

□ Following a mostly positive employment data report for January, mortgage rates were either unchanged or lower last week, according to Freddie Mac's weekly survey.

□ Thirty-year fixed-rate mortgages averaged 3.53 percent, the same as the previous week, while 15-year mortgages slid from 2.81 percent to 2.77 percent.

□ Adjustable-rate mortgages (ARMs) were also lower last week. The five-year hybrid ARM averaged 2.63 percent, down from 2.70 percent; and the one-year ARM averaged 2.53, down from 2.59 percent.