



Home Loans

The good, the bad and the ugly

Let's start with the ugly and get to the good



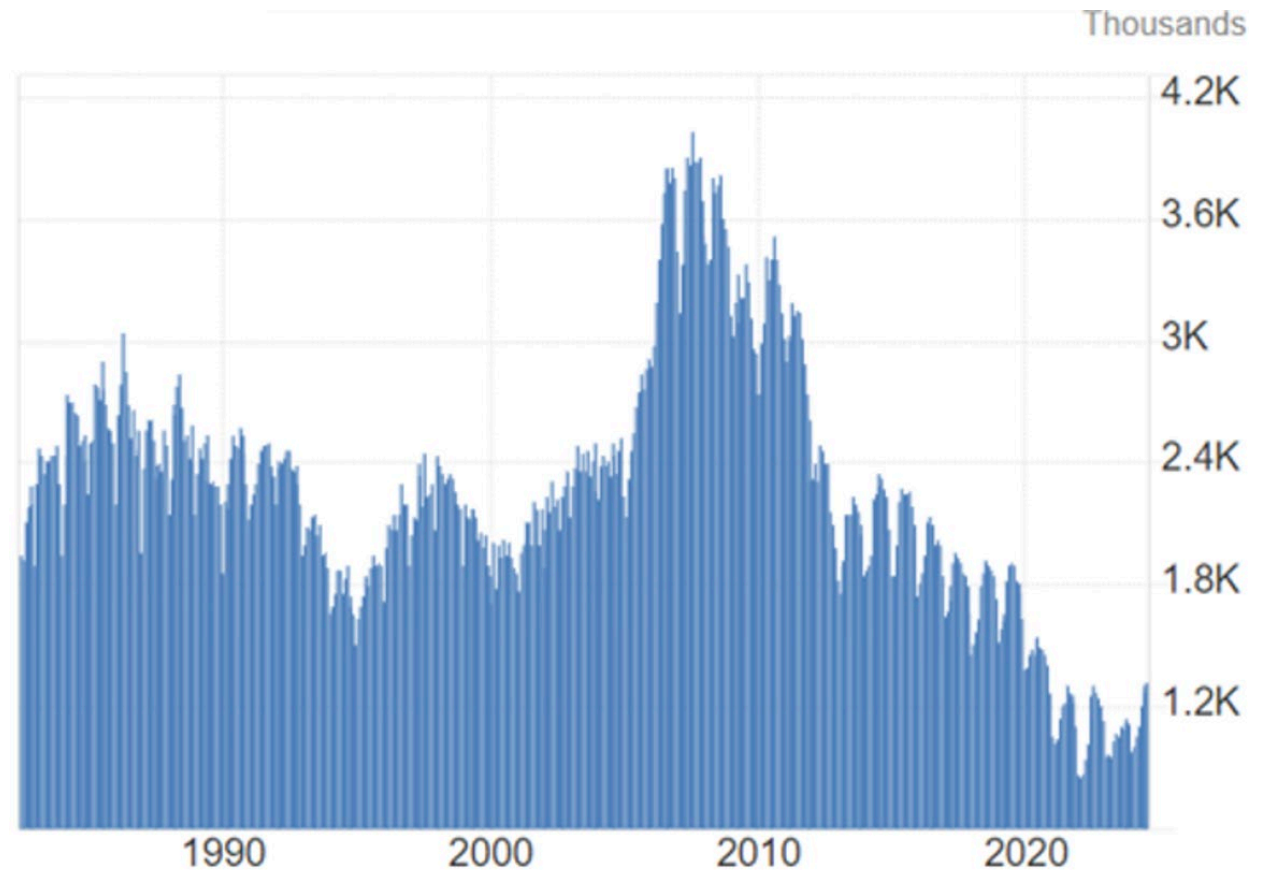
Rate impact on affordability

Date	Aug-20	Oct-24	Oct-24
Average Home Price in Anchorage AK (Tait Zimmerman's Market Report 90 day)	426,000	524,000	524,000
Down Payment	10%	27%	10%
Loan Amount	383,400	383,400	471,600
Interest Rate 30 year Fixed (FHLMC National Average rounded to the nearest 1/8)	2.875%	6.500%	6.500%
Payment (Principle and Interest Only)	\$1,590.70	\$2,423.35	\$2,980.83
Change in Payment (principle and interest only)		\$832.65	\$1,390.14
Increase in Payment		52%	87%



Housing inventory
1.3mm in July 2024

Average since
1982 4.0 mm

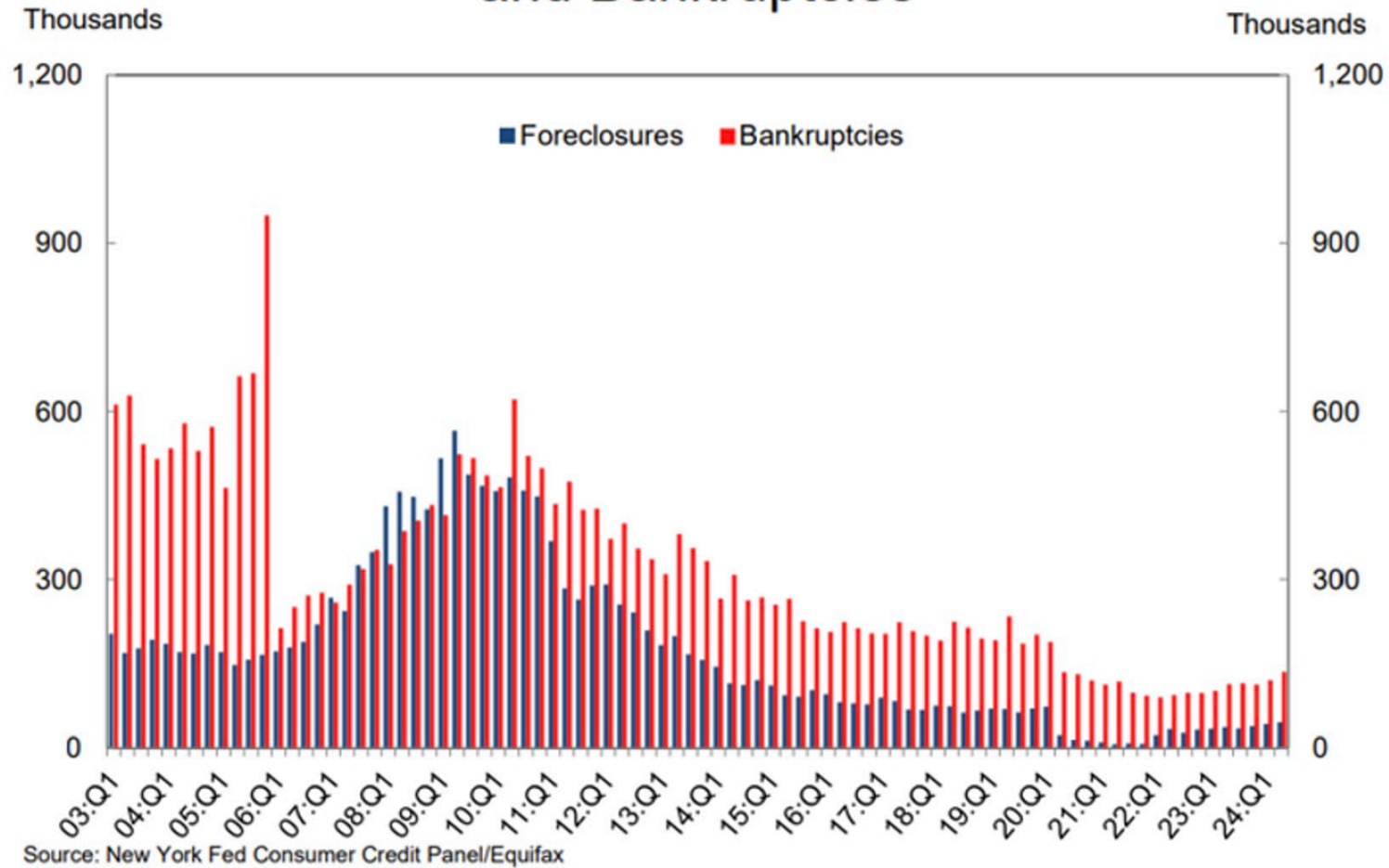


Source: tradingeconomics.com, National Association of Realtors



Foreclosures & bankruptcies

Number of Consumers with New Foreclosures and Bankruptcies



Source: New York Fed Consumer Credit Panel/Equifax

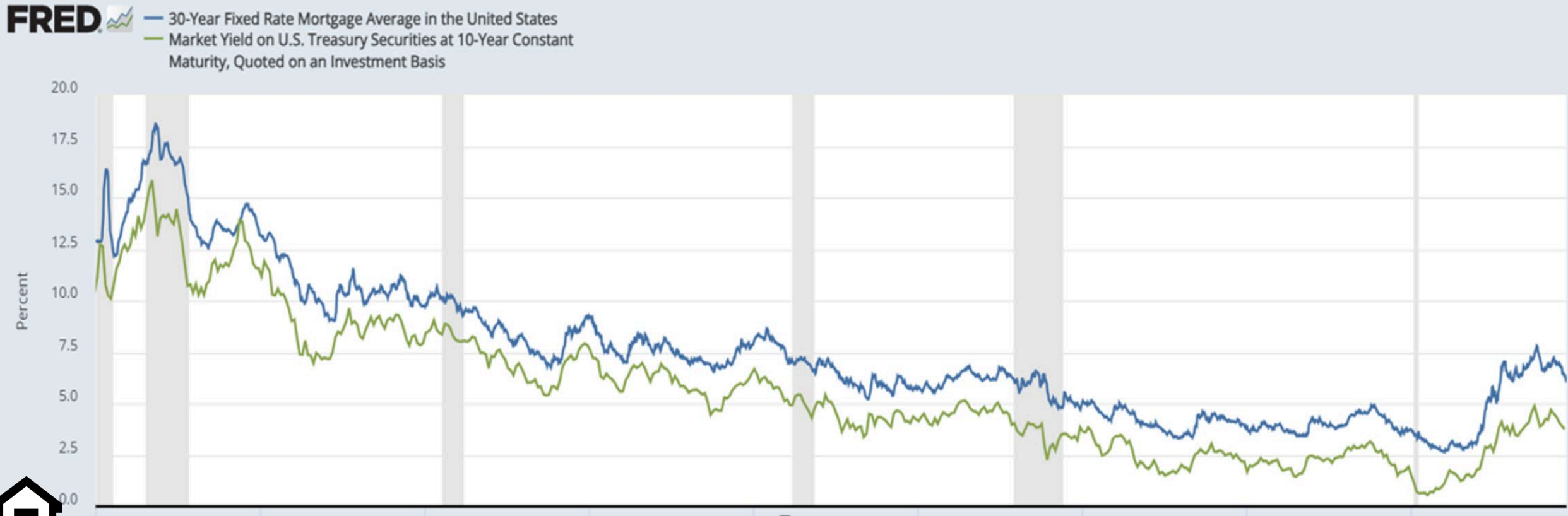


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10-year contrast

Typical spread between the 30 year and treasury is less than 1.4-1.8% right now 2.3%

Rates could come down without the 10-year moving



Global Home Loans is here to help



Construction loans



Extended locks



Home improvement loans



Renovation products



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