

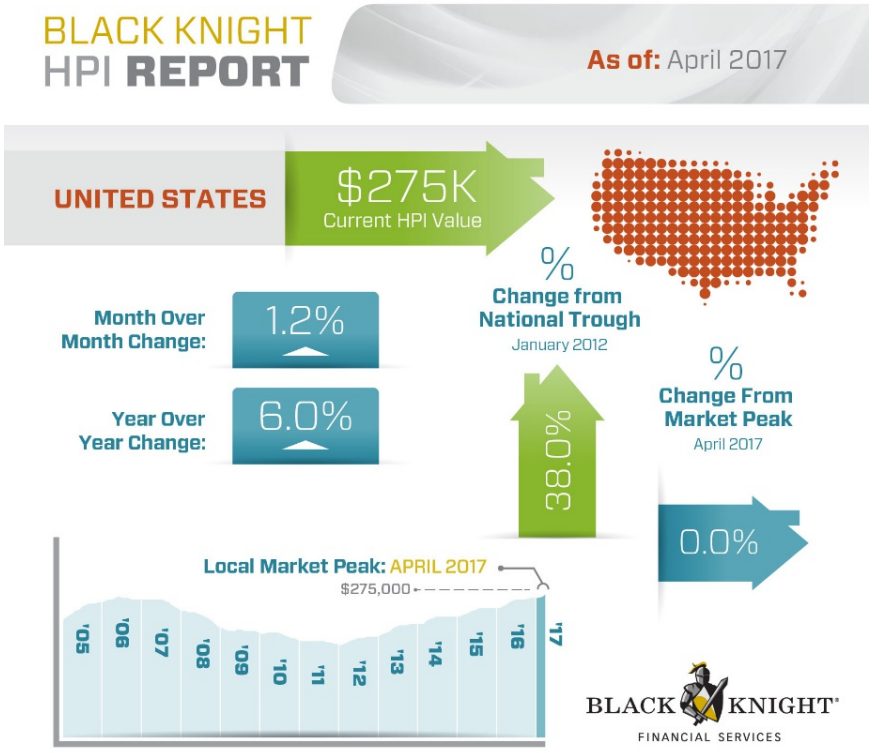
David Hanks

Broker/Owner, American Broker Services, Inc. dba Quality Choice Funding
NMLS # 352844
2675 Twin Creeks Drive San Ramon, CA 94583

Mobile: 925.382.2502
dave@qualitychoicefunding.com
View My Website

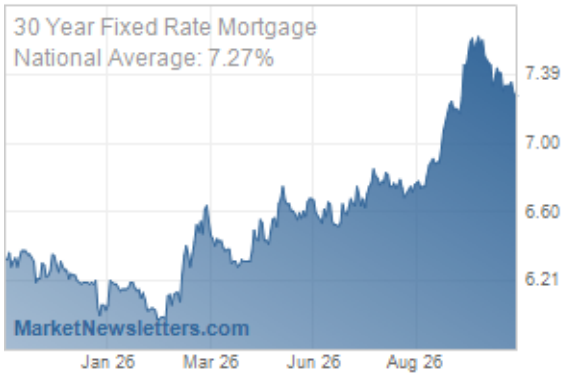
Black Knight Home Price Index Hits All-Time High

The third major home price indicator of the month was released on Monday and again there was **no indication that the rate of appreciation is slowing.** Black Knight Financial Services said prices, as measured by its National Home Price Index (HPI) increased from March to April by 1.2 percent. The index reading of $275,000, was the highest in the HPI's history. The month-over-month increase in the index has brought prices up 3.6 percent since the first of the year, with the bulk of that growth, an aggregate of 2.5 percent, coming in March and April.



On an annual basis, the **index gained 6.0 percent** in April, compared to of 5.8 percent in March. The average year-over-year increase was 5.6 percent in the first quarter of 2017 and 5.4 percent for all of 2016.

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	99.80	-0.01
10 YR Treasury	4.9253	-0.0046
30 YR Treasury	5.2895	-0.0187

Pricing as of: 11/2 5:59PM 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%

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Washington State continues to outperform other states; its 2.1 increase from March led the nation for the third straight month. **Oregon** followed with appreciation of 1.9 percent followed by four states with 1.8 percent gains; **Nevada**, **New Jersey, Michigan, and Montana**. Even the worst performing states managed to eke out an increase; **West Virginia** was up 1.0 percent, **Mississippi** and **Wyoming** 0.2 percent, and **Maine, South Dakota and Kansas** each were up 0.4 percent

The strongest gains among **metro areas** were Seattle and Bellingham, Washington and Carson City, Nevada, all with 2.3 percent monthly gains. Washington state accounted for five of the nation's top 10 best performing metros

Tuscaloosa, AL was the only metro area to see a **decline**. Prices fell another 5.1 percent for its fifth consecutive month as the country's worst-performing metropolitan area

Among the 20 largest states tracked by Black Knight, **nine hit new peaks** in April - Indiana, Massachusetts, New York, North Carolina, Pennsylvania, Tennessee, Texas, Washington and Wisconsin. Since the market his bottom in January 2012, prices nationally have recovered by 38 percent.

April marks **60 consecutive months** of annual national home price appreciation

Listen, Analyze, Solve

David started in the mortgage industry in 2001 and has kept the same philosophy from day one: "Keep the client's best interest at the forefront of every transaction." What works for one client will not necessarily work for the next. David first listens, then evaluates and finally researches options making sure all possibilities have been considered. Once the proper path is determined, David works to make the process as quick and painless as possible, providing excellent service and communicating every step along the way.

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