



## Scott Kepler

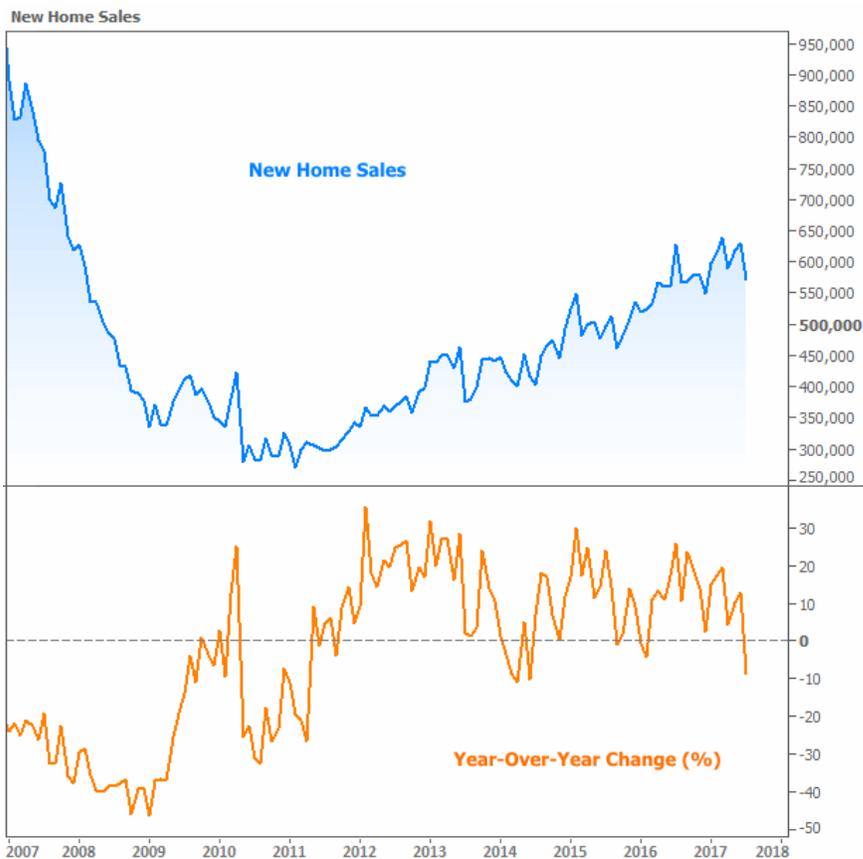
Principal Broker, Mortgage Approval Group, LLC  
 NMLS 833792 Company NMLS# 1742769  
 2918 Busch Lake Blvd, Suite A Tampa, FL 33614

Office: 813.444.8537  
 Mobile: 813.565.0884  
 Fax: 813.200.1116  
[scott@scottkepler.com](mailto:scott@scottkepler.com)  
[View My Website](#)

## Worst Annual Pace in 3 Years For New Home Sales

New home sales in July were **expected to remain steady** after scoring a slight gain in June, instead they plunged to a rate even lower than those a year earlier. Three of the four geographic regions shared in the decline,

Sales of newly constructed homes in July are estimated at a seasonally adjusted annual rate of 571,000 units. This is **down 9.4 percent** from June and 8.9 percent from the estimate for July 2016. The bad news was mitigated a bit as the U.S. Census Bureau and the Department of Housing and Urban Development revised their earlier June estimate to 630,000 units from their original estimate of 610,000.



## National Average Mortgage Rates



	Rate	Change	Points
--	------	--------	--------

### Mortgage News Daily

30 Yr. Fixed	6.89%	0.00	0.00
15 Yr. Fixed	6.33%	+0.01	0.00
30 Yr. FHA	6.33%	+0.01	0.00
30 Yr. Jumbo	7.05%	0.00	0.00
5/1 ARM	6.58%	0.00	0.00

### Freddie Mac

30 Yr. Fixed	6.77%	-0.09	0.00
15 Yr. Fixed	6.05%	-0.11	0.00

### Mortgage Bankers Assoc.

30 Yr. Fixed	7.00%	-0.03	0.60
15 Yr. Fixed	6.63%	+0.07	0.61
30 Yr. FHA	6.87%	-0.03	0.92
30 Yr. Jumbo	7.13%	+0.02	0.38
5/1 ARM	6.22%	-0.16	0.60

Rates as of: 7/22

## Recent Housing Data

		Value	Change
Mortgage Apps	Jul 10	206.1	-0.19%
Building Permits	Mar	1.46M	-3.95%
Housing Starts	Mar	1.32M	-13.15%
New Home Sales	Mar	693K	+4.68%
Pending Home Sales	Feb	75.6	+1.75%
Existing Home Sales	Feb	3.97M	-0.75%

# Housing News Update

Value Change

The consensus of analysts polled by *Econoday* was for the number to come in unchanged from June's 610,000 units. The range of estimates was 590,000 to 622,000 units.

Builder Confidence Mar 51 +6.25%

On a non-seasonally adjusted basis there were **49,000 new homes** sold. There were an estimated 58,000 units sold in June, and 54,000 the previous July.

The **median sales price** in July was \$313,700, up from \$295,000 a year earlier. The average price was \$371,200 versus \$355,000 in July 2016.

The months of available supply **increased substantially**, from 4.7 months (unadjusted) in June and 4.4 months in July 2016 to 5.7 months. Slowing sales, however, played a large role in this improvement. The actual number of homes in the inventory rose by only 5,000 from June to 277,000 units.

The **Midwest** was the only region to post increased sales for the month, up 6.2 percent. Sales were still 12.7 percent lower than the previous July.

Sales in the **Northeast** fell by 23.8 percent from those in June and were 13.5 percent behind a year earlier. The **South** saw a decline of 4.1 percent for the month and 11.7 percent year-over-year. Sales in the **West**, while still higher than a year earlier by 1.4 percent, declined 21.3 percent from June.

## We're here to help with all home mortgage needs.

With over 20 years of mortgage industry experience, Scott Kepler has helped thousands of families to purchase or refinance their homes. As a Mortgage Lender, Scott and his team are able to give families access to a variety of home loan options; after all, no two situations are the same.

Give Scott and his team a call today for a Free Mortgage Check-Up or Purchase Home Loan Pre-Qualification.

Offering financing for:

First Time Home Buyer

Conventional (Fannie Mae/Freddie Mac)

FHA

VA

USDA

Jumbo

Reverse

Renovation

Self Employed

Home Equity Loans/Lines of Credit

Credit Challenged / Alt-A

Investor or Second Home

Hard Money

Small Commercial

**Scott Kepler**

