

# MARKET SUMMARY

Complete Recap of Today's Market Activity

## Yields Magically and Mysteriously Sink to Lowest Levels in 2 Months.

Market Summary: Friday, February 13, 2026 - 9:04AM

At the 3pm CME close, 10yr yields were just over 4.10%--the lowest level since December 4th, 2025. In light of yesterday's stronger jobs report, today's absence of market moving data, and this week's Treasury auction cycle, it is impossible to account for these gains without conjecture and assumption. Certainly heavy selling in stocks and commodities deserves some credit for driving a flight to safety that benefited bonds, but we've definitely seen similar stock selling without the bond market benefit. Apart from that, the guesses get more tenuous as we'd have to rely on things that can't be seen or measured. Friday's CPI carries some volatility potential, but not in the same league as the jobs report.

### Latest Video Analysis



Magical Mystery Rally



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UMBS 5.0 100.28 **+0.04**

10YR 4.083% **-0.017%**

2/13/2026 9:03AM EST

### First Move is Stronger After CPI

- m/m CORE CPI (Jan)
  - 0.3% vs 0.3% f'cast, 0.2% prev
- m/m Headline CPI (Jan)
  - 0.2% vs 0.3% f'cast, 0.3% prev
- y/y CORE CPI (Jan)
  - 2.5% vs 2.5% f'cast, 2.6% prev
- y/y Headline CPI (Jan)
  - 2.4% vs 2.5% f'cast, 2.7% prev

Clearly, no bad news for bonds in the bullet points above. We'll dig into details in the morning commentary. 10yr yields are down a quick 3bps at 4.068 and MBS are up 2-3 ticks (.06-.09) but still finding on the morning.

**MBS MORNING:** Slower Data. Slower Morning

**MBS MORNING:** Bonds Selling But Not Panicking After Super Strong Jobs Numbers

### Today's Mortgage Rates

30YR Fixed 6.04% **-0.06%**

15YR Fixed 5.61% **-0.08%**

2/13/2026

### Mortgage Rates Slide to New Multiweek Lows

Just one day after an incredibly strong jobs report--something that would normally create problematic upward momentum for rates--the average lender is back to the lowest levels since January 16th. At the risk of overusing a played-out metaphor, this was not on many experts' bingo cards.

Even with the benefit of hindsight, it's not entirely possible to justify what we've seen over the past 2 days without jumping to conclusions and making educated guesses. Said guesses would rely on somewhat esoteric concepts regarding the way investor demand ebbs and flows between different Treasury securities (i.e. 2yr vs 10yr, etc).

More volatility could be on the way tomorrow. The BLS will release the Consumer Price Index (CPI) for January. This is the first major inflation report that comes out on any given month. Because inflation is a key consideration for rates, if CPI is meaningfully above or below the median forecast, rates often react accordingly.

Time	Event	Actual	Forecast	Prior
<b>Friday, Feb 13</b>				
12:00AM	Roll Date - UMBS 15YR, Ginnie Mae 15YR			
8:30AM	Jan m/m Headline CPI (%) 	0.2%	0.3%	0.3%
8:30AM	Jan m/m CORE CPI (%) 	0.3%	0.3%	0.2%
8:30AM	Jan y/y Headline CPI (%) 	2.4%	2.5%	2.7%
8:30AM	Jan y/y CORE CPI (%) 	2.5%	2.5%	2.6%
<b>Monday, Feb 16</b>				
12:00AM	Presidents Day 			
8:25AM	Fed Bowman Speech 			

## Recent Housing News

- Calmer Week For Mortgage Apps
- Winter Weather Puts Purchase Applications on Ice
- November Was Best Month of Home Price Appreciation in More Than a Year

## Read My Latest Newsletter

## Will Mortgage Rates Fall Thanks to a New Fed Chair?

With the announcement that Trump nominated Kevin Warsh to be the new Fed Chair, there's a lot of misinformation and speculation making the rounds regarding the potential impact on mortgage rates. Let's clear it up. Who is Warsh and why do people think he could be good for rates? Frankly, it doesn't matter who Warsh is. Trump was only ever going to nominate a Fed Chair who was amenable to ...

## Mortgage Calculators

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