

□ Average fixed mortgage rates last week were unchanged from the previous week, remaining near their record lows and translating into a increasing home prices in most markets.

□ The 30-year fixed-rate mortgage remained at an average 3.53 percent last week and the 15-year fixed-rate was also unchanged at 2.77 percent.

□ Adjustable-rate mortgages (ARMs) ticked up last week. The five-year hybrid rate edged up from 2.63 percent to 2.64 percent, and the one-year rate jumped from 2.53 percent to 2.61 percent.