



# Linda's Mortgage Update

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

**Week of  
Dec. 06,  
2009**

**Mortgage  
Market  
Commentary**

According to the Freddie Mac Primary Mortgage Market Survey, both 30-year and 15-year fixed-rate mortgages fell to record lows. However, that news was quickly forgotten as we got what is probably the first surprising piece of economic news in some time. According to the Labor Department, only 11,000 jobs were lost in November, and the numbers for October and September were revised lower. Additionally, the unemployment rate shrank to 10.0%. Mortgage rates immediately began climbing on this good economic news. Of the two data points, the jobs lost number is the more important. One of the critical factors to reach true economic recovery will be to stem job losses. Because of the way the unemployment rate is calculated, excluding workers who have given up on trying to find a job, we could see the rate climb as those not looking begin looking the job hunt.

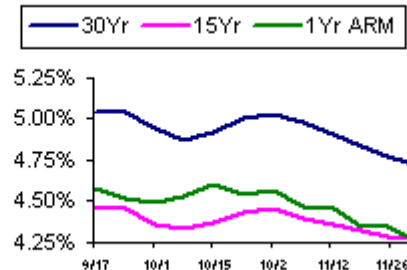
Mortgage rates will likely start the week slowly moving upward, but if Friday's Retail Sales report holds another positive surprise, rates could very likely take another step upward as the week ends.

## Mortgage Rates

**Freddie Mac's  
Primary Mortgage Market Survey**

	<u>December 3</u>		<u>11/25/09</u>
30 Year Fixed	4.71%	▼	4.78%
15 Year Fixed	4.27%	▼	4.29%
One Year ARM	4.25%	▼	4.35%

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



**Rates & Indexes**

1 Yr T-Bill	0.270%
12 Mn Libor	1.026%
6 Mo Libor	0.484%
11 <sup>th</sup> D. COFI	1.259%
Prime	3.250%
Fed Fund	0.250%

## Economic Snapshot

**Gross Domestic Product**

24-Nov ▲ %pt Chg  
2.8 3.5  
*Economy Growing*

**Consumer Confidence**

24-Nov ▲ pt Chg  
49.5 0.8  
*Confidence Tentative*

**Housing Starts**

18-Nov ▼ % Chg  
529K 10.6%  
*Slowing Stabilizing*

**Dow Jones** 10,388.90 **NASDAQ** 2,138.44  
**NYSE** 7,070.09 **S&P 500** 1,091.49

**Unemployment Rate**

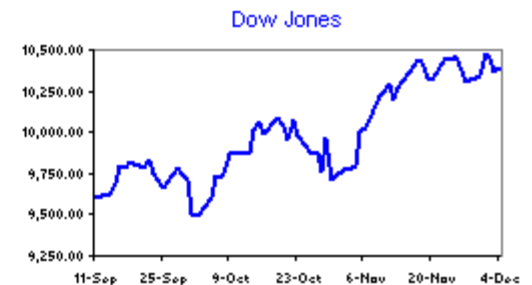
4-Dec ▼ %pt Chg  
10.0% 0.2  
*Unemployment Stabilizing*

**US Retail Sales**

16-Nov ▲ % Chg  
347.5b 1.4%  
*Sales Stabilizing*

**Existing Home Sales**

23-Nov ▲ % Chg  
6.10m 10.1%  
*Sales Stabilizing*



**Leading Indicators (LEI)**

19-Nov ▲ % Chg  
103.8 0.3  
*Economy Stabilizing*

**Manufacturing Activity**

1-Dec ▼ pt Chg  
53.6 2.1  
*Manufacturing Expanding*

**New Home Sales**

25-Nov ▲ % Chg  
430K 6.2%  
*Sales Stabilizing*

**Worth Remembering**



Ask yourself: Have you been kind today? Make kindness your daily modus operandi and change your world.

Annie Lennox

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