



# THE MONEY RATE SCOREBOARD

Since 1982

Published Weekly by Nicholas Lieberman

Copyright 2023 by Nicholas Lieberman

VOL. 42 NO. 06

DATE: March 7, 2023

LOAN/INVESTMENT	TERM	CURRENT	5 WKS. AGO	6 MOS. AGO	REMARKS
Multi-family; becomes ARM after fixed ends; 1 <sup>st</sup> TD	Fixed 5 yrs Fixed 10 yrs	6%- 6.50%	5.625% 6%	4.625% 5.125%	Loan amts of \$1 M+ 1.20 debt coverage ratio; 75% LTV;
Fannie Mae conforming (1 unit) 1st TD owner occ.	30 Yr Fixed	6.375%	5.69%	5.375%	Rate based on ~ 1 point fee; 1 unit: \$726,200; 2: \$929,850; 3: \$1,123,900; 4: \$1,396,800;
Income Property ("A" Paper) 1st TD	5-10 Yr Fixed	5.75% – 6.25%	5.375% – 5.875%	5% – 5.50%	\$1,000,000 minimum
Income Property ("B" Paper) 1st TD	1-10 Yr ARM	7.5%- 7.875%	7% - 7.50%	7% – 7.50%	\$200,000-\$2,000,000
2-4 Unit Residential 1st TD non-owner occ.	30 Yr FIXED	7.25%	7.125%	6.50%	~ 1.76 loan points; 75% LTV purchase;
Apartments (5 units+) 1st TD	30 Yr ARM	7.34%	7.03%	5.98%	Based on <i>current</i> one year treasury + 2.35 margin
US Treasury Securities Yields	5 Yr 10 Yr 30 Yr	4.27% 3.98% 3.90%	3.66% 3.54% 3.65%	3.43% 3.33% 3.49%	2 Yr Treas = 4.90% Rates as of 3-6-23
Bank Prime Rate (Wall St Jr)	Daily	7.75%	7.50%	5.50%	Last change 02-02-23 (up 25 basis points)
Federal Reserve Discount Rate	Daily	4.75%	4.50%	2.50%	Available to depository Institutions only
Federal Funds (effective rate)	Daily	4.59%	4.34%	2.33%	Overnight rate
FHLB 11th District Cost of Funds	Monthly Change	2.10%	1.05%	0.13%	Reflects weighted avg interest rate on CDs to Individuals; as of Dec 2022
Certificates of Deposit	1 month 6 months	19.07%	NA	15.13%	Fed Reserve data as of December 2022
Secured Overnight Financing Rate "SOFR"	30 day avg 90 day avg	4.56% 4.36%	4.31% 4.06%	2.29% 1.89%	Used as an adjustable rate loan index
L.I.B.O.R.	1 month 6 month	4.71% 5.32%	4.57% 5.21%	2.77% 3.81%	Used as an adjustable rate loan index
Treasury Bills, Yield	3 month 6 month	4.76% 5.06%	4.54% 4.77%	3.05% 3.54%	As of 03/06/23
Treasury Security Yield Adj/constant maturity	1year A) Current B) 12 mo avg	4.99% 3.47%	4.68% 2.79%	3.63% 1.37%	As of 03/06/23 12 mo avg = 12 MAT
Money Market Funds (brokerage house)	Daily	.47%	.38%	.16%	Annualized yield
Bitcoin (US dollars to buy 1 bitcoin)	Daily	\$22,433	\$22,814	\$19,290	As of 3/06/23; Peak: \$67,567 on 11-8-21
Gold (per ounce)	Daily	\$1,850.56	\$1,937.50	\$1,733.60	As of 03/06/23
Oil (WTI crude) per barrel	Daily	\$80.56	\$77.93	\$87.18	As of 03/06/23
Dow Jones Industrial Avg	Daily	33,431.44	33,719.09	32,381.34	<b>As of 03/06/23</b>

**Rates effective thru Fri, March 3, 2023 (unless otherwise designated)**

Consumer Price Index (US consumers), Month of Jan. 2023: Up **0.50%**; last 12 months: **Up 6.4% (299.170)**

The **Money Rate Scoreboard** is prepared by **Nicholas Lieberman** for the **Realty Investment Association of California** for use by its members. **Nicholas Lieberman, President, Bona Fide Mortgage**, may be reached for inquiries or comments by phone (949) 933-3543 or e-mail [nlieberman@cox.net](mailto:nlieberman@cox.net).

**Good Luck on Your Transactions!**