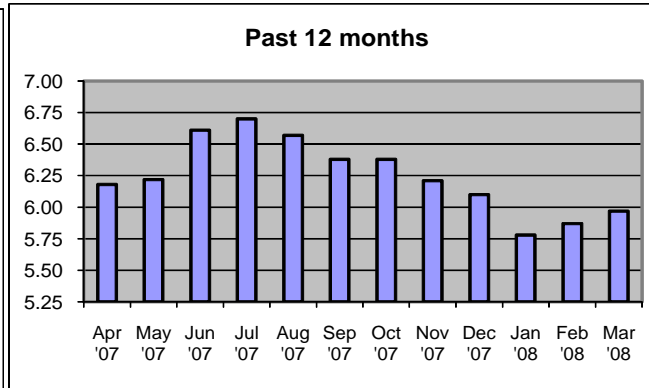
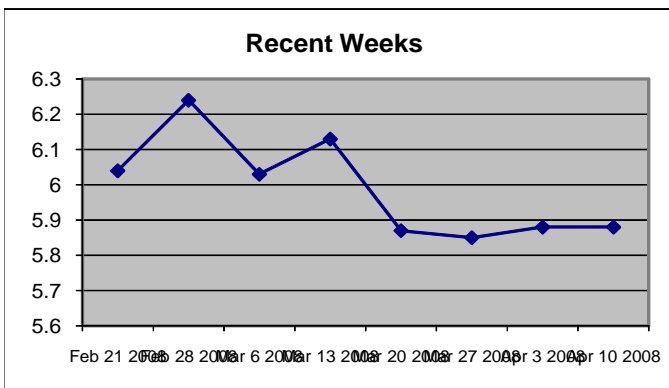
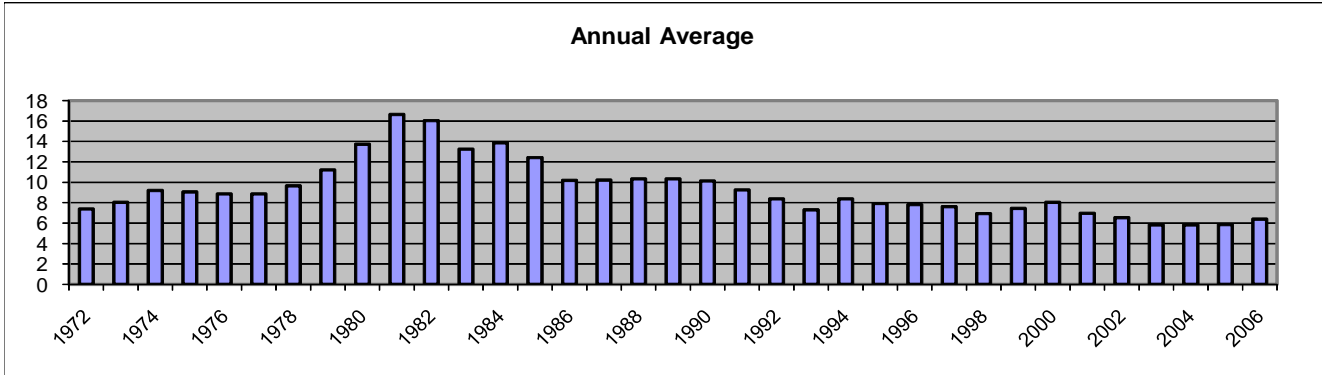


Mortgage Rates - Apr 10 2008

By Ken Fears, NAR Research Division

Weekly Data (Date)	Apr 10 2008	Apr 3 2008	Mar 27 2008	Mar 20 2008	Mar 13 2008	Mar 6 2008
30-year Fixed Mortgage Rate	5.88	5.88	5.85	5.87	6.13	6.03
Trend	Latest	Same Week Month ago	Same Week Year ago	One-year average	Forecast in three months	Forecast in one year
30-year Fixed Mortgage Rate	5.88	6.13	6.22	6.25	6.60	6.50

Source: Freddie Mac, NAR forecast



Summary

- The average 30-year FRM held steady at 5.88% this week. The average rate on a 1-year ARM eased 1 basis point to 5.18%. The spread between the two rates eased 1 basis point to 68. Fees and points on the 30-year FRM eased 10 basis points to 0.4 percent. Fees and points on the 1-year ARM jumped 20 basis points to 0.7 percent.
- The term spread held roughly steady this week. The strong demand for long-term vehicles continues to drive this trend from the investor side.
- For the week, the average 10-year Treasury eased 1 basis point to 3.47%. The spread between the Treasury and the average 30-year FRM increased by 1 basis points to 241.
- The spread between the 10-year Treasury and the 30-FRM also remained roughly the same this week. Perceived mortgage market risks remain elevated. This wide range may reflect MBS investors trying to recoup anticipated losses to their portfolios via an increase in refinancing of those mortgages in the \$417,000 to \$729,500 range.
- We are likely in the calm before the storm. As the GSEs begin to buy up new mortgages over \$417,000, rates will likely fluctuate, higher at first on increased refi demand, but lower in the long-term as the risk premium currently demanded by MBS investors eases.