



Mortgage Rates Continue to Show Stability, Hovering Near 6%

February 5, 2026

MCLEAN, Va., Feb. 05, 2026 (GLOBE NEWSWIRE) -- [Freddie Mac](#) (OTCQB: FMCC) today released the results of its [Primary Mortgage Market Survey®](#) (PMMS®), showing the 30-year fixed-rate mortgage (FRM) averaged 6.11%.

“For the last several weeks, the 30-year fixed-rate mortgage has remained at its lowest level in years,” said Sam Khater, Freddie Mac’s Chief Economist. “The combination of improving affordability and availability of homes to purchase is a positive sign for buyers and sellers heading into the spring home sales season.”

News Facts

- The [30-year FRM](#) averaged 6.11% as of February 5, 2026, up slightly from last week when it averaged 6.10%. A year ago at this time, the 30-year FRM averaged 6.89%.
- The [15-year FRM](#) averaged 5.50%, up slightly from last week when it averaged 5.49%. A year ago at this time, the 15-year FRM averaged 6.05%.

The PMMS® is focused on conventional, conforming, fully amortizing home purchase loans for borrowers who put 20% down and have excellent credit. For more information, view our [Frequently Asked Questions](#).

Freddie Mac’s mission is to make home possible for families across the nation. We promote liquidity, stability and affordability in the housing market throughout all economic cycles. Since 1970, we have helped tens of millions of families buy, rent or keep their home. Learn More: [Website](#) | [Consumers](#) | [X](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [YouTube](#)

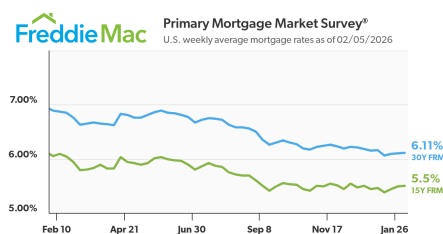
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A graph accompanying this announcement is available at <https://www.globenewswire.com/NewsRoom/AttachmentNg/50a12b36-c7b1-4fc5-941c-cf9a0060ccd7>

Primary Mortgage Market Survey®



U.S. weekly average mortgage rates as of 02/05/2026