

MBS & TREASURY MARKETS

Daily Coverage. Industry Leading Perspective.

A message from Marc Erickson:

For informational purposes only. This is not a commitment to lend or extend credit. Information and/or dates are subject to change without notice. All loans are subject to credit approval. Rates vary based upon market conditions and borrower qualification.

MBS Recap: Slightly Stronger But There's a Catch



Marc Erickson

Mortgage Guide, Excel
Financial Group, LLC

www.themortgagemarc.com

P: (720) 295-0704

M: (720) 295-0704

123 N College Avenue
Fort Collins CO 80524
1245157



Ehric Wolfe

REALTOR®, Coldwell
Banker Realty

www.coloradowolfehomes.com

P: (970) 691-5299

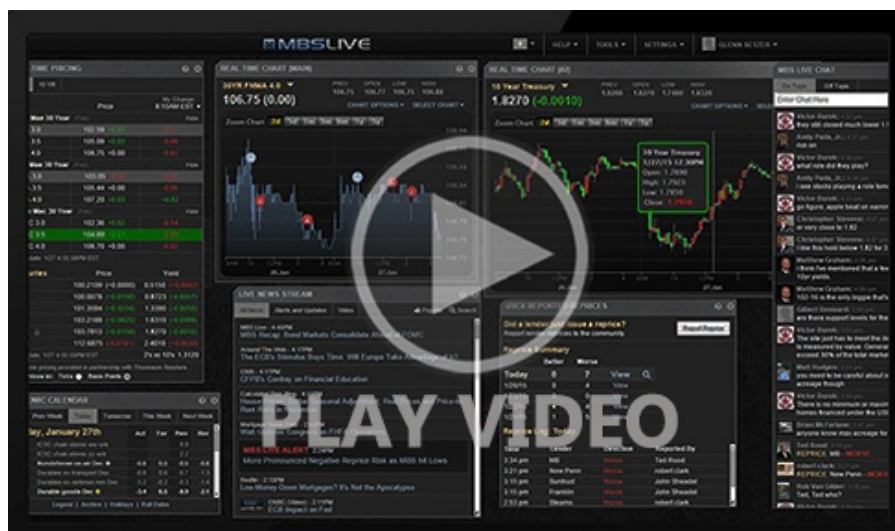
ehric@coloradowolfehomes.com

3665 John F Kennedy Parkway
Fort Collins CO 80525



Slightly Stronger But There's a Catch

Bonds had a decent day with MBS up more than a quarter point and 10yr yields down 3bps to 4.54+. While that adds some emphasis to the rejection of a technical breakout above 4.59%, we can't really conclude that it happened for any bond-specific reasons. In fact, we're forced to conclude that bonds are on auto-pilot for the most part and that oil prices are the key input for now. As was the case in June, we know this correlation isn't permanent, but it's been highly reliable during this resurgence of U.S./Iran tensions.



[Watch the Video](#)

MBS Morning

9:49 AM Oil and Yields Starting Out Slightly Lower

3:49 PM

Econ Data / Events

- ○ Jobless Claims (Jul)/04
 - 215.0K vs 218K f'cast, 215K prev

Market Movement Recap

09:21 AM Fairly flat overnight and just a hair stronger now. MBS up 2 ticks (.06) and 10yr down just under 1bp at 4.566

12:35 PM Additional gains, still correlated with oil prices. MBS up 9 ticks (.28) and 10yr down 3bps at 4.543

Lock / Float Considerations

- 7/9/26 - Tempting to view today's additional gains as additional evidence for 4.59% ceiling, but the performance was highly dependent on oil prices. We have yet to see a compelling bond-specific counterattack to push back against the past 1.5 weeks of selling. That said, risk-tolerant clients once again have some room to use 4.59% as a lock trigger.

Technicals/Trends in 10yr (why 10yr)

- Ceiling/Support (can be used as "lock triggers")
 - o 4.59
 - o 4.51
 - o 4.42
- Floor/Resistance
 - o 4.19
 - o 4.28
 - o 4.34
 - o 4.36

MBS & Treasury Markets



MBS

30YR UMBS 5.0

+

30YR UMBS 5.5

+

30YR GNMA 5.0	+
15YR UMBS-15 5.0	+

US Treasuries		
10 YR	4.546%	-0.028%
2 YR	4.170%	-0.050%
30 YR	5.057%	-0.020%
5 YR	4.277%	-0.050%

Open Dashboard

Share This