

WEEKLY MARKET UPDATES

COMMENTARY FROM THE DENVER DESK...

Mortgage markets opened the week to the upside with a modest quarter point increase in the conventional 6.5% coupon on Monday. Weak new home sales data that released Monday morning was just the latest in a long line of disappointing housing datapoints for mortgage originators. With interest rates sitting at multi-decade highs and no expectation of interest rate cuts from the Fed this winter is unlikely to provide any relief in volume. The spring buyer market combined with the first potential for a cut from the FOMC in March shows the most potential for volume on the medium-term horizon. One bright spot may lie in consumer spending after downcast expectations for the holiday season the Black Friday and Cyber Monday sales appear to have surpassed intial expectations from both retailers and online shopping outlets. PCE and pending home sales release later this week.

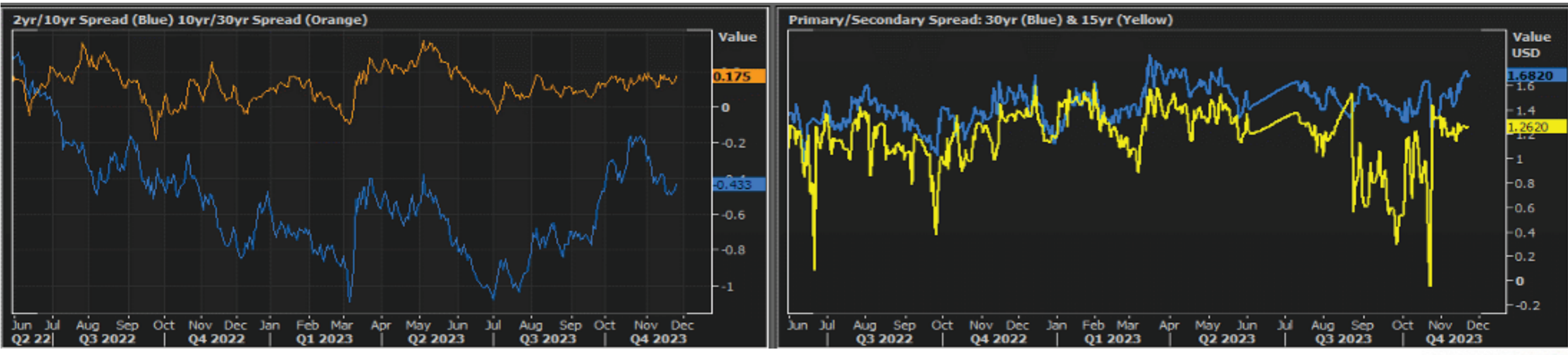
From Washington DC, lawmakers in Congress returned after the Thanksgiving recess facing a tight deadline in mid-January to fund the government through 2024. House Speaker Johnson has indicated that there will be no more stop-gap funding bills - increasing the liklihood of at least a partial government shutdown sometime early in the new year. To avoid a shutdown he will need to play an expert balancing act between fiscal hawks on the right of his aparty against the razor-thin margin his party has in seata against the Democrats. Lawmakers have just 16 official days on the legislative calender with the holiday season stretching across a wide swath of the timeframe between now and the funding deadline.

MARKET INDICATORS

BENCHMARK	FN30 CURRENT CPN	FN30 6.5	FN15 5.5	GNI30 6.5	OBMMI 30-YR RATE
ONE WEEK AGO	6.023	101 10/32	99 17/32	101 9/32	7.3
CURRENT	6.006	101 12/32	99 24/32	101 13/32	7.252
DELTA	-0.017	0.063	0.219	0.125	-0.048



BENCHMARK	SOFR	UST 2-YR. YIELD	UST 10-YR. YIELD	UST 30-YR. YIELD	10-YR./30-YR. SPREAD
ONE WEEK AGO	5.310	4.872	4.400	4.564	0.164
CURRENT	5.320	4.788	4.335	4.530	0.195
DELTA	-0.010	-0.084	-0.065	-0.034	0.031



– Prices/Yields are current as of 11:30am EST on November 28th, 2023 –

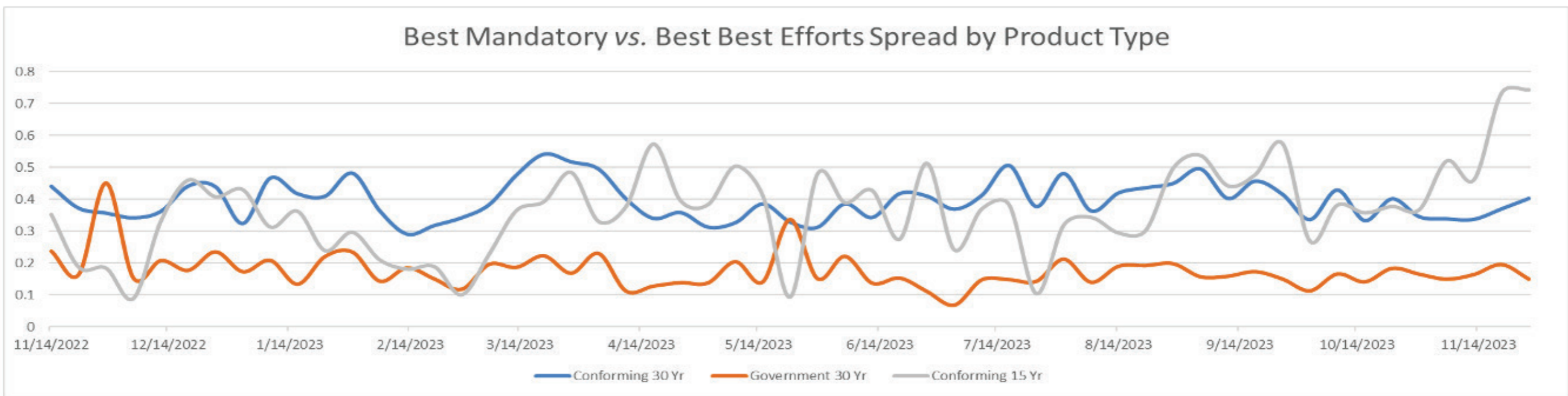
ECONOMIC DATA

New Home Sales	October	September	August	3-MO Moving Average	1-YR Moving Average
ACTUAL	679,000	759,000	675,000	704,333	684,917
EXPECTED	723,000	680,000	714,000		
CHANGE	(44,000)	79,000	(39,000)		



BEST EFFORTS – MANDATORY SPREAD INDEX

	Conforming 30-Year	Government 30-Year	Conforming 15-Year
Weekly	0.403	0.150	0.744
30 days	0.363	0.165	0.615
90 days	0.390	0.159	0.481
1 year	0.398	0.170	0.377



LIGHT READING

CNBC: Amazon touts 'record-breaking' sales in kickoff to holiday shopping season

ECONOMIC CALENDAR: DATA and EVENTS

TIME (ET)	REPORT	PERIOD	ACTUAL	MEDIAN FORECAST	PREVIOUS
<b>WEDNESDAY, Nov. 29</b>					
8:30 AM	GDP (first revision)	Q3		0	0
8:30 AM	Advanced U.S. trade balance in goods	Oct.		--	\$86.8 billion
10:00 AM	Richmond Fed President Tom Barkin TV appearance				
1:45 PM	Cleveland Fed President Loretta Mester speaks				
2:00 PM	Fed Beige Book				
<b>THURSDAY, Nov. 30</b>					
8:30 AM	Initial jobless claims	Nov. 25		220,000	209,000
8:30 AM	Personal income (nominal)	Oct.		0	0
8:30 AM	Personal spending (nominal)	Oct.		0	0
8:30 AM	PCE index	Oct.		--	0
8:30 AM	Core PCE index	Oct.		0	0
8:30 AM	PCE (year-over-year)			--	0
8:30 AM	Core PCE (year-over-year)			0	0
9:05 AM	New York Fed President John Williams speaks				
9:45 AM	Chicago Business Barometer (PMI)	Nov.		46	44
10:00 AM	Pending home sales	Oct.		-0.02	0.01
<b>FRIDAY, DEC. 1</b>					
3:00 AM	Fed Governor Michael Barr speaks				
9:45 AM	S&P Global manufacturing PMI	Nov.		0.50	0.49
10:00 AM	ISM manufacturing	Nov.		0.48	0.47
10:00 AM	Construction spending	Oct.		0.00	0.00
10:00 AM	Chicago Fed President Austan Goolsbee speaks				
11:00 AM	Fed Chair Jerome Powell speaks				
2:00 PM	Fed Chair Jerome Powell and Fed Governor Lisa Cook talk to local leaders in Atlanta				
TBA	Auto sales	Nov.		--	15.5 million
<b>MONDAY, DEC. 4</b>					
10:00 AM	Factory orders	Oct.		--	
<b>TUESDAY, Dec. 5</b>					
10:00 AM	ISM services	Nov.			1
10:00 AM	Job openings	Oct.		--	9.6 million