

WEEKLY Economic Landscape

April 16, 2026

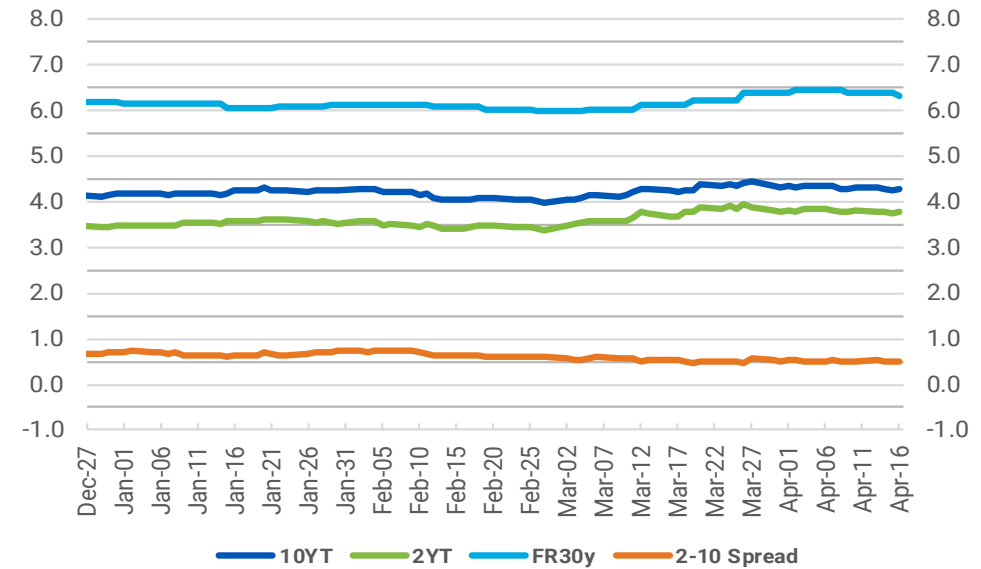
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PMMS Rates	Current	1wk Ago	4wks Ago	6mths Ago	1yr Ago
30-Yr FRM	6.30	6.37	6.22	6.27	6.62
15-Yr FRM	5.65	5.74	5.54	5.52	5.82
MBA Index ¹	Current	1wk Ago	4wks Ago	6mths Ago	1yr Ago
Purchase	159.5	161.1	172.9	166.0	164.2
Refinance	966.8	919.9	1,341.0	1,168.0	841.9
ARM	503.2	508.8	596.6	630.4	549.7
MBA Weekly Survey Rate and Point (incl. orig fee) Averages ²					
FR30 conforming		FR30 jumbo		FR15 conforming	
6.42%	0.62 pts	6.48%	0.46 pts	5.85%	0.73 pts
Weekly Economic Data					
Data Series	Prior	Prior Revised	Current		
Jobless Claims - DOL	219 K	218 K	207 K		
Housing Market Index - NAHB	38	38	34		
Consumer Price Index - BLS	0.3%	0.3%	0.9%		
Producer Price Index - BLS	0.7%	0.5%	0.5%		
Existing Home Sales - NAR	4.09 M	4.13 M	3.98 M		

Sources: Moody's Analytics / Freddie Mac / MBA / Marketwatch / DOL / NAHB / BLS / NAR
¹seasonally adjusted; ²for 80% LTV

- **Treasury yields** moved higher this week, with the 10yT increasing 2 bps to 4.29% and the 2yT rising 2 bps to 3.78%. Mortgage rates declined, as Freddie Mac reported the PMMS-30 fell 7 bps to 6.30% and the PMMS-15 decreased 9 bps to 5.65%.
- **MBA mortgage application** volume increased 1.8% seasonally adjusted as the Refinance index rose 5.1% while the Purchase index declined 1.0%. The adjustable-rate share of application volume decreased to 8.4% from 8.6% last week.
- **Initial jobless claims** were 207 K seasonally adjusted during the week ending April 11th, a decrease of 11 K from last week's downwardly revised figure. The four-week moving average for continuing claims decreased to 1.81 M.

Treasury Market Yields



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

- **The National Association of Home Builders' Housing Market Index** reported that homebuilder confidence decreased 4 points to 34 in April, remaining well below the neutral index level of 50. On a monthly basis, all the regional indices decreased.
- **The Consumer Price Index** rose 0.9% from February to March and was up 3.3% year-over-year. Core CPI, which excludes food and energy, increased 0.2% in March and was up 2.6% year-over-year. Meanwhile, the Producer Price Index rose 0.5% from February to March and was up 4.0% year-over-year.
- **Existing home sales**, as reported by NAR, declined 3.6% in March to a seasonally adjusted annual rate of 3.98 M, and were down 1.0% year-over-year. The inventory of unsold existing homes increased to 1.36 M units, or the equivalent of 4.1 months' supply at the current monthly sales pace.

UPCOMING ECONOMIC RELEASES

- **Tuesday, April 21, 2026:**
Retail Sales (USCB), Pending Home Sales (NAR)
- **Wednesday, April 22, 2026:**
Mortgage Application Survey (MBA)
- **Thursday, April 23, 2026:**
Jobless Claims (DOL)



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