

## Monthly Press Release

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### FEDERAL HOUSING FINANCE BOARD REPORTS HIGHER MORTGAGE INTEREST RATES

Washington, D.C. - The Federal Housing Finance Board today reported that the average interest rate on conventional 30-year, fixed-rate, mortgage loans increased 31 basis points to 6.19 percent during September. The average interest rate on 15-year, fixed-rate loans increased 25 basis points to 5.79 percent during September. These rates pertain to mortgages closed during the September 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 August.

The contract rate on the composite of all mortgage loans (fixed- and adjustable-rate) increased 26 basis points to 5.88 percent during September. The effective interest rate, which reflects the amortization of initial fees and charges, increased 27 basis points to 5.95 percent. The average contract rate on fixed-rate mortgages increased 28 basis points to 6.10 percent in September, while the average contract rate on adjustable-rate mortgages (ARMs) increased 24 basis points to 5.09 percent.

Initial fees and charges were 0.43 percent of the loan balance in September, up from 0.40 percent in August. Sixty-three percent of the purchase-money mortgage loans originated in September were "no-point" mortgages, up from 54 percent in August. The average term was 26.9 years in September, unchanged from 26.9 years in August. The average loan-to-price ratio in September was 73.6 percent, up from 73.3 percent in August. The average loan amount decreased by \$10,800 to \$163,800 in September, while the average house purchase price decreased by \$16,000 to \$237,900.

The National Average Contract Mortgage Rate for the Purchase of Previously Occupied Homes by Combined Lenders, a popular ARM index, was 5.89 percent based on loans closed in September. 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 October index value will be announced on November 25, 2003.

The Federal Housing Finance Board maintains telephone lines that give recorded information on the current value of many of the interest rates reported in this release. That phone number is (202) 408-2624. This recording will be next updated on November 25, 2003.

*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 30,191 reported loans from 89 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.*