

HOUSING CONNECTION

Mortgage and Real Estate News That Matters



A message from Marc Erickson:

For informational purposes only. This is not a commitment to lend or extend credit. Information and/or dates are subject to change without notice. All loans are subject to credit approval. Rates vary based upon market conditions and borrower qualification.

Higher Rates Hit Mortgage Apps, But Only Modestly

Mortgage applications declined last week, reversing some of the prior period's gains as rates climbed to their highest level in a month. The Mortgage Bankers Association (MBA) reported a **4.4% decrease** on a seasonally adjusted basis for the week ending May 1.

The decline was broad-based, with both purchase and refinance activity moving lower. The Refinance Index fell **5%** from the previous week but remained **29%** higher than the same week one year ago.



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



Ehric Wolfe

REALTOR®, Coldwell Banker Realty

www.coloradowolfehomes.com

P: (970) 691-5299

ehric@coloradowolfehomes.com

3665 John F Kennedy Parkway
Fort Collins CO 80525



Meanwhile, the seasonally adjusted Purchase Index decreased **4%** week over week and was still **5%** above last year's level. In the bigger picture, purchase apps remain closer to the highest levels of the past few years.



The average 30-year fixed mortgage rate increased to **6.45%** from 6.37%, marking the highest reading in a month and weighing on overall application volume. Higher borrowing costs, driven in part by ongoing geopolitical tensions, continue to limit refinance incentives while creating some hesitation among prospective buyers.

MBA's Joel Kan said, "Mortgage rates last week increased to their highest level in a month... elevated rates and shrinking refinance incentives continued to weigh on activity... The refinance share of applications was the lowest since August 2025."

Kan also noted that while purchase activity softened on a weekly basis, it remains above last year's pace. The average purchase loan size rose to a record **\$467,300**, suggesting that higher-priced segments may be driving activity while some entry-level buyers hold back amid affordability pressures.

Application composition shifted slightly, with refinance share decreasing to **42.0%** from 42.5% the prior week. ARM share increased to **8.8%**. FHA share rose to **17.7%**, while VA share edged down to **14.9%** and USDA share remained unchanged at **0.5%**.

Mortgage Rate Summary:

- **30yr Fixed:** 6.45% (from 6.37%) | **Points:** 0.66 (from 0.61)
- **15yr Fixed:** 5.83% (from 5.77%) | **Points:** 0.73 (from 0.63)
- **Jumbo 30yr:** 6.47% (from 6.45%) | **Points:** 0.47 (from 0.38)
- **FHA:** 6.12% (from 6.09%) | **Points:** 0.74 (from 0.71)
- **5/1 ARM:** 5.60% (from 5.66%) | **Points:** 0.83 (from 0.96)