

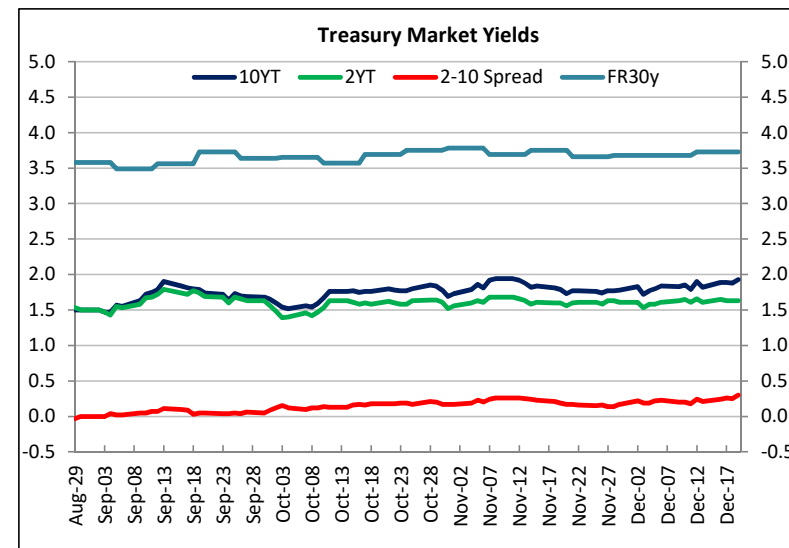
PMMS Rates	Current	1wk Ago	4wks Ago	6mths Ago	1yr Ago
30-Yr FRM	3.73	3.73	3.66	3.82	4.63
15-Yr FRM	3.19	3.19	3.15	3.26	4.07
5/1 ARM	3.37	3.36	3.39	3.51	4.04
MBA Index <sup>1</sup>	Current	1wk Ago	4wks Ago	6mths Ago	1yr Ago
Purchase	262.6	268.3	270.4	268.6	238.6
Refinance	1,958.7	2,094.1	2,190.6	1,888.8	832.2
ARM	501.4	573.4	549.2	667.2	548.9
MBA Weekly Survey Rate and Point (incl. orig fee) Averages <sup>2</sup>					
FR30 conforming		FR30 jumbo		FR15 conforming	
3.98%	0.33 pts	3.96%	0.26 pts	3.40%	0.26 pts
Weekly Economic Data					
Data Series	Prior	Prior Revised	Current		
Retail Sales M/M - Census	0.3%	0.4%	0.2%		
Housing Market Index - NAHB	70	71	76		
Housing Starts - Census	1.314 M	1.323 M	1.365 M		
Existing Home Sales - NAR	5.46 M	5.44 M	5.35 M		

Sources: Moody's Analytics/Freddie Mac/MBA/Marketwatch/Census/NAHB/NAR

<sup>1</sup>seasonally adjusted; <sup>2</sup>for 80% LTV

- The 10yT yield increased 9 bps to 1.93% this week, while the 2yT remained stable at 1.63%, widening the 2/10 spread to 0.30%.
- Freddie Mac's survey rates were relatively flat this week with the PMMS-30 and PMMS-15 unchanged at 3.73% and 3.19%, respectively, while the PMMS-5 increased 1 bp to 3.37%.
- MBA mortgage application volume decreased 5.0% from last week as the Refinance index fell 6.5%, while the Purchase index decreased 2.1%. The refinance share of application volume decreased to 62.2% from 62.4% last week, while the adjustable-rate mortgage (ARM) share decreased to 4.6% from 5.0%.
- Confidence among home builders, as measured by the NAHB/Wells Fargo housing market index, increased 5 points in December to a survey level of 76, the highest reading in 20 years. NAHB Chairman Greg Ugalde stated that "builders are continuing to see the housing rebound that began in the spring, supported by a low supply of existing homes, low mortgage rates and a strong labor market." The current sales component rose 7 points to 84 and future sales rose 1 point to 79, while borrower foot traffic increased 4 points to 58.
- New housing starts increased 3.2% in November to an annualized rate of 1.365 M, from an upwardly revised rate of 1.323 M in October. Permits rose 1.4% in November to 1.482 M, and up 11% annually. Multi-family homes were up 2.3% for starts and 4.4% for permits, further contributing to November's strong reading.
- Existing home sales decreased 1.7% in November versus October to an annualized rate of 5.35 M, but rose 2.7% versus last year. The Northeast and Midwest saw growth as the South and West reported declines in sales. Inventory of existing homes for sale was 1.64 M, down 7.3% from October and 5.7% year-over-year.

## Essent Weekly Economic Landscape - 12/19/19



Sources: Moody's Analytics/Freddie Mac/US Federal Reserve Bank

## Upcoming Economic Releases

### Friday 12/20/19

GDP - BEA  
Consumer Sentiment - U of M

### Monday 12/23/19

New Home Sales - Census

### Thursday 12/26/19

Jobless Claims - DOL

### Friday 12/27/19

Oil Inventories - EIA

### Monday 12/30/19

Pending Home Sales - NAR

### Tuesday 12/31/19

S&P Corelogic Home Price Index - S&P  
FHFA House Price Index - FHFA  
Consumer Confidence - CB

### Thursday 1/2/20

Challenger Job Cut Report - Challenger  
Jobless Claims - DOL