

Economic news this week was dominated by the Fed deciding not to make any changes to rates. The Federal Open Market Committee voted unanimously to keep the current target range. This was largely expected. Based on the statement and remarks from the Fed, they are taking a wait and see approach. This has lowered expectations of a rate cut in June and economist have lowered their expectations for rate cuts this year from four to three. In other economic news, the UK and US have agreed to a trade deal. This is the first trade deal since the increase in tariffs was announced. This weekend, the US and China will begin talks about trade. China is the second largest importer to the US and the third largest receiver of US exports.

Here are a few articles from the past week about the mortgage market, economy, and real estate market that you might find interesting.

Mortgage Rates

- **Mortgage Rates Stay Flat:** We saw some turbulence with rates this week, coming down a little on Tuesday and Wednesday and then heading up again on Thursday and Friday. Based on the Freddie Mac Survey, the 30-year fixed rate remained at 6.76% this week. That is 30 basis points lower than the same week last year.

[Mortgage Rates - Freddie Mac](#)

Housing and Economic News

- **Realtor.com reports the Active Inventory at the highest level since 2019:** The number of homes actively for sale remains on a strong upward trajectory, now 31.1% higher than this time last year. This represents the 78th consecutive week of annual gains in inventory. There were more than 1 million homes for sale last week, crossing this threshold for the first time since December 2019.

[Realtor.com](#)

- **Fed keeps the current target rate range:** The Federal Reserve kept interest rates at the target range of 4.25% to 4.5% at the conclusion of its May meeting. The policy-setting Federal Open Market Committee noted that “the risks of higher unemployment and higher inflation have risen.”

[CNBC](#)

- **Trump announces his first trade deal with UK:** President Trump announced his first deal on Thursday since launching a global trade war. He unveiled a

limited pact with the United Kingdom that would lower barriers on some goods, such as automobiles and agriculture, while leaving many details yet to be worked out.

[Yahoo Finance](#)

- **Why China decided to come to the table:** Behind closed doors, Chinese officials have grown increasingly alarmed about tariffs' impact on the economy and the risk of isolation as China's trading partners have started negotiating deals with Washington, according to three officials familiar with Beijing's thinking.

[Reuters](#)

- **Leo XIV elected as first American Pope:** Cardinal Robert Prevost has been elected as the first US-born pontiff and will be known as Pope Leo XIV. Leo, a 69-year-old from Chicago, is a leader with global experience. He spent much of his career as a missionary in South America and holds dual citizenship in the US and Peru, where he served as a bishop.

[CNN](#)

Happy Mother's Day!

This Sunday is Mother's Day. What a better way to pay tribute to all the mothers out there than with some fun Mother's Day facts:

- Mother's Day (in the US) is always the second Sunday in May.
- The first Mother's Day service was held in 1908 and was proclaimed a national holiday by President Woodrow Wilson in 1914.
- There are currently over 100 countries around the world that celebrate or recognize Mother's Day (not all on the same day)
- The U.S. Census Bureau reports that more phone calls are made on Mother's Day than any other day of the year.
- Consumers are expected to spend \$33.5 billion on Mother's Day this year.
- Mother's Day is the busiest restaurant day of the year.
- The carnation is the official flower of Mother's Day.

Staying informed on these trends will help us navigate the evolving market effectively. If you have any questions or would like to discuss these developments further, please feel free to reach out.

05.09.2025

F&M Mortgage Market Update

Please reply directly to this email if you would like to opt out of receiving these emails