

CPI Helped Bonds Avoid Losing Ground

Market Summary: Wednesday, January 14, 2026 - 3:14AM

Bonds began the day in slightly weaker territory and managed to flip into slightly stronger territory after the CPI data. Core monthly CPI printed at 0.2, but was rounded down from 0.24. In other words, it wasn't as big of a beat as the "0.2 vs 0.3" result suggested. The notion of inflation being "lower but still elevated" contributed to the tepid response. As for MBS, they were in positive territory all day even though charts made them look weaker due to monthly settlement. Wednesday morning brings November's retail sales data and Producer Price Index (PPI). Neither are as heavy hitting as CPI, but they could move the needle if they fall far from forecast.

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MBS & Treasury Markets

UMBS 5.0	100.10	+0.03	10YR	4.172%	-0.008%	1/14/2026 3:13AM EST
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MBS at Weakest Levels; Reprice Risk Varies

10yr yields have inched into negative territory, up half a bp at 4.183 but not any higher than they were at the day's previous highs.

MBS have sold more steadily and are now at the lows of the day. While prices are technically higher due to , 5.0 coupons are down more than an eighth of a point from the AM highs.

That said, if your rate sheet is worse than yesterday's, reprice risk may be limited. If it's stronger than yesterday, reprices are possible.

MBS MORNING: Mixed, But Modestly Stronger Reaction to CPI

UPDATE: First Move is Stronger After CPI

30YR Fixed	6.07%	+0.06%	15YR Fixed	5.59%	+0.04%	1/13/2026
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Mortgage Rates Now Solidly Back Above 6%

According to our chart of MND's mortgage rate index, 30yr fixed rates bottomed at 6.01% yesterday, but that's because the chart logs the day's latest entry. On Friday, until late in the day, the chart showed a rate of 5.99%. It was only after several lenders raised rates in the afternoon that the index moved up to 6.06%. Today's rates ended up just a hair higher than that at 6.07%.

Most of the underlying market weakness that accounts for today's jump occurred yesterday afternoon. Lenders who raised rates yesterday afternoon offered roughly comparable rates this morning.

Things might have ended up worse today had it not been for a reasonably well-received CPI report (Consumer Price Index). This important data showed inflation remaining in check in December, with the most closely-watched metrics coming in just below the median forecast.

Lower inflation is good for rates, all else equal, but inflation isn't falling fast enough to have a big impact in the short term. In today's case, it did more to help the bond market avoid losing ground than it did to spark a new rally.

[thirtyyearmortgagerates]

Time	Event	Actual	Forecast	Prior
Wednesday, Jan 14				
7:00AM	Jan/09 MBA Refi Index	1313.1		937
7:00AM	Jan/09 MBA Purchase Index	184.6		159.3
7:00AM	Jan/09 Mortgage Market Index	348		270.8
8:30AM	Nov PPI YoY ☆		2.7%	
8:30AM	Nov Core Producer Prices MM (%) ☆		0.2%	
8:30AM	Nov Core Producer Prices YY (%) ☆		2.7%	
8:30AM	Nov Producer Prices (%) ☆		0.2%	
8:30AM	Nov Retail Sales (%) ★		0.4%	0%
8:30AM	Nov Retail Sales Control Group MoM ★		0.4%	0.8%
8:30AM	Oct PPI YoY ★			2.7%
8:30AM	Oct Core Producer Prices MM (%) ★			0.1%
8:30AM	Oct Producer Prices (%) ★			0.3%
10:00AM	Oct Business Inventories (%) ☆		0.2%	0.2%
10:00AM	Dec Existing home sales (ml) ☆		4.21M	4.13M
10:00AM	Dec Exist. home sales % chg (%) ☆			0.5%
10:30AM	Jan/09 Crude Oil Inventory (ml)		-2.2M	-3.831M
Thursday, Jan 15				
8:30AM	Jan Philly Fed Prices Paid			43.60
8:30AM	Jan NY Fed Manufacturing ☆		1	-3.90
8:30AM	Jan/03 Continued Claims (k) ☆		1890K	1914K
8:30AM	Jan/10 Jobless Claims (k) ☆		215K	208K
8:30AM	Jan Philly Fed Business Index ☆		-2	-10.2
10:00AM	Nov Business Inventories (%) ☆			








Recent Housing News

- Highest Existing Home Sales in 8 Months But Don't Get Excited
- Three Straight Months of Improvement in Builder Confidence, But There's a Catch
- Mortgage Apps Still Strong vs Last Year, But Down Slightly Last Week

Mortgage Rates Back in The 5's. Here's Why

This week's potential volatility was supposed to be all about the big jobs report, but an unexpected headline completely stole the show. On Thursday afternoon, Trump announced he would be directing his representatives to buy \$200bln in mortgage-backed securities (MBS). These are the bonds that directly impact mortgage rates and such a level of buying would easily push rates lower. The initia...

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