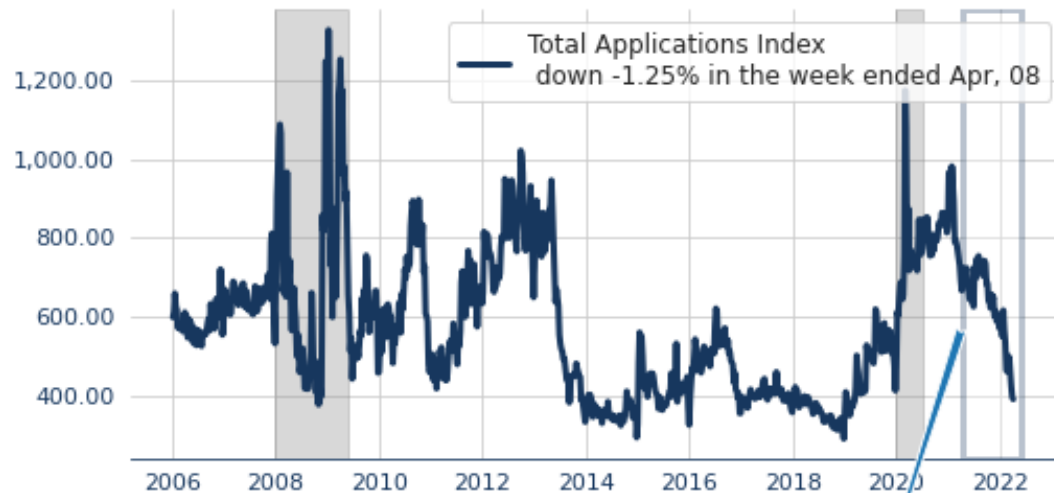


13.Apr.2022

## **Mortgage Apps: Refi Slide Continues, Purchases Edge Higher**

**Bottom Line:** Mortgage rates averaged over 5.25% last week, adjusted for points paid, sending applications for refinancing sharply lower. Purchase applications, though, edged slightly higher. As we've noted in previous weeks, purchase applications have held up better than would have been expected historically given the rate move. But the trend for purchase applications is still to the downside and will likely remain so as long as primary mortgage rates hold over 5%. On the positive side, current coupon yields in the secondary market have come down in the last two days after hitting a local high on Monday amid wider spreads to Treasuries. Overall, the trend in mortgage applications is lower as housing activity slowly cools in response to higher rates.

## Total Applications Index



### Recent Trends



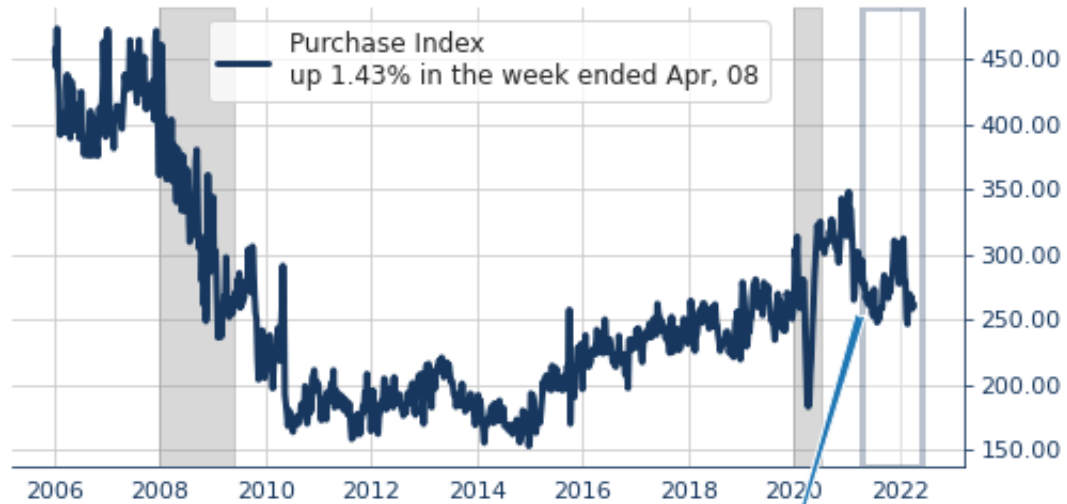
**The MBA Mortgage Application Index** FELL slightly, DOWN -1.3% to 394.0, BELOW the 13-week average of 498.0, and -41.1% BELOW the year-ago level. Non-seasonally adjusted the index was nearly unchanged, DOWN -0.5%.

**The Purchase Index** ROSE 1.4% to 262.0, BELOW the 13-week average of 274.0 and -6.3% BELOW the year-ago level.

**The Refinancing Index** FELL -4.9% to 1109.0, BELOW the 13-week average of 1758.0 and -62.0% BELOW the year-ago level.

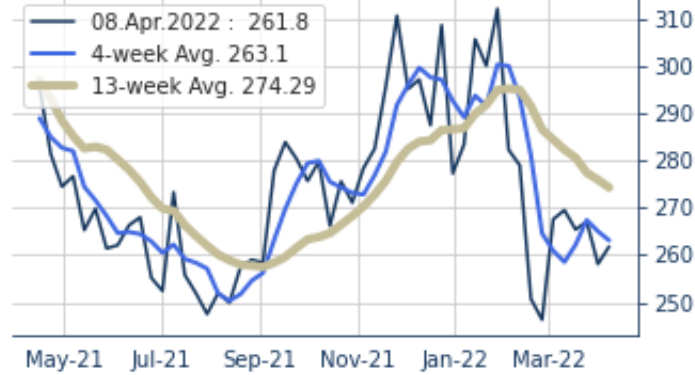
The effective (adjusted for points paid) **30-year mortgage rate** ROSE sharply, UP 25bps to 5.31%, ABOVE the 13-week average of 4.37%, and 58bps ABOVE the year-ago level.

## Purchase Index

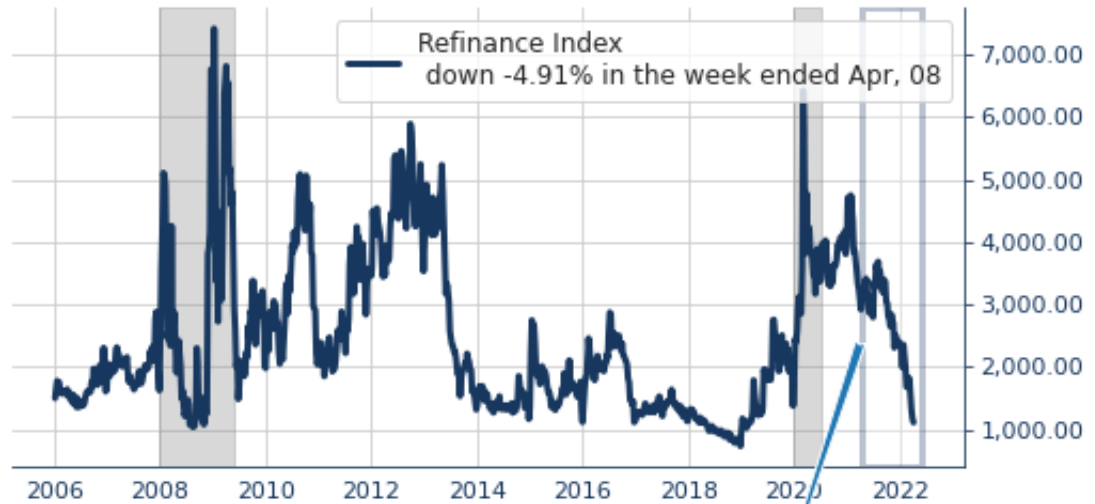


## Recent Trends

Contingent Macro Advisors 2021 source: MBA via Bloomberg



## Refinance Index



## Recent Trends

Contingent Macro Advisors 2021 source: MBA via Bloomberg



# MBA 30-yr Fixed Mortgage Effective Rate



## Recent Trends

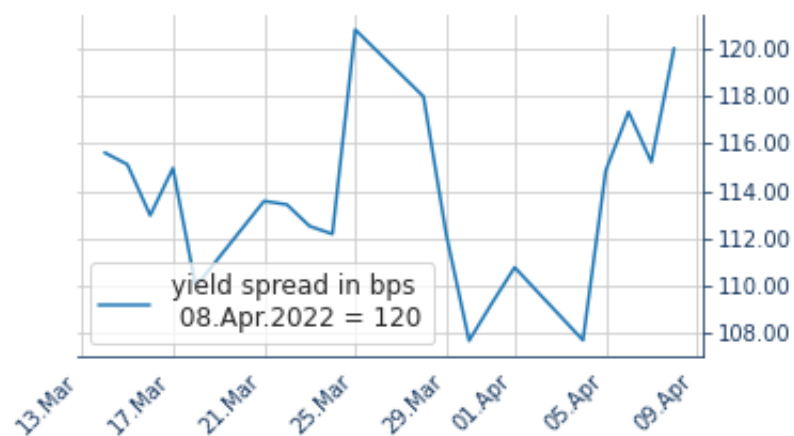
Contingent Macro Advisors 2021 source: MBA via Bloomberg



## MBS Current Coupon Yield



## MBS Current Coupon spread to Blend of Treasury Yields

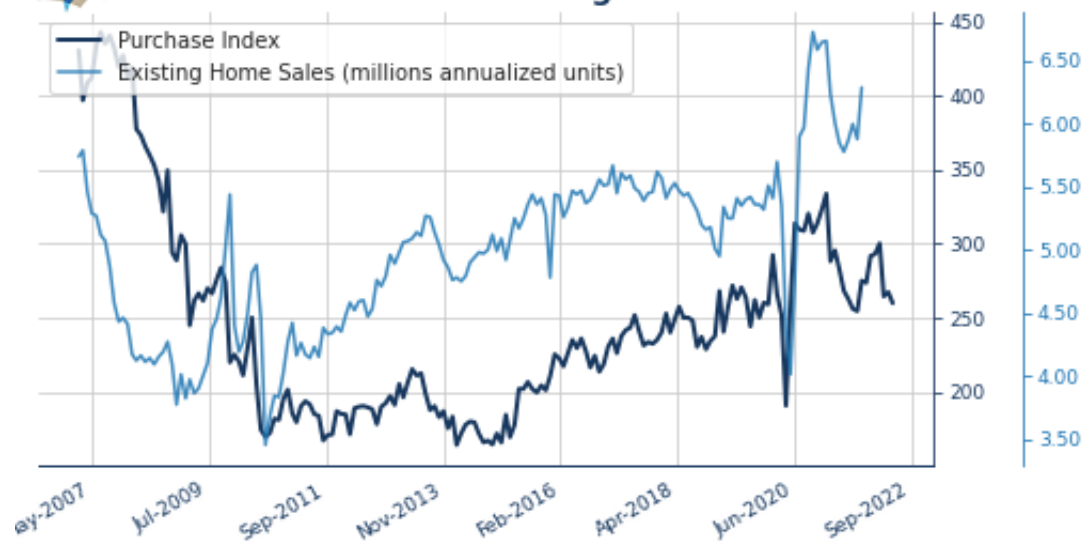


## Mortgage Rates





## Purchase Index vs. Existing Home Sales



## Refi Index vs. Mortgage Rate



Weekly MBA Mortgage Application Survey	08.Apr	01.Apr	25.Mar	18.Mar	MTD Avg	Prior Mo. Avg.	13wk. Avg.	52wk. Avg.
<b>Total Applications Index</b>	<b>393.50</b>	<b>398.50</b>	<b>425.10</b>	<b>456.20</b>	<b>396.00</b>	<b>470.08</b>	<b>497.67</b>	<b>630.74</b>
<b>Week % Chg</b>	<b>-1.30</b>	<b>-6.30</b>	<b>-6.80</b>	<b>-8.10</b>				
<b>Total Apps NSA % Chg.</b>	<b>-0.46</b>	<b>-5.74</b>	<b>-6.15</b>	<b>-7.54</b>				
Purchase Index	261.80	258.10	267.10	265.40	259.95	267.40	274.29	273.59
Purch. Idx - % Chg.	1.43	-3.37	0.64	-1.52				
Refinance Index	1109.00	1166.30	1295.10	1522.70	1137.65	1606.45	1758.30	2698.74
Refi. Idx - % Chg.	-4.91	-9.95	-14.95	-14.37				



Ref % Tot	37.10	38.80	40.60	44.80	37.95	45.82	49.35	60.13
MBA 30-yr Fixed Mortgage Effective Rate	5.31	5.06	4.96	4.68	5.18	4.57	4.37	3.55
MBA 30-yr Fixed Points	0.63	0.53	0.56	0.59	0.58	0.53	0.49	0.40
MBA 15-yr Fixed Mortgage Contract Rate	4.34	4.11	4.01	3.76	4.22	3.68	3.50	2.76
MBA 15-yr Fixed Mortgage Effective Rate	4.34	4.11	4.01	3.76	4.22	3.68	3.50	2.76
MBA 15-yr Fixed Points	0.65	0.53	0.55	0.55	0.59	0.51	0.49	0.35
MBA 5-yr ARM Effective Rate	4.06	3.82	3.70	3.39	3.94	3.46	3.40	2.92

source: Mortgage Banker Association via Bloomberg Professional