

HOUSING CONNECTION

Mortgage and Real Estate News That Matters



A message from Marc Erickson:

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Unsurprising Surge in Refi Demand Pushes Mortgage Apps Past 3 Year High

Mortgage applications continued to ride the waves from last week's dip in rates, extending the surge that followed early-January rate volatility. The Mortgage Bankers Association (MBA) reported that applications rose **14.1%** for the week ending January 16, adding to the prior week's sharp increase.

Refinance demand again led the way. The Refinance Index climbed **20%** from the previous week and was **183%** higher than the same week one year ago, marking the strongest weekly pace since September. The magnitude of the increase underscores the widely publicized (but oh so temporary) news that intraday 30yr fixed rates dipped just below 6% for the first time in years.



Ehric Wolfe

REALTOR®, Coldwell Banker Realty

www.coloradowolfhomes.com

P: (970) 691-5299

ehric@coloradowolfhomes.com

3665 John F Kennedy Parkway
Fort Collins CO 80525



Marc Erickson

Mortgage Guide, Excel Financial Group, LLC

www.themortgagemarc.com

P: (720) 295-0704

M: (720) 295-0704

123 N College Avenue
Fort Collins CO 80524
1245157



“Mortgage rates declined further last week, driving another big week for refinance applications,” said Joel Kan, MBA’s Vice President and Deputy Chief Economist. “These movements prompted greater refinance activity from conventional and VA borrowers, with refinance applications accounting for more than 60 percent of total volume.”

The rate rally was swift enough to spill over to purchase demand--a tall order in the world of mortgage apps. The Purchase Index rose **5%** week-over-week, while unadjusted purchase applications increased 12% and were **18%** higher than the same week one year ago.



The refinance share of total applications increased to **61.9%** from 60.2% the prior week. ARM share edged up to **7.1%**. FHA share fell to 15.9% from 19.2%, while VA share increased slightly to 16.2%. USDA share was unchanged at 0.4%.

Mortgage Rate Summary:

- **30yr Fixed:** 6.16% (from 6.18%) | **Points:** 0.54 (from 0.56)
- **15yr Fixed:** 5.55% (from 5.60%) | **Points:** 0.65 (from 0.61)
- **Jumbo 30yr:** 6.39% (from 6.42%) | **Points:** 0.38 (from 0.43)
- **FHA:** 6.04% (from 6.08%) | **Points:** 0.73 (from 0.68)
- **5/1 ARM:** 5.42% (unchanged) | **Points:** 0.62 (from 0.49)