



Higher Refi Demand Buys Mortgage Apps as Rates Hit Lows

Mortgage application activity picked up last week with the Mortgage Bankers Association (MBA) reporting an increase of **2.8%** on a seasonally adjusted basis for the week ending February 13.

Refi applications were in the driver's seat, and although it was hardly a "jump", the Refinance Index did increase **7%** from the previous week and was **132%** higher than the same week one year ago, marking the strongest week for refinance activity since mid-January. This also keeps refi demand in the highest range seen since early 2022.



Purchase demand moved in the opposite direction, falling 3% versus the previous week. Notably, VA purchase applications bucked the broader trend, rising 4% for the week.

Joel Kan, MBA's Vice President and Deputy Chief Economist, attributed the pickup in overall activity to the lowest mortgage rates in four weeks.

Ian Overcarsh

Mortgage Banker, First National Bank

www.fnb-online.com/.../overcarshi

M: (704) 650-1922

overcarshi@fnb-corp.com

401 S. Graham Street

Charlotte NC 28202

1065792



Lillian Isaac

NC/SC Broker, Realtor®,
SRES License NC/SC
General Contractor |
Author, Lillian Isacc Realty

LillianIsaacRealty.com

P: (704) 492-8706

lillian@lillianisaacrealty.com

6277 Carolina Commons Dr. #363
Indian Land SC 29707

The composition of activity shifted modestly. The refinance share of total applications increased to **57.4%** from 56.4% the prior week, while ARM share ticked up to **8.2%**. FHA share held steady at 18.4%, VA share rose to **16.5%**, and USDA share remained unchanged at 0.4%.

Mortgage Rate Summary:

- **30yr Fixed:** 6.17% (from 6.21%) | **Points:** 0.56 (unchanged)
- **15yr Fixed:** 5.50% (from 5.65%) | **Points:** 0.73 (from 0.68)
- **Jumbo 30yr:** 6.21% (from 6.30%) | **Points:** 0.27 (from 0.34)
- **FHA:** 5.99% (from 6.01%) | **Points:** 0.65 (from 0.68)
- **5/1 ARM:** 5.29% (from 5.33%) | **Points:** 0.62 (from 0.67)