



# Linda's Mortgage Update

*The fastest, simplest, most convenient way home!*

**Week of  
April 26,  
2009**

**Mortgage  
Market  
Commentary**

Mortgage rates changed little last week with limited economic data released and no surprises coming out of Washington. However, there was some interesting news regarding mortgage rates with the 30-year fixed-rate mortgage rate falling below the 1-year ARM rate in Freddie Mac's Primary Market survey. This is the first time this has happened since Freddie began collecting ARM data in 1984.

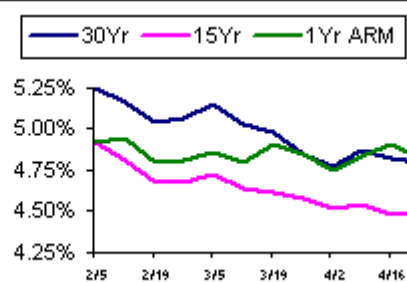
This week, the Federal Reserve meets again to assess the economy and make any adjustments to its rates and policies. Most analysts are expecting the Fed to hold its interest rates steady until sometime next year. With many indications that we are at, or near, the bottom of this recession, it is likely that the Fed will issue a policy statement confirming the continuation of the Fed's many programs and expressing "guarded optimism" for the economy. With GDP numbers also due this week, we'll get to see whether there was any improvement during the 1<sup>st</sup> quarter of the year. If GDP comes in above negative 3.5%, we might see long-term rates inching up slightly, but probably not too far.

## Mortgage Rates

### Freddie Mac's Primary Mortgage Market Survey

	April 23		4/16/09
30 Year Fixed	4.80%	▼	4.82%
15 Year Fixed	4.48%	↔	4.48%
One Year ARM	4.82%	▼	4.91%

For more information visit [www.FreddieMac.com](http://www.FreddieMac.com)



### Rates & Indexes

1 Yr T-Bill	0.550%
12 Mn Libor	1.931%
6 Mo Libor	1.621%
11 <sup>th</sup> D. COFI	2.003%
Prime	3.250%
Fed Fund	0.250%

## Economic Snapshot

### Gross Domestic Product

26-Mar	▼	%pt Chg
6.3		5.8
<i>Economy Shrinking</i>		

### Consumer Confidence

31-Mar	▲	pt Chg
27.0		0.7
<i>Confidence Stabilizing</i>		

### Housing Starts

16-Apr	▼	% Chg
510K		10.8%
<i>Slowing Growth</i>		

### Dow Jones

8,076.29

### NASDAQ

1,694.29

### NYSE

5,468.41

### S&P 500

866.23

Dow Jones



### Unemployment Rate

3-Apr	▲	%pt Chg
8.5%		0.4
<i>Unemployment Growing</i>		

### US Retail Sales

14-Apr	▼	% Chg
344.4b		1.1%
<i>Slowing Growth</i>		

### Existing Home Sales

23-Apr	▼	% Chg
4.57m		3.0%
<i>Slowing Growth</i>		

### Leading Indicators (LEI)

20-Apr	▼	% Chg
98.1		0.3
<i>Slowing Growth</i>		

### Manufacturing Activity

1-Apr	▲	pt Chg
36.3		0.5
<i>Manufacturing Contracting</i>		

### New Home Sales

24-Apr	▼	% Chg
356K		60.0%
<i>Slowing Growth</i>		

### Worth Remembering



The trouble is that everyone talks about reforming others and no one thinks about reforming himself.

St. Peter of Alcantara

# Linda Hancock

**850-747-1620 Cell**

**850-747-1650 Fax**

[Linda.Hancock@mortgagefamily.com](mailto:Linda.Hancock@mortgagefamily.com)