



The improvement comes as mortgage rates moved lower, with the average 30-year fixed rate declining to **6.35%**. The drop was driven in part by easing geopolitical tensions and lower oil prices, which helped stabilize financial markets and restore some borrower confidence.

MBA's Mike Fratantoni said, "Mortgage rates declined last week as financial markets responded positively to the Middle East ceasefire and the lower trend in oil prices... purchase application volume increased an even stronger 10 percent and was up 14 percent compared to last year's pace. Despite the geopolitical uncertainty, housing demand is being supported by a still resilient job market, and homebuyers are experiencing a buyer's market in most of the country..."

Application composition shifted slightly away from refinancing, with refinance share decreasing to **44.2%** from 45.5% the prior week. ARM share also declined to **8.0%**. FHA share held steady at **18.2%**, while VA share decreased to **15.0%** and USDA share remained unchanged at **0.5%**.

Mortgage Rate Summary:

- **30yr Fixed:** 6.35% (from 6.42%) | **Points:** 0.61 (from 0.62)
- **15yr Fixed:** 5.75% (from 5.85%) | **Points:** 0.69 (from 0.73)
- **Jumbo 30yr:** 6.43% (from 6.48%) | **Points:** 0.45 (from 0.46)
- **FHA:** 6.10% (from 6.14%) | **Points:** 0.71 (from 0.73)
- **5/1 ARM:** 5.48% (from 5.63%) | **Points:** 0.89 (from 0.46)