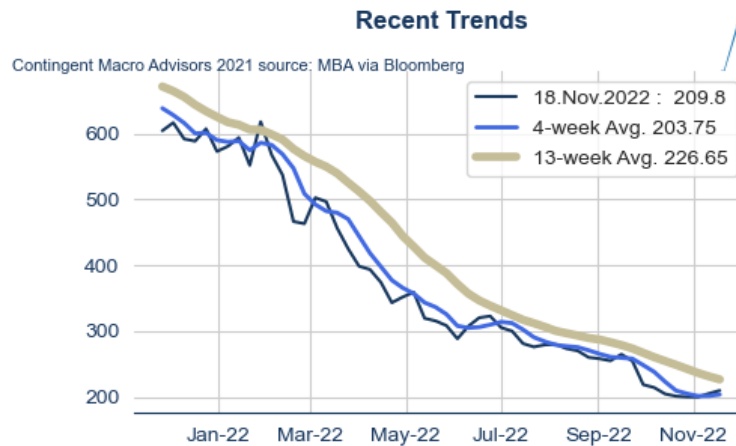
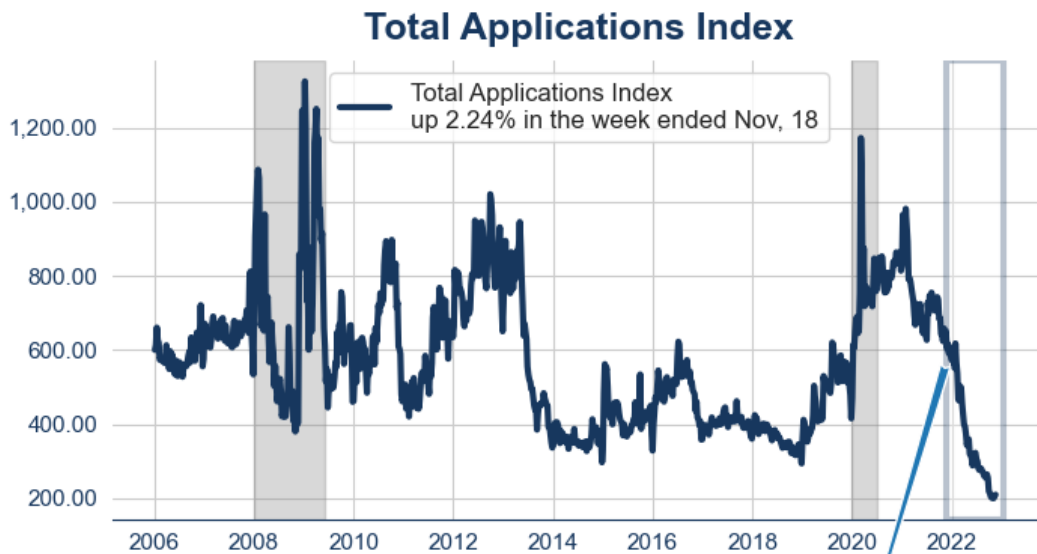


23.Nov.2022

Mortgage Apps: Increase Barely Registers

Bottom Line: A nearly 3% increase in mortgage applications last week was barely noticeable as the overall level of applications remained near historic lows. The average 30-year mortgage rate available to borrowers fell for the second week, dropping back below 7%, as secondary mortgages saw the third week of tighter spreads to Treasuries and lower volatility. Overall, we see some rate-driven impulse for mortgage applications, but the level of applications remains very low and unlikely to rebound sharply until a sustained rally takes the average mortgage rate back near 5%, nearly 200 basis points away.



The MBA Mortgage Application Index ROSE 2.2% to 210.0, BELOW the 13-week average of 227.0 and -67.8% BELOW the year-ago level. Non-seasonally adjusted the index ROSE 10.0%.

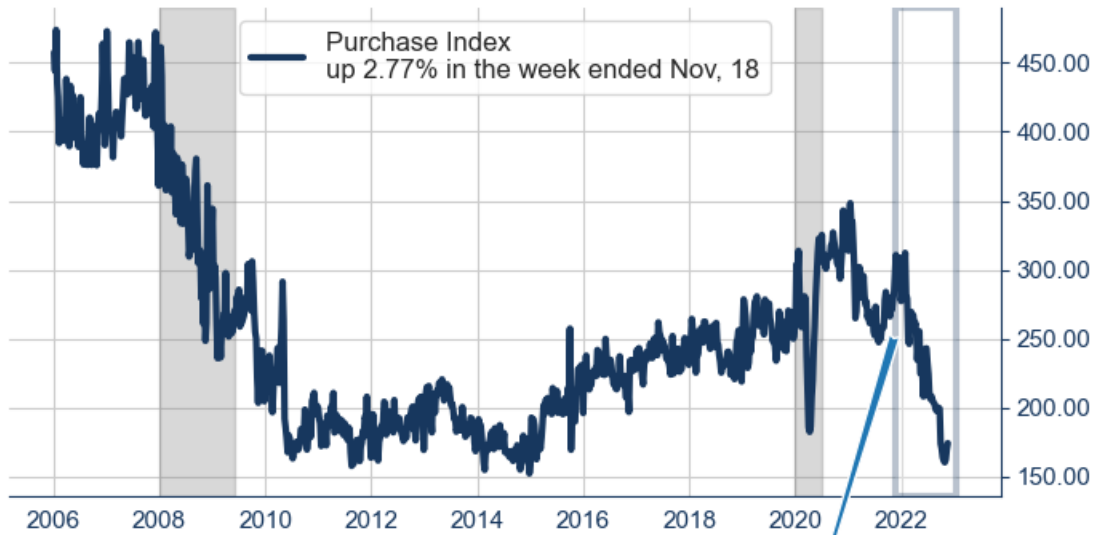
The Purchase Index ROSE 2.8% to 174.0, BELOW the 13-week average of 179.0 and -41.0% BELOW the year-ago level.

The Refinancing Index ROSE slightly, UP 1.8% to 374.0, BELOW the 13-week average of 454.0 and -86.2% BELOW the year-ago level.

The effective (adjusted for points paid) **30-year mortgage rate** FELL -19bps to 6.87%, ABOVE the 13-week average of 6.85% and 105bps ABOVE the year-ago level.

Current coupon yields in the secondary market were up 3.0 bps last week, closing at 5.32%, and were down -3.0 bps this week through Tuesday.

Purchase Index



Recent Trends

Contingent Macro Advisors 2021 source: MBA via Bloomberg

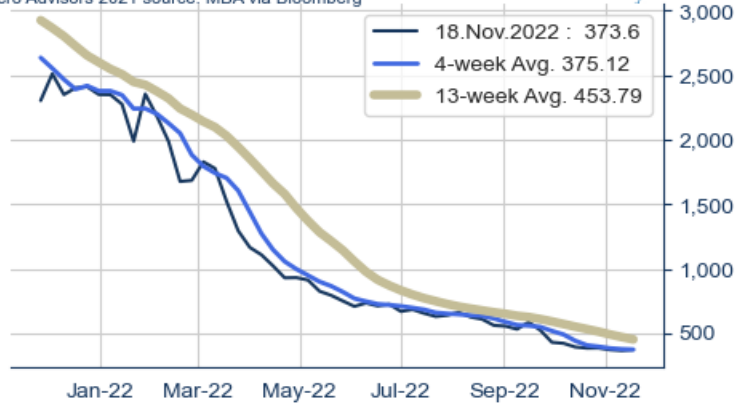


Refinance Index



Recent Trends

Contingent Macro Advisors 2021 source: MBA via Bloomberg

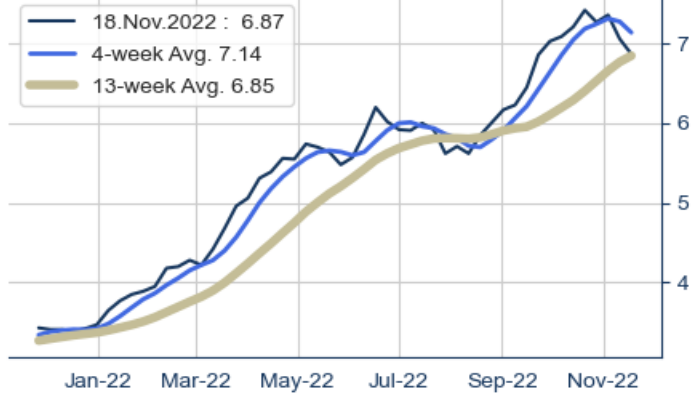


MBA 30-yr Fixed Mortgage Effective Rate

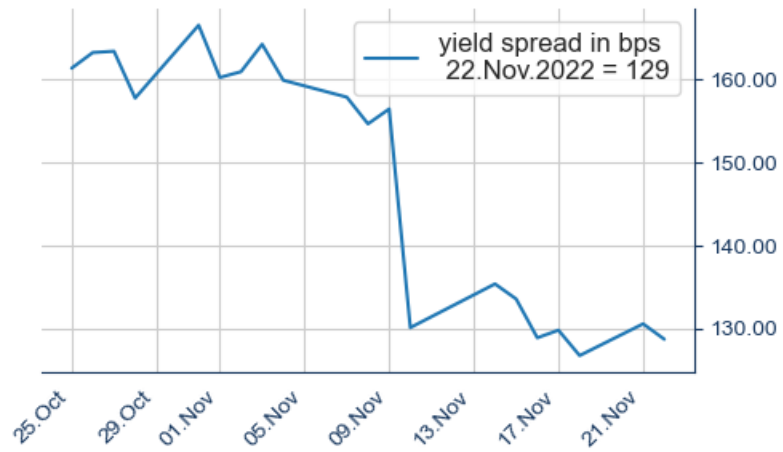


Recent Trends

Contingent Macro Advisors 2021 source; MBA via Bloomberg



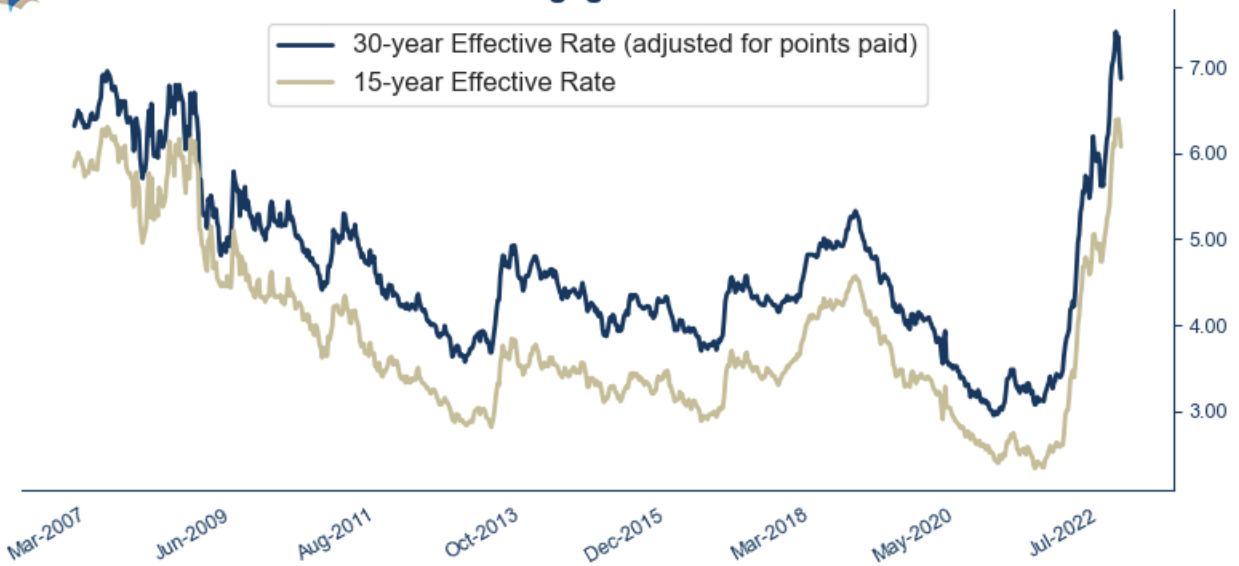
MBS Current Coupon spread to Blend of Treasury Yields

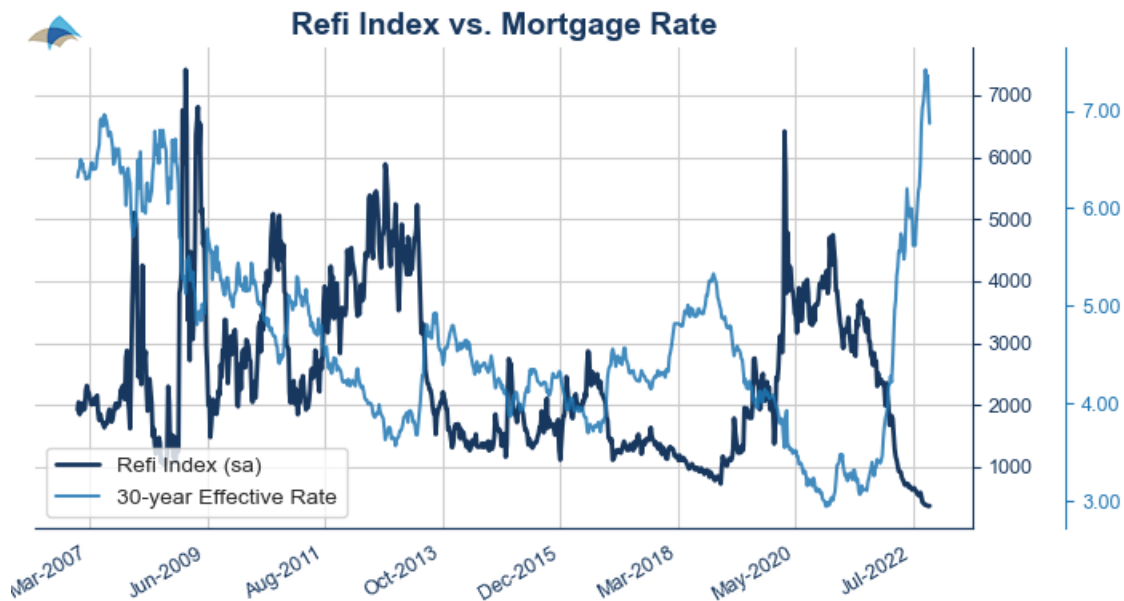
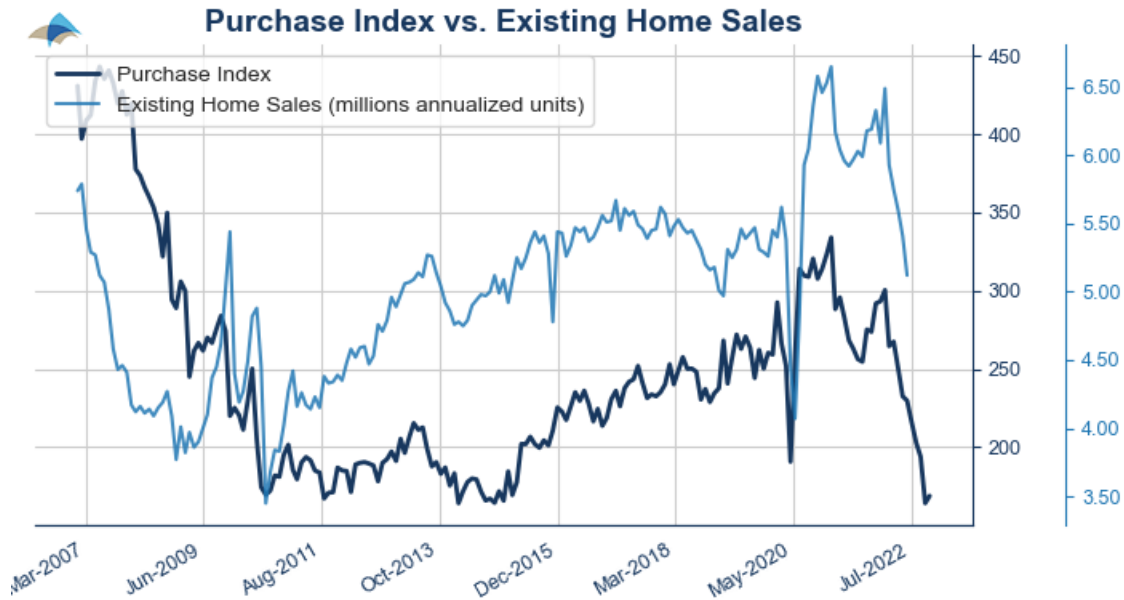


MBS Current Coupon Yield



Mortgage Rates





Weekly MBA Mortgage Application Survey	18.Nov	11.Nov	04.Nov	28.Oct	MTD Avg	Prior Mo. Avg.	13wk. Avg.	52wk. Avg.
Total Applications Index	209.80	205.20	199.90	200.10	204.97	205.05	226.65	374.08
Week % Chg	2.20	2.70	-0.10	-0.50				
Total Apps NSA % Chg.	9.97	-10.06	-1.85	-1.32				
Purchase Index	174.40	169.70	162.60	160.50	168.90	164.25	179.40	235.23
Purch. Idx - % Chg.	2.77	4.37	1.31	-0.80				
Refinance Index	373.60	367.10	373.10	386.70	371.27	397.65	453.79	1147.67
Refi. Idx - % Chg.	1.77	-1.61	-3.52	0.16				
Ref % Tot	28.40	27.60	28.10	28.60	28.03	28.52	29.32	39.87

MBA 30-yr Fixed Mortgage Effective Rate	6.87	7.06	7.36	7.27	7.10	7.25	6.85	5.37
MBA 30-yr Fixed Points	0.68	0.56	0.77	0.73	0.67	0.88	0.82	0.62
MBA 15-yr Fixed Mortgage Contract Rate	6.08	6.27	6.40	6.37	6.25	6.24	5.88	4.45
MBA 15-yr Fixed Mortgage Effective Rate	6.08	6.27	6.40	6.37	6.25	6.24	5.88	4.45
MBA 15-yr Fixed Points	0.70	0.73	1.13	1.05	0.85	1.26	1.05	0.69
MBA 5-yr ARM Effective Rate	5.78	5.73	5.87	5.79	5.79	5.71	5.42	4.23
% of ARMs	8.80	10.60	12.00	11.80	10.47	12.25	10.60	7.73
% of \$ARMs	18.50	20.60	22.50	21.40	20.53	22.15	19.95	15.39

source: Mortgage Banker Association via Bloomberg Professional