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Federal Housing Finance Board Reports
CONTINUED LOWER 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 decreased twelve basis points to 6.87 percent during June. This is the same basis point decline as during May. The average interest rate on 15-year, fixed-rate loans was 6.67 percent during June, down from 6.82 percent in May.

The contract rate on the composite of all mortgage loans (fixed- and adjustable-rate) decreased 12 basis points to 6.59 percent. The effective interest rate, which reflects the amortization of initial fees and charges, decreased 12 basis points to 6.67 percent. The average contract rate on fixed-rate mortgages decreased 12 basis points to 6.85 percent, while the average contract rate on adjustable-rate mortgages (ARMs) decreased eight basis points to 5.64 percent.

Initial fees and charges were 0.52 percent of the loan balance in June, up from 0.51 percent in May. Forty-six percent of the purchase-money mortgage loans originated in June were "no-point" mortgages, up from 45 percent in May. The average term was 27.9 years in June, the same as in May. The average loan-to-price ratio in June was 75.7 percent, down from 77.0 percent in May. The average loan amount increased by \$3,300 to \$169,100 in June, while the average house purchase price increased by \$10,600 to \$236,900.

Table IV is the regular quarterly table of mortgage rates and terms for selected metropolitan areas.

The National Average Contract Mortgage Rate for the Purchase of Previously Occupied Homes by Combined Lenders, a popular ARM index, was 6.62 percent based on loans closed in June. This is a decrease of 0.12 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, 2002.

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 August 28, 2002.

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 28,114 reported loans from 108 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 type as reported in the latest release of the Federal Reserve Board's Home Mortgage Disclosure Act data.