

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: Sideways and Slightly Stronger



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



Marc Erickson

Mortgage Guide, Excel
Financial Group, LLC

www.themortgagemarc.com

P: (720) 295-0704

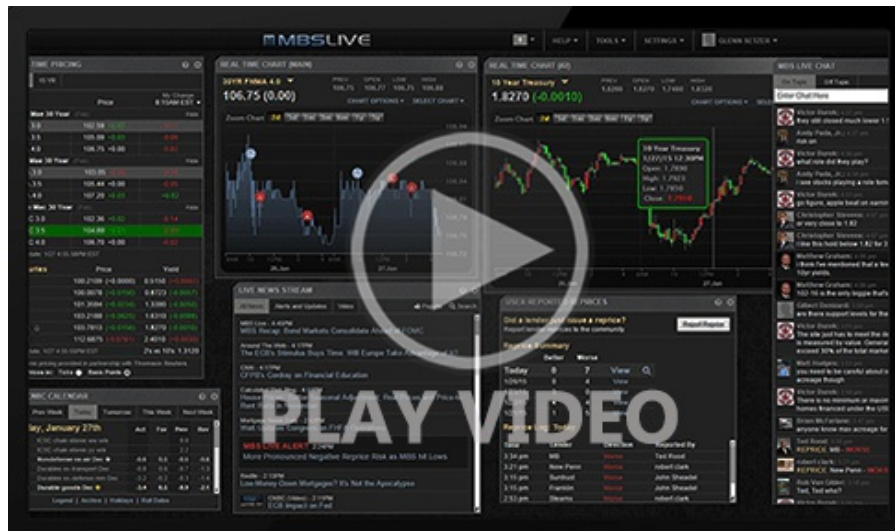
M: (720) 295-0704

123 N College Avenue
Fort Collins CO 80524
1245157



Sideways and Slightly Stronger

It was a rather uneventful day with bonds holding sideways in a relatively narrow range after a modest overnight improvement. Intraday correlation with oil prices was fairly poor in the 8-10am window, but generally well-behaved otherwise. Short-end rates (2yr and shorter) were slightly higher on the day, and experienced some earlier volatility surround Fed's Goolsbee's comments on inflation and the rate path. The biggest takeaway there was that the Fed is attempting to assess supply shock inflation versus demand-driven inflation with Goolsbee saying he's hearing reports and seeing some indications of the latter (which implies a higher Fed Funds Rate outlook).



[Watch the Video](#)

MBS Morning

9:59 AM Stronger Start as Oil Continues Lower

3:21 PM

Market Movement Recap

- 09:27 AM MBS up an eighth. 10yr down 3.5bps at 4.958
- 12:19 PM MBS up 5 ticks (.16) and 10yr down 4.2bps at 4.951
- 02:10 PM MBS up an eighth (.125) and 10yr down 2.1bps at 4.97

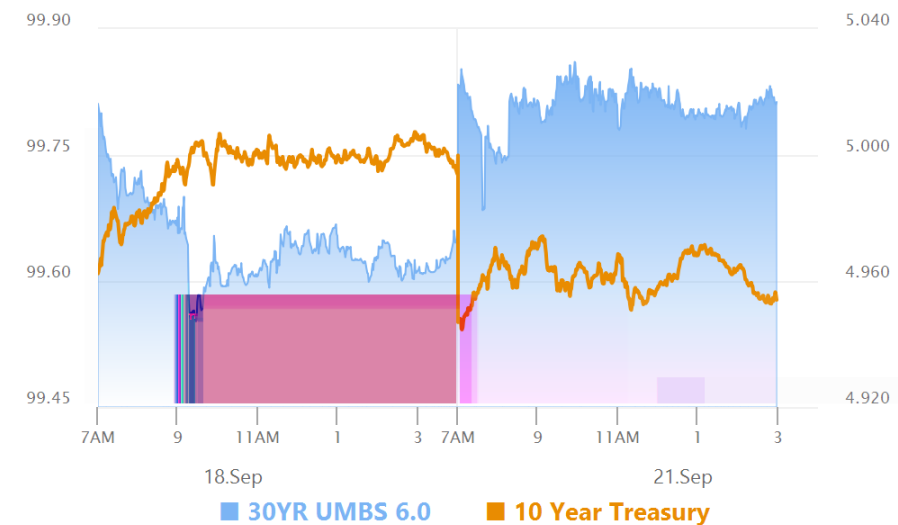
Lock / Float Considerations

- 9/21/26 - Technical levels don't predict the future, but 4.94% has emerged as an important resistance level to break in terms of 10yr yields. 5.00% remains an important level to avoid breaking overhead. Friday's trading tested 5.00% repeatedly. Today's was closer to testing 4.94%. In general, the default stance hasn't changed since the beginning of July: we continue waiting for a definitive shift/rally before it makes sense to be anything other than conservative in terms of lock/float decisions. A break below 4.94% could be an early indication of such a shift.

Technical/Trends in 10yr (why 10yr)

- Ceiling/Support (can be used as "lock triggers")
 - o 5.14
- Floor/Resistance
 - o 4.62
 - o 4.71
 - o 4.80
 - o 4.83
 - o 4.93
 - o 5.00

MBS & Treasury Markets



MBS

30YR UMBS 6.0	+
30YR UMBS 6.5	+
30YR GNMA 6.0	+
15YR UMBS-15 5.0	+

US Treasuries

10 YR	4.955%	-0.038%
2 YR	4.748%	+0.005%
30 YR	5.289%	-0.034%
5 YR	4.828%	-0.027%

[Open Dashboard](#)

[Share This](#)