



NEWS

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FEDERAL HOUSING FINANCE BOARD REPORTS MORTGAGE INTEREST RATES

The Federal Housing Finance Board today reported that the average interest rate on conventional 30-year, fixed-rate, mortgage loans of \$417,000 or less increased 17 basis points to 6.24 percent in June. The average interest rate on 15-year, fixed-rate loans of \$417,000 or less increased 17 basis points to 5.92 percent in June. These rates pertain to mortgages closed during the June 24-30 period. Typically, the interest rate is determined 30 to 45 days before the loan is closed. Thus, the reported rates depict market conditions prevailing in mid to late May.

The contract rate on the composite of all mortgage loans (fixed- and adjustable-rate) was 6.19 percent in June up 17 basis points from 6.02 percent in May. The effective interest rate, which reflects the amortization of initial fees and charges, was 6.26 percent in June up 17 basis points from 6.09 percent in May. The average contract rate on fixed-rate mortgages increased 17 basis points to 6.23 percent in June, while the average contract rate on adjustable-rate mortgages (ARMs) increased 15 basis points to 5.74 percent in June.

Initial fees and charges were 0.47 percent of the loan balance in June, up 0.02 percent from May. Fifty percent of the purchase-money mortgage loans originated in June were "no-point" mortgages, unchanged from May. The average term was 28.4 years in June, down 0.1 years from 28.5 years in May. The average loan-to-price ratio in June was 77.0 percent, down 0.5 percent from 77.5 percent in May. The average loan amount increased by \$8,000 to \$228,000 in June, while the average house purchase price increased \$12,500 to \$317,700.

The National Average Contract Mortgage Rate for the Purchase of Previously Occupied Homes by Combined Lenders, a popular ARM index, was 6.23 percent based on loans closed in June. This is an increase of 0.19 percent from the previous month.

Recorded information on this index is available by calling (202) 408-2940. The July index value will be announced on August 28, 2008.

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Technical note: The data is based on a monthly survey of major lenders that are asked to report the terms and conditions on all conventional, single-family, fully amortized, purchase-money loans closed the last five working days of the month. The data thus excludes FHA-insured and VA-guaranteed mortgages, refinancing loans, and balloon loans. This month's data is based on 12,450 reported loans from 69 lenders, representing savings associations, mortgage companies, commercial banks, and mutual savings banks. The effective interest rate includes the amortization of initial fees and charges over a 10-year period, which is the historical assumption of the average life of a mortgage loan. The data is weighted to reflect the shares of mortgage lending by lender size and lender type as reported in the latest release of the Federal Reserve Board's Home Mortgage Disclosure Act data.

The Federal Housing Finance Board is an independent agency in the executive branch that oversees the safety, soundness, and mission of the 12 regional Federal Home Loan Banks. The Banks are government-sponsored enterprises created in 1932 to provide low-cost funding for housing finance. They have more than 8,100 financial institutions as members, including commercial banks, savings and loans, insurance companies and federally insured credit unions. More information can be found at <http://www.FHFB.gov>

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