



Matthew Hibler's Monday Mortgage Update

CHERRY CREEK
MORTGAGE COMPANY

BUILT WITH TRUST

**Week of
Nov. 19,
2018**

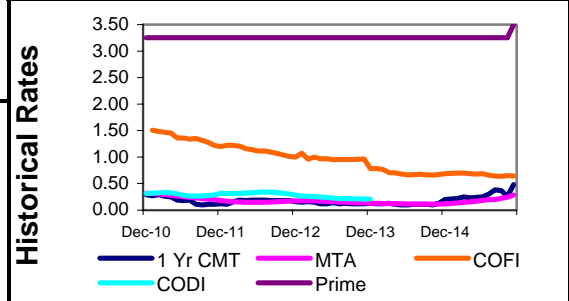
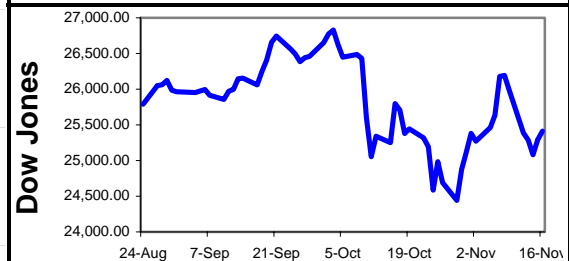
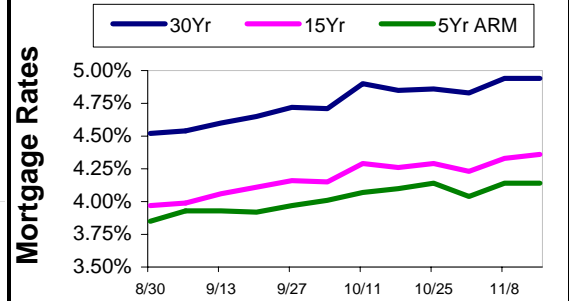
**Mortgage
Market
Commentary**

Mortgage rates mostly flattened out last week, with domestic economic data continuing to be mostly positive. The CPI revealed some steady inflationary pressure, and import prices ticked upward, but not enough to create any significant concern. While the headline Retail Sales number surged by 0.8%, removing volatile issues, like cars and especially gasoline, the increase was a modest 0.3%. Industrial Production only rose by 0.1% with a decrease in the percentage of manufacturing capacity being used. Economists are also beginning to make some small downward adjustment to their assessments of future economic growth as a number of foreign economies, including Japan, Germany, and China have seen some lower-than-predicted economic growth.

This holiday-shortened week is likely to see mortgage rates under some mild downward pressure given the data from last week. If we see any more economically negative news from Europe or if the Brexit process gets even more ugly than it already is, rates might drift even further downward.

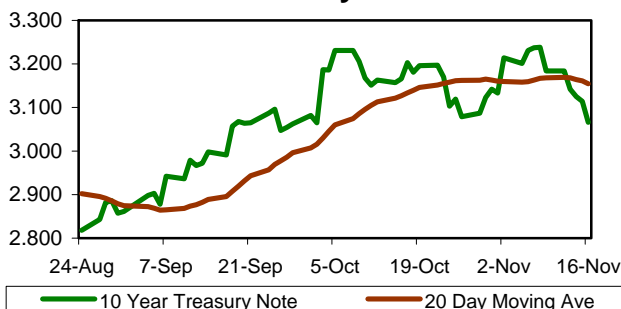
This Week's Top Economic Reports and Events

<u>Report/Event</u>	<u>Date</u>	<u>Prior</u>	<u>Est</u>	<u>Impact</u>
Housing Starts With housing showing some signs of softening, an unexpected, large drop in Starts might generate additional downward pressure on rates.	11/20	1.20M	1.23M	Limited
Orders for Durable Goods If this index posts a positive increase, especially outside of transportation issues, then mortgage rates may end the week moving upward.	11/21	0.8%	-2.6%	Moderate
Weekly Jobless Claims With the labor market continuing to remain strong, only a significant leap in claims would have much impact during this short week.	11/21	216K	215K	Moderate
Leading Economic Indicators After a full year of positive growth in the LEI, a flat or negative reading would generate some downward pressure on mortgage rates.	11/21	0.5%	0.1%	Moderate
Existing Home Sales If we see sales jump closer to 5.30 million and Durable Goods reveals positive growth, rates will very likely feel some solid upward pressure.	11/21	5.15M	5.20M	Limited



Mortgage Rate Trends		Interest Rates and Indexes			
Short-Term	→→	1 Yr T-Bill	2.730%	11th D. COFI	1.018%
Long-Term	↗↗	10 Yr T-Note	3.210%	COSI	0.670%
Volatility	High	6 Month Libor	2.860%	CODI	0.229%
		Prime Rate	5.250%	MTA	2.157%

10 Year Treasury Note Trend



Cherry Creek Mortgage

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