

MARKET SUMMARY

Complete Recap of Today's Market Activity

Data-Driven Weakness

Market Summary: Thursday, January 15, 2026 - 7:51PM

It was a reasonably straightforward day for the bond market. Trading was flat overnight, then weaker after the 8:30am Jobless Claims data. That report is hit and miss as a market mover, but a sub-200k print without any recent seasonal spike is certainly worth a few bps of weakness. Impacts were most notable in Fed Funds Rate expectations, which have now fully eliminated any possibility for a January cut and lowered the probability of a March cut from over 40% last week to under 20% today. In the bigger picture, longer-term rates remain squarely range-bound and MBS remain broken out the top of their comparable range thanks to GSE purchases.

Jason Brookes

Broker, Grand Avenue
Realty & Lending

www.GrandAveLending.com

P: (562) 233-8564

4420 E. Miraloma Ave, Ste M
Anaheim California 92807

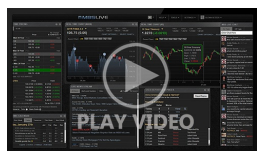
NMLS 1372327

DRE 1412977

Market Movement Recap

- 08:31 AM First move is weaker after lower jobless claims. MBS down an eighth and 10yr up 2.5bps at 4.157
- 10:50 AM Lows of the day after rebounding into the 9:30am hour. MBS down 6 ticks (.19) and 10yr up 2.6bps at 4.159
- 01:48 PM MBS down 6 ticks (.19) and 10yr up 2.1bps at 4.153
- 03:15 PM Weakest levels for Treasuries with 10yr up 3.2bps at 4.164. MBS still down 6 ticks (.19).

Latest Video Analysis



Data-Driven Weakness

UMBS 5.0	100.16	-0.24	10YR	4.173%	+0.041%	1/15/2026 5:00PM EST
----------	--------	-------	------	--------	---------	----------------------

MBS Down an Eighth Since 9:30am ET

10yr yields are up 2.7bps on the day at 4.159 and MBS are down 6 ticks (.19) in total. Current levels for MBS aren't much lower than they were in the immediate wake of this morning's jobless claims data, but the issue is the rebound that took place heading into 9:30am.

Since those 9:30am highs, MBS are down another eighth of a point. Because some lenders released rate sheets around that time, this introduces a modicum of negative reprice risk for the jumpier among them.

Counterpoint: MBS improved yesterday but rate sheets didn't. This could suggest some level of "cushion" for lenders to absorb MBS losses without needing to reprice as urgently as normal.

- MBS MORNING: Stronger Jobless Claims Leads to Early Selling
- MBS MORNING: Today's Data is Proving Less Tradeable, But Doing No Harm

Today's Mortgage Rates

30YR Fixed	6.04%	-0.03%	15YR Fixed	5.57%	-0.01%	1/15/2026
------------	-------	--------	------------	-------	--------	-----------

Mortgage Rates Higher For Some Lenders and Lower For Others

moved modestly lower for the average lender today, but higher for others. The distinction is whether the lender in question made a late-day adjustment yesterday afternoon.

At the time, the underlying market for mortgage bonds was improving somewhat sharply. This prompted several lenders to drop rates before the end of business. Those lenders had to bump rates back up this morning as the bond market was in weaker territory this morning.

Other lenders--those who didn't make any changes yesterday afternoon--were able to nudge rates modestly lower today as this morning's bond market levels were a bit better than yesterday morning's.

In the bigger picture, the average lender is still very close to 3-year lows.

[thirtyyearmortgagerates]

Time	Event	Actual	Forecast	Prior
Thursday, Jan 15				
8:30AM	Nov Import prices mm (%)	0.4%	-0.1%	
8:30AM	Jan NY Fed Manufacturing ☆	7.70	1	-3.90
8:30AM	Jan/03 Continued Claims (k) ☆	1884K	1890K	1914K
8:30AM	Jan/10 Jobless Claims (k) ☆	198K	215K	208K
8:30AM	Jan Philly Fed Prices Paid	46.90		43.60
8:30AM	Jan Philly Fed Business Index ☆	12.6	-2	-10.2
10:00AM	Nov Business Inventories (%) ☆			
Friday, Jan 16				
12:00AM	Roll Date - UMBS 15YR, Ginnie Mae 15YR			
9:15AM	Dec Industrial Production (%) ☆		0.1%	0.2%
10:00AM	Jan NAHB housing market indx		40	39

Recent Housing News

- Existing-Home Sales Jump 5.1% in December, Strongest Pace in Nearly Three Years
- Bond Buying Announcement Leads Surge in Mortgage Apps
- Highest Existing Home Sales in 8 Months But Don't Get Excited

Read My Latest Newsletter

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...

Mortgage Calculators

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