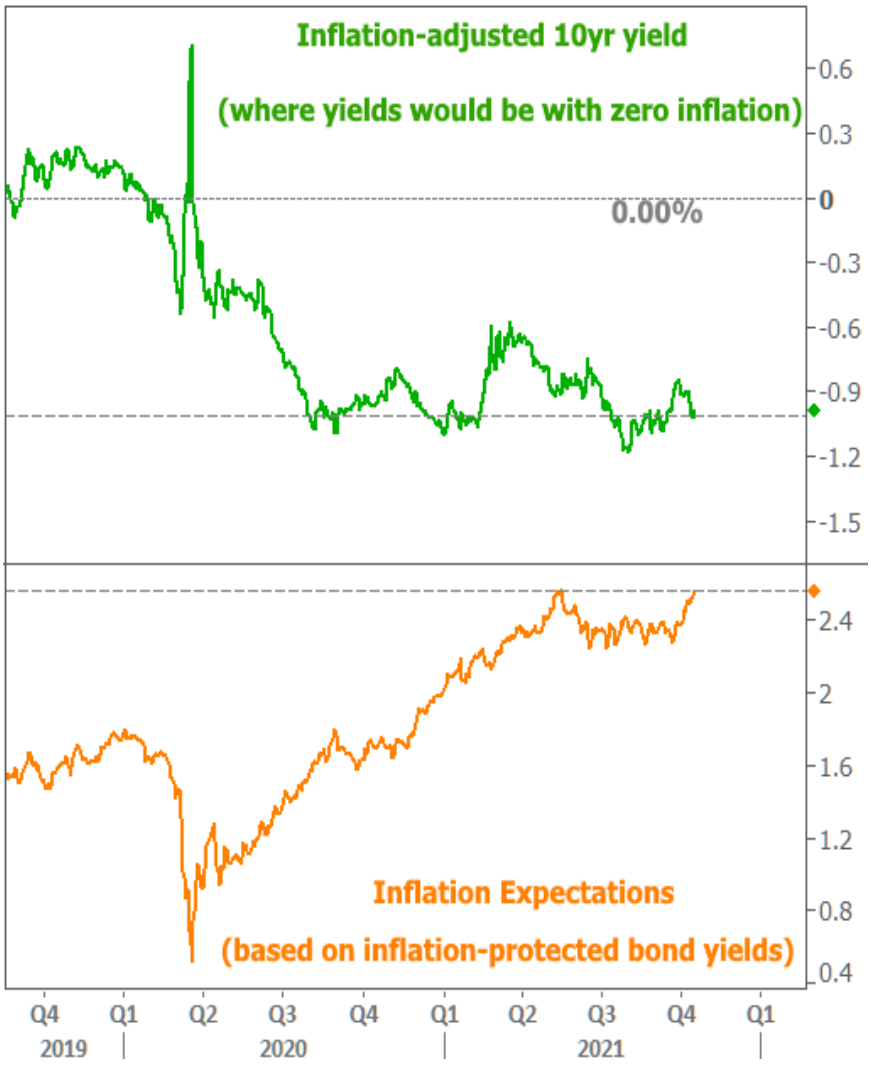


In the chart above, note that 10yr Treasury yields are **not** yet back to their recent highs. That means "real" rates (those that factor out the inflation) will be lower, but how much lower? The answer is a bit **surprising** and it's seen in the green line in the following chart (the orange line from the previous chart is also included for reference).

© 2024 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://housingmarketweekly.com/scottmunds

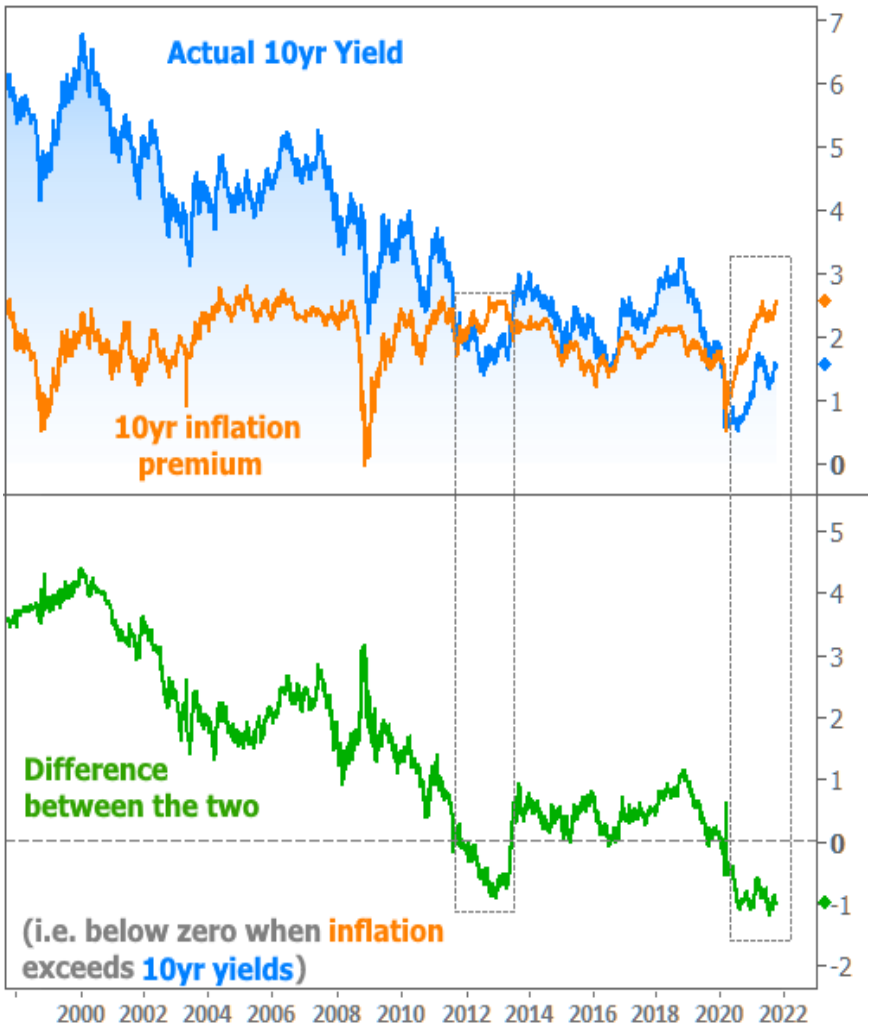


And here's the bigger-picture context, with 10yr yields in blue, inflation expectations in orange, and the difference between the two (inflation-protected yield) in green. Note: the green line dips below zero when the blue line dips below the orange line.

© 2024 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://housingmarketweekly.com/scottmunds



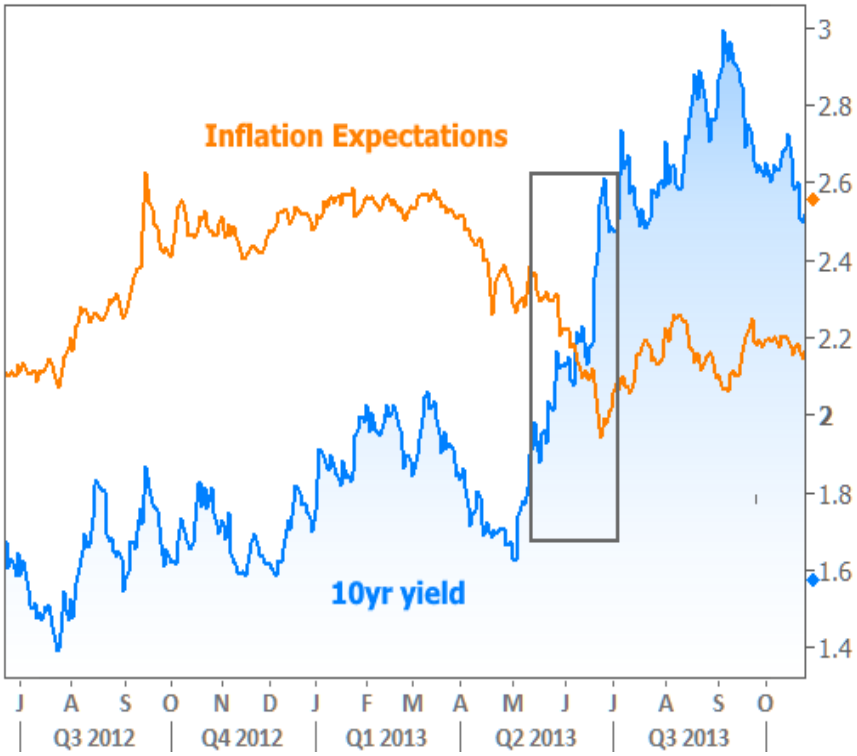
Translation: if it weren't for the inflation surge, **rates would be very close to all-time lows.** For those of you thinking three steps ahead: yes, there is a bit of an interdependency here because higher inflation is seen as a brake on the economy (and economic strength pushes rates higher), but the point is that rates would certainly be a bit lower than they are now.

There is **hope** and **caution** here. On one hand, we could hope to see inflation subside, thus allowing rates to calm down. On the other hand, there are times where inflation is falling while rates are rising. The middle of 2013 was a relevant example.

© 2024 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://housingmarketweekly.com/scottmunds



Why was 2013 relevant? That's the last time the Federal Reserve indicated it would begin reducing the pace of its massive bond buying program (i.e. "**tapering**"). If you've heard of the "taper tantrum," that was ground zero.

The Fed will begin to taper its current bond buying efforts shortly and they'll almost certainly announce that in **November**. Does that mean rates are **doomed** by yet another fate? Yes and no. We'll examine this in greater detail next time, but here's a sneak preview.

The following chart shows the Fed's 3 major stints of bond buying in the past (officially "quantitative easing" or "QE"). It's common practice to credit Fed bond buying for ultra low rates--so common that people are invariably **shocked** when they see that rates actually rise fairly reliably during the time that the Fed is buying, and that they begin falling even more reliably after the Fed is done buying.

© 2024 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://housingmarketweekly.com/scottmunds

Of course the current environment may not play by the same rules, but if it does, the best thing that could happen for rates would be for the Fed to taper quickly and completely.

Subscribe to my newsletter online at: http://housingmarketweekly.com/scottmunds

Recent Economic Data

Date	Event	Actual	Forecast	Prior
Tuesday, Oct 12				
11:30AM	3-Yr Note Auction (bl)	58		
1:00PM	10-yr Note Auction (bl)	38		
Wednesday, Oct 13				
7:00AM	w/e MBA Refi Index	3023.0		3037.6
7:00AM	w/e MBA Purchase Index	279.8		275.7
8:30AM	Sep Core CPI (Annual) (%)	4.0	4.0	4.0
1:00PM	30-Yr Bond Auction (bl)	24		
Thursday, Oct 14				
8:30AM	Sep Core Producer Prices YY (%)	6.8	7.1	6.7
8:30AM	w/e Jobless Claims (k)	293	319	326
Friday, Oct 15				
8:30AM	Sep Retail Sales (%)	0.7	-0.2	0.7
10:00AM	Oct 1yr Inflation Outlook (%)	4.8		4.6
10:00AM	Oct 5yr Inflation Outlook (%)	2.8		3.0
10:00AM	Oct Consumer Sentiment	71.4	73.1	72.8

Event Importance:

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

© 2024 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://housingmarketweekly.com/scottmunds

Date	Event	Actual	Forecast	Prior
10:00AM	Aug Business Inventories (%)	0.6	0.6	0.5
Monday, Oct 18				
9:15AM	Sep Industrial Production (%)	-1.3	0.2	0.4
10:00AM	Oct NAHB housing market indx	80	76	76
Tuesday, Oct 19				
8:30AM	Sep Housing starts number mm (ml)	1.555	1.620	1.615
8:30AM	Sep House starts mm: change (%)	-1.6		3.9
8:30AM	Sep Build permits: change mm (%)	-7.7		5.6
8:30AM	Sep Building permits: number (ml)	1.589	1.680	1.721
Wednesday, Oct 20				
7:00AM	w/e MBA Purchase Index	266.2		279.8
7:00AM	w/e MBA Refi Index	2807.9		3023.0
Thursday, Oct 21				
8:30AM	Oct Philly Fed Business Index	23.8	25.0	30.7
10:00AM	Sep Exist. home sales % chg (%)	7.0		-2.0
10:00AM	Sep Existing home sales (ml)	6.29	6.09	5.88
10:00AM	Sep Leading index chg mm (%)	+0.2	0.4	0.9

“We exist to make a difference in people’s lives by providing the right mortgage products."

Scott is the Portland Mortgage Coach, an Ideas Machine, a Revolutionist and a Rock N' Roller!

With over 20 years in the Mortgage Industry. Scott Munds is #1 a family man. Married over 25 years to his lovely wife Susie with four amazing children all living in the Portland Metro area. He enjoys spending time in the community serving with the Community Action group and the Blanchet House. Scott has a serving heart! In business, Scott is known as a straight shooter full of Integrity and is a Master at the Mortgage Loan Process. With a legendary reputation in the mortgage and real estate industry. Scott has earned an extensive following of Real Estate agents, Clients who love Scott and an Avant-Garde mind that attracts Respect inside and out of his business.

If you are looking for the Nordstrom Mortgage Loan experience… you have found the right guru and mortgage team to Open the Door to your new home!

Scott Munds

© 2024 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://housingmarketweekly.com/scottmunds