MORTGAGE RATE WATCH

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A message from Marc Erickson:

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Mortgage Rates End Week at Lows

The rate market continues taking cues from turmoil in the tech sector. That resulted in the lowest rates in more than a month today as tech stocks slide to their lowest levels since July.

The biggest shift for the underlying bond market (bonds dictate rates) came just before 1pm on reports that Anthropic's post IPO credit rating was not likely to be "investment grade." That matters because it means Anthropic would face higher borrowing costs.

Given the company's key role in driving the AI buildout, there are two implications that helped bonds/rates today. First, higher borrowing costs mean lower potential debt issuance, and that issuance has been a key factor in pushing interest rates higher in 2026. Second, any headwinds for major AI companies suggest potential economic headwinds given the central role AI plays in the current economic growth cycle. In general, lower/slower economic growth is good for rates/bonds, all else equal.

The average mortgage lender added modestly to yesterday's larger improvement, resulting in a top-tier 30yr fixed rate just under 7.30%. This is the lowest level since September 23rd, 2026.



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