

# MARKET SUMMARY

## Complete Recap of Today's Market Activity

### More Data Defiance. Maybe It's All About Claims?

Market Summary: Wednesday, July 17, 2024 - 4:16PM

Bonds have been trending gently stronger after last week's CPI numbers, which is notable considering the headwinds presented by Tuesday's Retail Sales. Wednesday's data didn't suggest a recovery from overnight weakness, but we got one nonetheless--perhaps with some help from Fed speakers adding to the sense of a September rate cut. While the modestly bullish bias has been able to defy the data seen so far, the Fed's focus on the labor market may mean that Thursday's Jobless Claims number is a better headliner for the week than Retail Sales. After all, this is the installment that lines up with survey week for the forthcoming jobs report.

#### Latest Video Analysis



Little-Changed, But That's a Victory



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#### MBS & Treasury Markets

|          |       |       |      |        |         |                      |
|----------|-------|-------|------|--------|---------|----------------------|
| UMBS 5.5 | 99.76 | -0.04 | 10YR | 4.158% | -0.001% | 7/17/2024 5:00PM EST |
|----------|-------|-------|------|--------|---------|----------------------|

### Uneventful Start And an Uneventful Calendar

Just because an economic calendar is full doesn't mean it's of any major importance to the bond market. Today fits the bill with the two economic headliners being Housing Starts and Industrial Production. Both have already come and gone without any reaction. The market has been more interested in trading a single comment from Fed's Waller, who said the time to cut rates is getting closer based on the most likely policy scenario. Yes, that's a bit cryptic, but he basically described 3 bowls of porridge and then said the warm one was the most likely. Bonds rallied for a moment and then went back to the prevailing trend from the overnight session.

**MBS MORNING:** Two Kinds of Flat

**ALERT:** Giving up Overnight Gains Despite As-Expected Retail Sales

|            |       |        |            |       |        |           |
|------------|-------|--------|------------|-------|--------|-----------|
| 30YR Fixed | 6.83% | -0.01% | 15YR Fixed | 6.32% | +0.02% | 7/17/2024 |
|------------|-------|--------|------------|-------|--------|-----------|

## Mortgage Rate Winning Streak Finally Ends, But Just Barely

When is a defeat not really a defeat? have an idea. They're fresh off an incredibly rare 8 day winning streak that took the average 30yr fixed rate to the lowest levels in 5 months AND well under the 7% mark for top tier scenarios.

Contrast all that gloriousness to today's performance which saw the average inch higher by a mere 0.03%. On any recent day before last Friday, we'd still be at 5 month lows. It would be just as fair to say rates are "holding their ground near 5 month lows" in the bigger picture.

This wasn't necessarily destined to be the case this morning. The important Retail Sales report had some underlying components that caused the bond market to move quickly toward higher yields (thus implying a bigger uptick in mortgage rates). But the losses were temporary and traders were quick to push bonds back into stronger territory.

Some mortgage lenders ended up offering mid day improvements to the morning's rate offerings. Those who didn't would likely be able to improve rates tomorrow morning IF the bond market were to hold in line with current levels overnight (never a guarantee, but always the 'all other things being equal' baseline).

| Time              | Event                                  | Actual | Forecast | Prior   |
|-------------------|--|--------|----------|---------|
| Wednesday, Jul 17 |  |        |          |         |
| 12:00AM           | Roll Date - UMBS 15YR, Ginnie Mae 15YR |        |          |         |
| 7:00AM            | Jul/12 MBA Purchase Index              | 140.4  |          | 144.3   |
| 7:00AM            | Jul/12 MBA Refi Index                  | 613.0  |          | 532.3   |
| 8:30AM            | Jun Housing starts number mm (ml)      | 1.353M | 1.30M    | 1.277M  |
| 8:30AM            | Jun Building permits: number (ml)      | 1.446M | 1.40M    | 1.399M  |
| 8:30AM            | Jun Build permits: change mm (%)       | 3.4%   |          | -2.8%   |
| 8:30AM            | Jun House starts mm: change (%)        | 3%     |          | -5.5%   |
| 9:00AM            | Fed Barkin Speech ☆                    |        |          |         |
| 9:15AM            | Jun Industrial Production (%) ☆        | 0.6%   | 0.3%     | 0.7%    |
| 9:35AM            | Fed Waller Speech ☆                    |        |          |         |
| 10:30AM           | Jul/12 Crude Oil Inventory (ml)        | -4.87M | 0.8M     | -3.444M |
| 11:30AM           | 17-Week Bill Auction (%)               | 5.135% |          | 5.195%  |
| 1:00PM            | 20-Yr Bond Auction (bl) ★              | 13     |          |         |
| 2:00PM            | Fed Beige Book                         |        |          |         |
| Thursday, Jul 18  |  |        |          |         |
| 8:30AM            | Jul/13 Jobless Claims (k) ☆            | 243K   | 230K     | 222K    |
| 8:30AM            | Jul/06 Continued Claims (ml)           | 1867K  | 1860K    | 1852K   |
| 8:30AM            | Jul Philly Fed Prices Paid             | 19.80  |          | 22.50   |
| 8:30AM            | Jul Philly Fed Business Index ☆        | 13.9   | 2.9      | 1.3     |
| 10:00AM           | Jun CB Leading Index MoM (%)           | -0.2%  | -0.3%    | -0.5%   |
| 1:45PM            | Fed Logan Speech ☆                     |        |          |         |
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| 6:05PM            | Fed Daly Speech ☆                      |        |          |         |
| 7:30PM            | Fed Bowman Speech ☆                    |        |          |         |
| 7:45PM            | Fed Bowman Speech ☆                    |        |          |         |

Recent Housing News

- Refinancing Volume Highest in Nearly Two Years
- Rates Continue to Depress Builders as Well as Sales
- Higher Rates Suppress Mortgage Application Volume

## Sharply Lower Inflation Brings Fed Rate Cuts Into Focus

There was a lot riding on this week's economic data and it delivered in a big way. The Consumer Price Index (CPI) has had the biggest influence on interest rates of any of the scheduled monthly economic reports, and for good reason. It is one of the two biggest and most detailed inflation reports on any given month, and it comes out about 2 weeks before the other one. That's incredibly im...

### Mortgage Calculators

-  [Mortgage Payment w Amortization](#)
-  [Loan Comparison](#)
-  [Advanced Loan Comparison](#)
-  [Early Payoff](#)
-  [Should I Refinance?](#)
-  [Rent vs. Buy](#)
-  [Blended Rate](#)