



June 7, 2019

## National News

### **Freddie Mac: Mortgage rates below 4% are a glimmer of hope in a rebounding market**

**HousingWire | 5.30.19**

As economic tension continues to mount, mortgage rates fell below 4% this week to the lowest level since January 2018, according to the latest **Freddie Mac** Primary Mortgage Market Survey. The 30-year fixed-rate mortgage averaged 3.99% for the week ending May 30, 2019, down from last week's rate of 4.06%. A year ago, the rate was 4.56%. [Read More](#)

### **Home Price Appreciation Continues to Slow**

**NMP | 5.28.19**

Home price gains continued to slow, according to the latest data from the S&P CoreLogic Case-Shiller Indices. The S&P CoreLogic Case-Shiller U.S. National Home Price NSA Index recorded a 3.7 percent annual gain in March, down from 3.9 percent in February. The 10-City Composite's annual increase of 2.3 percent was down from 2.5 percent in the previous month and the 20-City Composite's 2.7 percent year-over-year gain was lower than the three percent gain in the previous month. [Read More](#)



### **Blackstone sells off more than \$1 billion in shares of Invitation Homes**

**RisMedia | 5.28.19**

After helping build **Invitation Homes** into one of the nation's largest single-family rental operators, **Blackstone** is now cashing out on part of its investment. Blackstone, which took Invitation Homes public in 2017, sold off more than \$1 billion in shares of the company's stock this week. Invitation Homes announced earlier this week that "certain selling stockholders affiliated with Blackstone" were offering 40 million shares of Invitation Homes stock for sale. [Read More](#)

### **Mortgage Rates Slide Below 4% as the Trade War Buffets Markets**

**Realtor.com | 5.30.19**

The 30-year fixed-rate mortgage averaged 3.99% in the May 30 week, down from 4.06%, Freddie Mac said Thursday. That marked a 16-month low for the popular product, which has eked out a weekly rise only six times so far in 2019. The 15-year fixed-rate mortgage averaged 3.46%, down from 3.51%. The 5-year Treasury-indexed hybrid adjustable-rate mortgage averaged 3.60%, down 8 basis points [Read More](#)



## **First American: Mortgage defect risk fell 4.2% in April** **HousingWire | 5.31.19**

In April, the nation's mortgage defect risk edged down as interest rates continued to decline, according to the latest **First American** Loan Application Defect Index. According to the report, the frequency of defects, fraudulence and misrepresentation in the information submitted in mortgage applications decreased by 4.2% from the previous month. That being said, America's defect risk was still 11% higher than the same time period in 2018. [Read More](#)



## **White House** **Reportedly Planning** **GSE Public Offerings** **NMP | 5.31.19**

The Trump Administration is reportedly planning to coordinate a public offering for Fannie Mae and Freddie Mac in the aftermath of the end of their federal conservatorship. According to reports in the Wall Street Journal and Fox Business Network that cited anonymous sources, the administration has been in discussion with Wall Street bankers on the

proposal, which would be used to recapitalize them once they are outside of government control. Both of the government-sponsored enterprises (GSEs) already have outstanding shares and are traded on the over-the-counter exchange, so the public offering would be somewhere between an initial public offering and a secondary stock offering. [Read More](#)

## **Chasing Paradise in the Dominican Republic** **RISMedia | 6.1.19**

Sabine A. Mertes, owner of Select Caribbean Properties, takes great pride in delivering outstanding service to each and every client while offering guidance to those who wish to pursue the luxury Caribbean lifestyle, invest in real estate or rent a vacation villa. With one office serving the North Coast of the Dominican Republic, as well as Jarabacoa and Punta Cana, Select Caribbean Properties has been at the forefront of the area's real estate game for 22 years. Here, Mertes discusses the current state of the market—and why the area is attracting buyers from around the world. [Read More](#)

## **Urban Institute to FHA: Fix your reverse mortgage servicing problems** **HousingWire | 5.31.19**

Policymakers have long struggled with how to fix the **Federal Housing Administration's** reverse mortgage program to prevent it from draining the agency's mortgage insurance fund. Over the years, numerous adjustments have been made, including a massive set of new regulation issued in 2017 that has drastically impacted the product and the lenders who work with it. [Read More](#)



## What Will the Housing Market Look Like in the Next Recession?

U.S. News | 6.5.19

Depending on what news bulletin you're listening to or which economist is talking, the U.S. – and probably the rest of the world – is on the brink of recession at just about any moment. Time and time again, however, the economy has remained steady over the last few years. Of course, what goes

up must come down, and lingering memories make many homeowners concerned [Read More](#)

## Americans Are Driving Until They Qualify Again, and Builders Are Responding

Realtor.com | 5.29.19

Home builders are applying for permits to build houses in the “exurbs” more than any other area of the country, another sign of how the housing affordability crunch is driving consumer and industry decisions. Exurbs, which the National Association of Home Builders defines as outlying counties of large metro areas, were the only region of the country that had net year-over-year growth in single-family permits in the first quarter, the industry group said in a report out Tuesday. [Read More](#)

## You Won't Believe What Trump Is Doing to Mortgage Assistance Programs

Realtor.com | 5.29.19

A federal crackdown on certain no-money-down home loan programs may hurt thousands of cash-strapped home buyers. Concerned about risky mortgages reminiscent of the housing bust, the U.S.

Department of Housing and Urban Development recently called for national groups to stop lending down payments to home buyers seeking Federal Housing Administration loans. [Read More](#)







## Local News



### **2019 Poll Finds Douglas County in Top 10 Happiest Places in America**

**CAR | 6.4.19**

The U.S. is the 19th-happiest country in the world, according to the 2019 World Happiness Report that the Sustainable Development Solutions Network for the UN

released. Though this is a one-spot drop since last year, there are still plenty of places to find happiness in America. We looked within the U.S. to determine which counties are the happiest. Money, of course, doesn't buy happiness, so those places gracing the top 10 don't necessarily have the residents with the largest savings accounts. Rather, these places stand out due to a number of factors related to physical and financial health as well as family stability. [Read More](#)

### **A Booming Urban Housing Market Reaches A Small Town On The Eastern Plains**

**CAR | 5.28.19**

Out on Colorado's Eastern Plains, the pound of hammers and saw blades cuts through the steady silence. A construction site hums next to a solitary cluster of nearly 150 newly built homes and 48 apartment units. In the small town of Wiggins, where a pair of grain silos are the tallest structures for miles, the population of less than 900 hadn't grown in over a decade. But with this new development, the town's on track to double in size by the middle of 2020. [Read More](#)

### **Denver's 2019 Real Estate Forecast Looks Good for Buyers**

**5280 | 5.23.19**

Will 2019 be the year you finally find (and get!) your Denver dream home? According to recently released numbers from the Denver Metro Association of Realtors, the chances are better than they've been in a while. The metro-area's hot housing market has definitely cooled, so much so that in the suburbs, the luxury sector has officially become a buyer's market—which is what happens when inventory exceeds six months of supply. [Read More](#)



## **Watershed to bridge office space with outdoors in RiNo**

**CREJ | 6.7.19**

Koelbel and Co., along with L&M Capital, is creating a new option for office and retail users in River North with Watershed, a nine-story building with

outdoor spaces cascading toward the South Platte River. The approximately \$72 million development at 3555 Brighton Blvd. is moving toward groundbreaking in early 2020 and opening in mid-2021. It will provide 167,000 square feet of office space in a market where large blocks of space desirable to technology tenants are becoming more and more scarce.

[Read More](#)

## **The multifamily market: Hype or the real deal?**

**CREJ | 5.23.19**

Is Denver overbuilt, or are all of these new apartment communities making up for pentup demand from the past 15 years? Why is multifamily so expensive, and when are cap rates going to adjust for a rising interest rate environment? These questions seem to come up during every meeting we have with investors who still are optimistic about the Colorado market as a whole, but have trouble wrapping their heads around the current trading prices for assets. [Read More](#)

## **How multifamily models are evolving**

**CREJ | 5.23.19**

The apartment landscape in metro Denver has changed tremendously over the past decade. Construction of new multifamily assets has added 58,000 units of inventory to the market since 2010. This new supply has developers looking for innovative ways to make their communities stand out among the competition and increase their bottom line. We have seen four distinct trends evolve in Denver, highlighting this multifamily model represented below. [Read More](#)





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