

ABLE
MORTGAGE

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Econ Data / Events

- ○ Case Shiller Home Prices-20 y/y (Jun)
 - 2.1% vs 1.7% f'cast, 1.6% prev
- CaseShiller 20 mm nsa (Jun)
 - 0.4% vs -- f'cast, 0.9% prev
- FHFA Home Price Index m/m (Jun)
 - 0.0% vs 0.2% f'cast, 0.3% prev
- FHFA Home Prices y/y (Jun)
 - 2.3% vs -- f'cast, 2.2% prev

Market Movement Recap

- 09:32 AM MBS up a quarter point and 10yr down 3.9bps at 4.659
- 01:40 PM MBS up 10 ticks (.31) and 10yr down 5.5bps at 4.642
- 03:49 PM MBS up 3/8ths and 10yr down 6.5bps at 4.632

Lock / Float Considerations

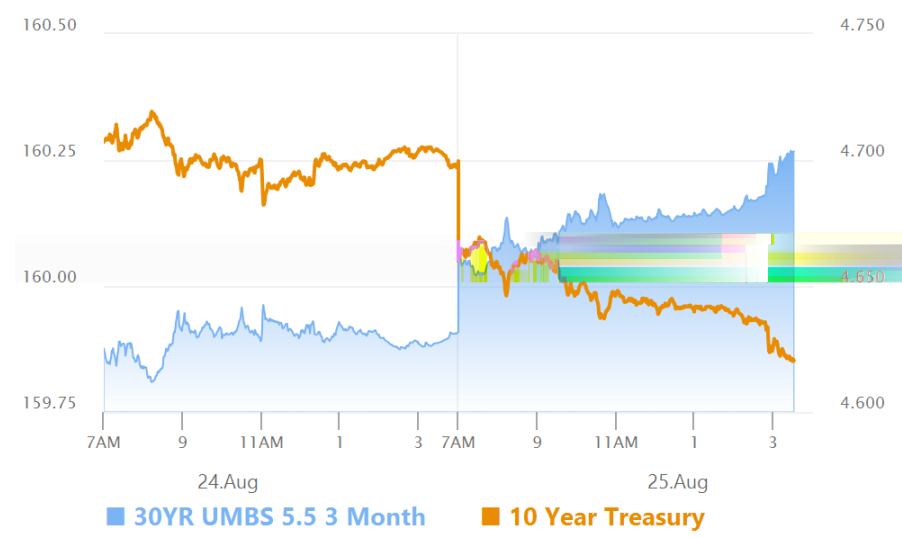
- 8/25/26 - Today is the first day that we've seen a potential challenge to the prevailing trend since it began in late July. Risk takers typically like to see if there's any follow-through at times like this. Breaking below 4.62% would be a stronger signal. Also, none of the above changes the fact that each new day is basically a coin flip based on the war and fuel prices. Risk averse clients prefer to use opportunities like this to lock.

Technicals/Trends in 10yr (why 10yr)

- **Ceiling/Support** (can be used as "lock triggers")
 - 4.80
 - 4.71

- Floor/Resistance
 - 4.42
 - 4.54
 - 4.62

MBS & Treasury Markets



MBS

30YR UMBS 5.5	+
30YR UMBS 6.0	+
30YR GNMA 5.5	+
15YR UMBS-15 5.0	+

US Treasuries

10 YR	4.620%	-0.077%
2 YR	4.172%	-0.051%
30 YR	5.156%	-0.070%
5 YR	4.326%	-0.078%

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