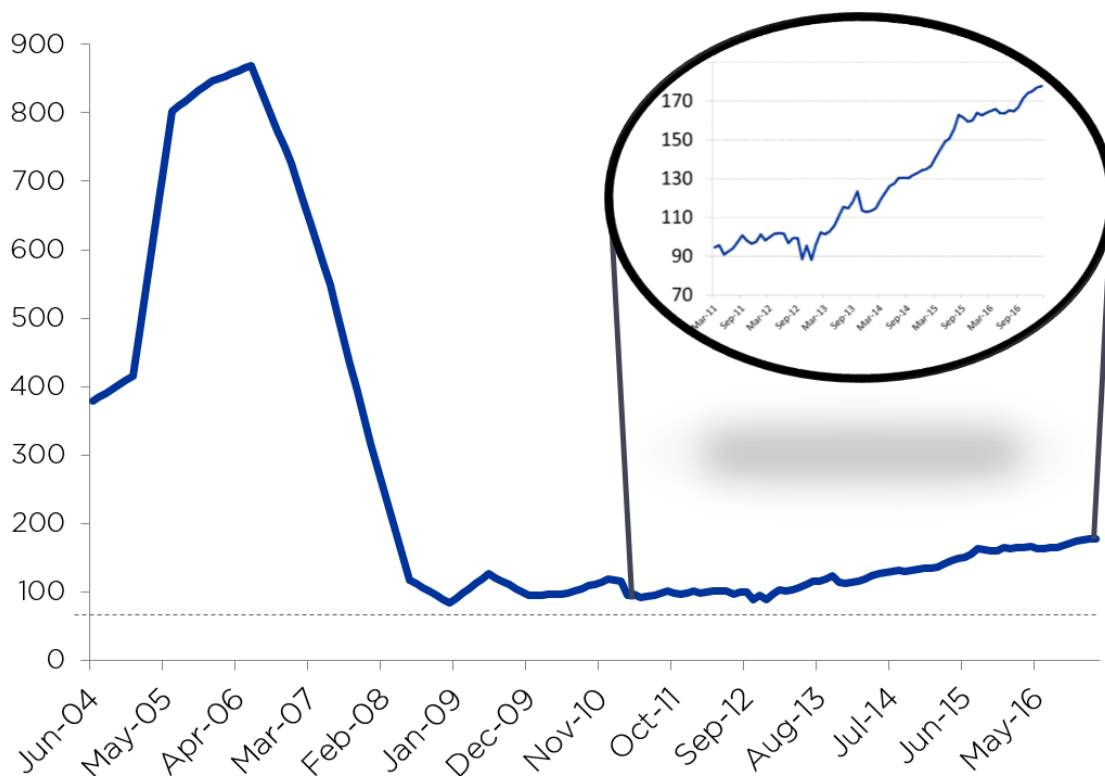


## Chart of the Week – March 10, 2017

Mortgage Credit Availability Index



Source: MBA’s Mortgage Credit Availability Index Powered by Ellie Mae’s AllRegs Market Clarity

Mortgage credit availability increased 0.4 percent in February 2017 and reached its highest level since 2007, according to data from the Mortgage Credit Availability Index (MCAI). Acknowledging that the unsustainable lending of the 2006 period should not be emulated, the MCAI provides a sense of just how different credit availability is today. The index reached a high of 869 in mid-2006, while today it stands at 177.

The increase in February was the net result of two countervailing movements. There was an increase in the supply of credit, as more investors offered affordable low down payment mortgages and streamlined documentation for loans guaranteed by the Federal Housing Administration and the Veterans Administration. This increase was partially offset by the first downturn in the availability of jumbo credit in a year, due to the consolidation of some jumbo programs.

The MCAI measures the quantity and quality of mortgage credit supplied to the market over time and for different segments of the market. A decline in the MCAI indicates that lending standards are tightening, while increases in the index are indicative of loosening credit. Prior to March 2011 the index is based on less frequent and less complete data. For more on the MCAI, click [here](#).