



## FROM THE DESK OF DAVE BROWN, CAPITAL MARKETS

*Wednesday, June 28, 2023*

### *Today's Economic Calendar*

Event	Time (ET)	Period	Survey	Actual	Prior
MBA Mortgage Applications	7:00	Jun 23	--	3.0%	0.5%
Wholesale Inventories MoM	8:30	May P	-0.1%	-0.1%	-0.1%

### *Chart of the Day*



### *What You Need to Know*

gle-family homes blew past nearly all forecasts in May, according to a Census Bureau report yesterday, rising 12.2% to an of 763,000 units. The May print was the third monthly increase in a row. The backlog of new homes sold and awaiting e for a third straight month to the highest level since January 2022. The inventory of homes for sale stood at 428,000, a 6 the current sales pace, the lowest since February of last year. The median sales price of a new home fell 7.6% year-over-y second consecutive month of annual price drops. Separately, the Conference Board reported yesterday that its June lence index rose to 109.7 from May's 102.5, exceeding all economists' estimates, and marking the highest level since the t year. The measure of consumers' six-month expectations rose, and the measure of expected inflation fell to the lowest le und 69% of consumers said a recession is "somewhat" or "very likely" in the next year, the lowest percentage since late las e inflation is decelerating north of the border, as Statistics Canada reported that its consumer price index (CPI) rose 3.4% f ie slowest increase since June 2021. The latest inflation data could give Canada's central bank room to hold interest rates t meeting in July. After falling briefly on the Canada CPI data, Treasury yields rose yesterday as the stronger-than-expected and consumer confidence reports highlighted the continued resilience of the U.S. economy. The benchmark U.S. 10-year r ce to finish the trading session with a 3.76% yield, four basis points higher than Monday's close. The Mortgage Bankers rted this morning that its mortgage applications index rose 3.0% in the latest week, driven by 2.8% and 3.3% increases in finance transactions respectively. Refinances accounted for 27.2% of all applications, up from 26.9% in the previous es are nearly unchanged from yesterday's close in early trading this morning.

**This Morning's Market vs Last Reprice**  
*(Better/Worse/Same)*

Conventional Fixed MBS	Ginnie Mae Fixed MBS	U.S. 10-year Note
↓	↓	↓

**30-Day Rates Tracker**



