

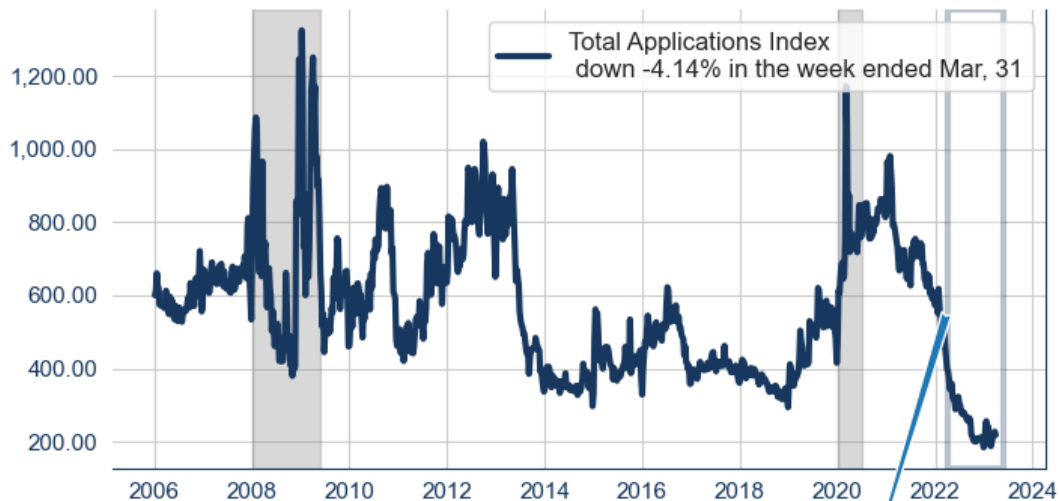
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05.Apr.2023

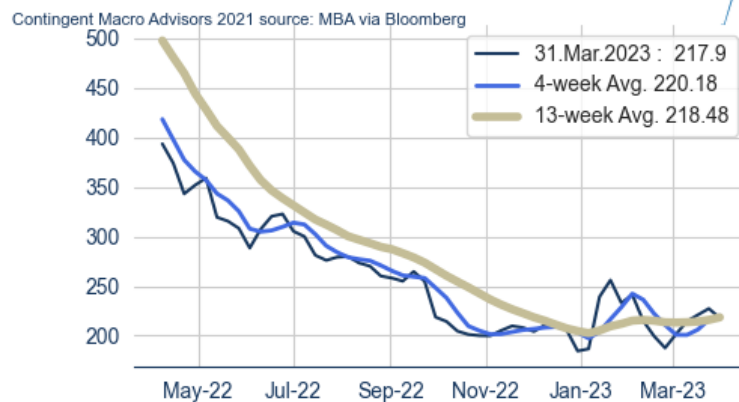
Mortgage Apps: Modest Decline After Surprise Gains

Bottom Line: Mortgage applications fell after several weeks of surprisingly stronger activity. The average 30-year fixed-rate mortgage held steady in the 6 1/2 to 6 5/8% range. The level of mortgage applications remains historically low, but we continue to see signs of stabilization in the housing market. Despite multiple bank failures, there was still a clear underlying demand for housing in March. And that appears likely to stabilize the residential market as it rebalances to a new equilibrium after a record move in mortgage rates last year.

Total Applications Index



Recent Trends



The MBA Mortgage Application Index FELL -4.1% to 218.0, BELOW the 13-week average of 218.0 and -45.3% BELOW the year-ago level. Non-seasonally adjusted the index FELL slightly , DOWN -3.7%.

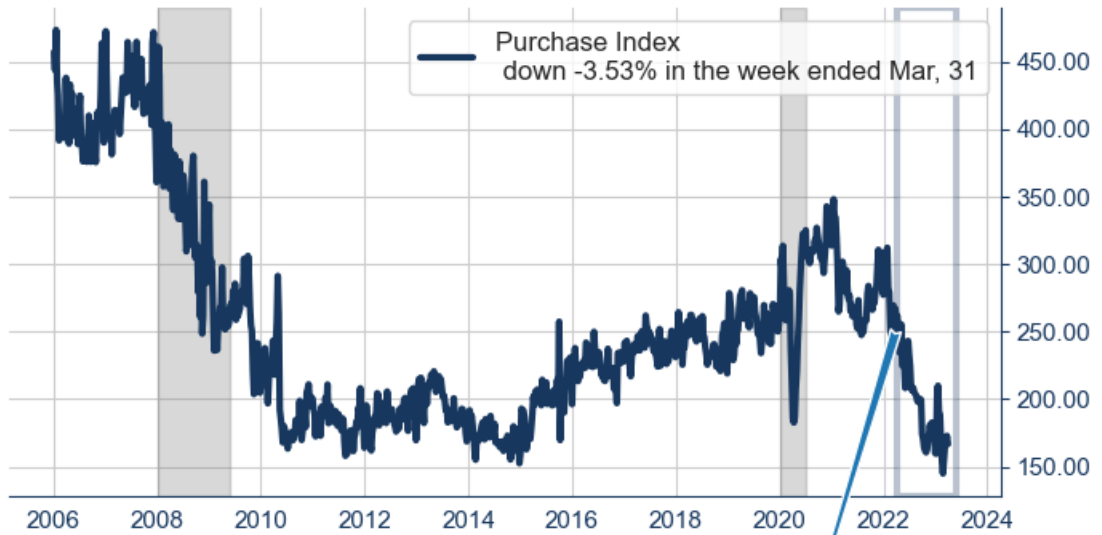
The Purchase Index FELL -3.5% to 167.0, BELOW the 13-week average of 173.0 and -35.5% BELOW the year-ago level.

The Refinancing Index FELL -5.4% to 477.0, ABOVE the 13-week average of 445.0 but -59.1% BELOW the year-ago level.

The effective (adjusted for points paid) **30-year mortgage rate** FELL -6bps to 6.57%, BELOW the 13-week average of 6.65% but 30bps ABOVE the year-ago level.

Current coupon yields in the secondary market were up 13.0 bps last week , closing at 5.05%, and were down -12.0 bps this week through Tuesday.

Purchase Index



Recent Trends



Refinance Index



Recent Trends

Contingent Macro Advisors 2021 source: MBA via Bloomberg



MBA 30-yr Fixed Mortgage Effective Rate

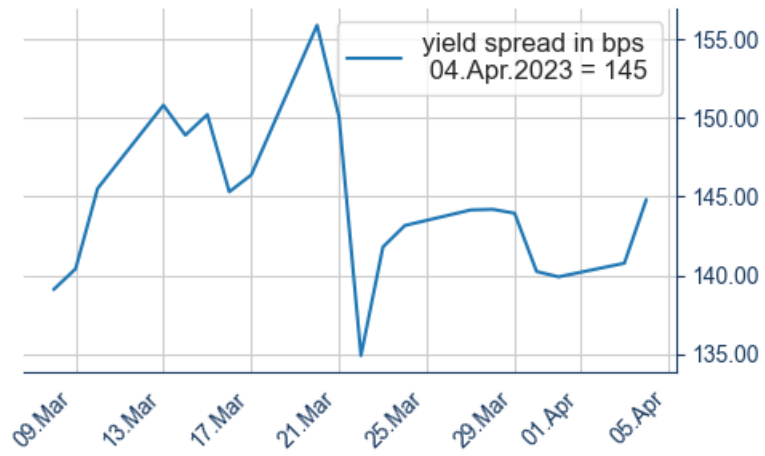


Recent Trends

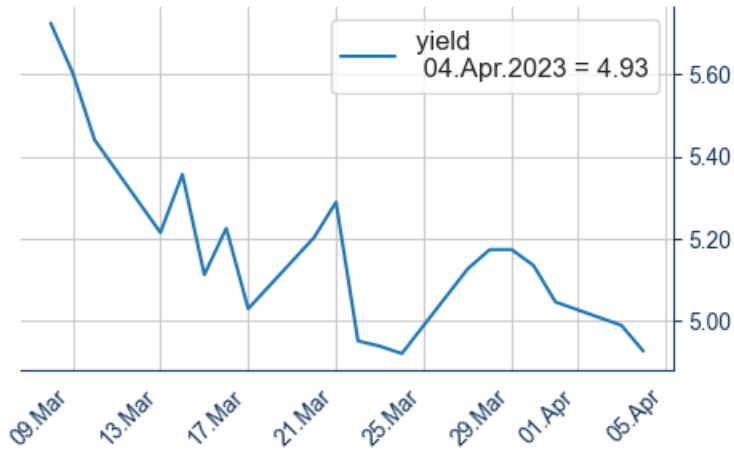
Contingent Macro Advisors 2021 source: MBA via Bloomberg



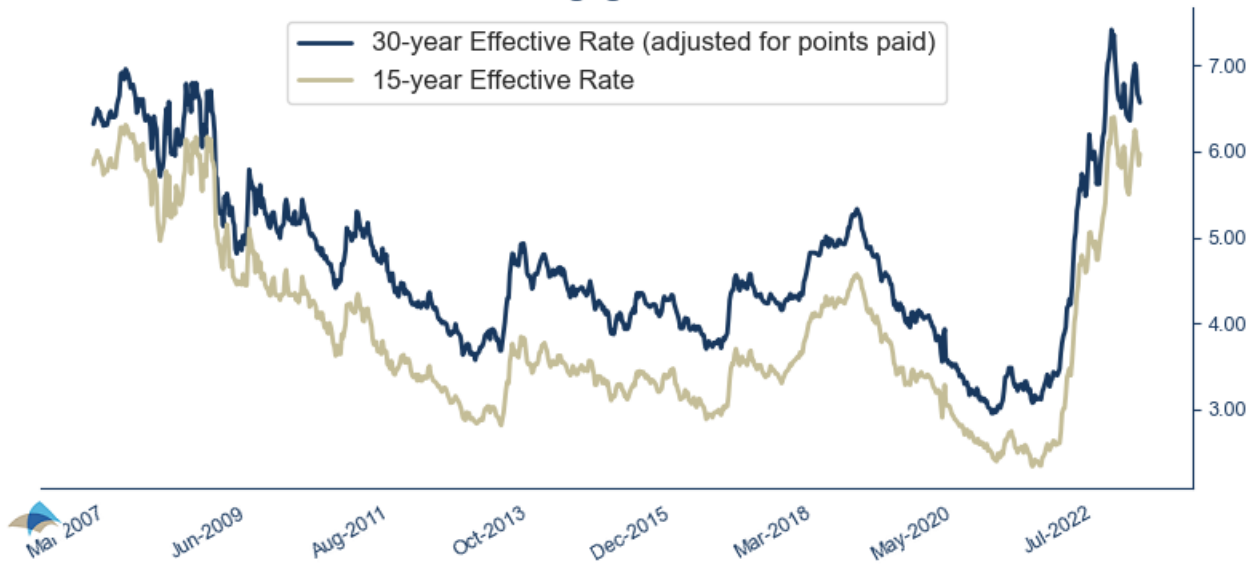
MBS Current Coupon spread to Blend of Treasury Yields



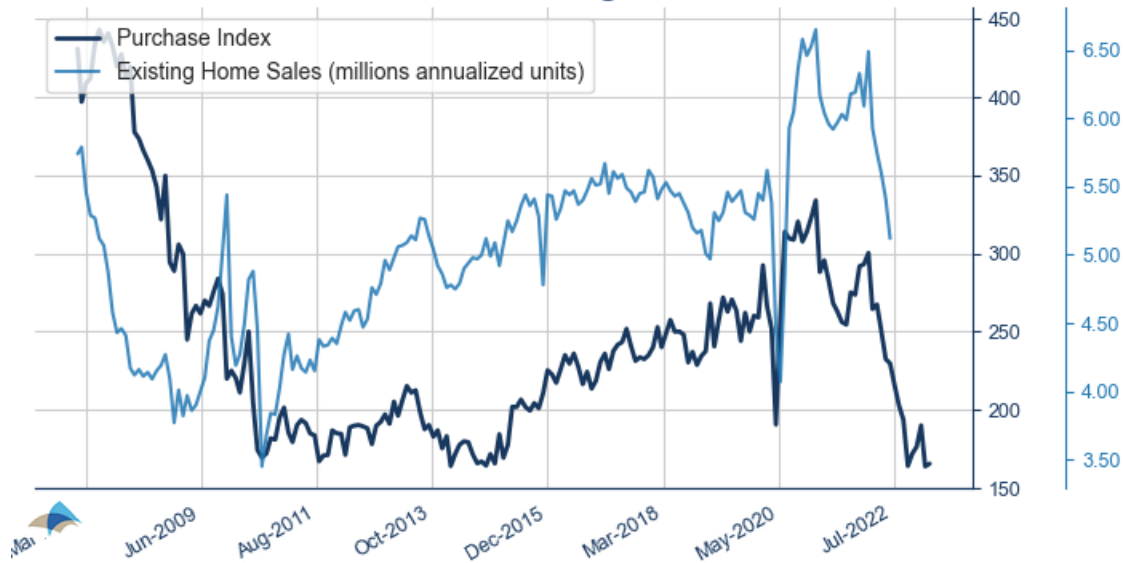
MBS Current Coupon Yield



Mortgage Rates



Purchase Index vs. Existing Home Sales



Refi Index vs. Mortgage Rate



Weekly MBA Mortgage Application Survey	31.Mar	24.Mar	17.Mar	10.Mar	MTD Avg	Prior Mo. Avg.	13wk. Avg.	52wk. Avg.
Total Applications Index	217.90	227.30	221.00	214.50	216.44	210.78	218.48	255.39
Week % Chg	-4.10	2.90	3.00	6.50				
Total Apps NSA % Chg.	-3.70	3.03	3.30	7.25				
Purchase Index	166.60	172.70	169.30	165.60	165.72	163.95	172.69	195.71
Purch. Idx - % Chg.	-3.53	2.01	2.23	7.25				
Refinance Index	477.20	504.40	481.30	458.90	471.94	440.12	445.05	558.82
Refi. Idx - % Chg.	-5.39	4.80	4.88	4.80				
Ref % Tot	28.60	29.10	28.60	28.20	28.68	29.40	29.35	30.38
MBA 30-yr Fixed	6.57	6.63	6.67	6.94	6.77	6.68	6.65	6.34

Mortgage Effective Rate								
MBA 30-yr Fixed Points	0.59	0.62	0.66	0.79	0.69	0.71	0.70	0.71
MBA 15-yr Fixed Mortgage Contract Rate	5.97	5.84	6.02	6.14	6.04	5.90	5.88	5.46
MBA 15-yr Fixed Mortgage Effective Rate	5.97	5.84	6.02	6.14	6.04	5.90	5.88	5.46
MBA 15-yr Fixed Points	0.54	0.57	0.60	0.77	0.70	0.83	0.71	0.79
MBA 5-yr ARM Effective Rate	5.61	5.62	5.58	5.69	5.65	5.62	5.56	5.11
% of ARMs	7.20	7.70	8.60	8.50	8.12	7.30	7.45	8.83
% of \$ARMs	13.80	15.60	17.40	16.70	16.22	15.18	15.18	17.05

source: Mortgage Banker Association via Bloomberg Professional