A message from Tan & Samantha Tunador:

If you are ready to explore homeownership, lets open up a conversation to help you navigate the best route for you with down payment & monthly payment options. Finance programs are unique like you and one size does not fit all. The next step is a simple online application so that we can get you preapproved and ready to look for the perfect home. Unlike shopping for a car or rental applications, the credit pull to buy a home is not a derogatory. Homeownership and wealth building is the goal for all. Would you like to schedule time to chat? If you are a Realtor, would you like this calculator co-branded?

MBS Recap: Slightly Weaker, But Much Stronger on The Week

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Slightly Weaker, But Much Stronger on The Week

MBS Recap Matthew Graham | 3:50 PM

Friday was calm and sideways in the bigger picture. Sure, a 4+ bp increase in 10yr yields and an MBS decline of just over an eighth of a point might sound somewhat unpleasant on the average day, but considering we saw 4 times as much movement in the other, friendlier direction yesterday, we're not bothered. Rationale was rational to boot. The NASDAQ drifted sideways to slightly higher and nittier grittier canaries like Coreweave bond yields bounced back slightly lower as well. Overall, today did nothing to change the big picture. We're still waiting to see if tech sentiment gets back on track or continues to deteriorate. It won't be able to equivocate for long.

Watch the Video

MBS Morning

9:16 AM Et Tu, S&P PMI?

Update

10:24 AM Down Just Over an Eighth From Highs

3:08 PM

Lock / Float Considerations

- 10/23/26 - (unchanged from Thursday) Rates have generally been trending lower for the past 2 weeks as tech concerns have accelerated. The big risk for the lock/float outlook is that the friendly trend remains highly dependent on things staying gloomy for tech.

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Technicals/Trends in 10yr (why 10yr)

- Ceiling/Support (can be used as "lock triggers")
  - 5.34
  - 5.27
  - 5.14

- Floor/Resistance
  - 4.83
  - 4.93
  - 5.00
  - 5.07

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	5.000%	+0.047%
2 YR	4.688%	+0.051%
30 YR	5.329%	+0.047%
5 YR	4.814%	+0.042%

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