

MARKET SUMMARY

Complete Recap of Today's Market Activity

Overnight Gains Erased by PPI/Oil. Fed on Deck

Market Summary: Wednesday, March 18, 2026 - 9:20AM

The Producer Price Index (PPI) was this morning's only big ticket econ data and calling it "big ticket" is a bit of a stretch. PPI often passes without a trace, but can occasionally get an obvious response even if it's not a huge response. Today's installment is bigger than normal. If there's a reason, it would be that the PPI components that flow through to PCE (a more important inflation metric) are all elevated (sometimes they run counter to the PPI headline). If there's another reason, it's because bonds aren't just reacting to PPI but also doing the same oil "follow oil prices" routine. The Fed announcement and dot plot hits at 2pm.

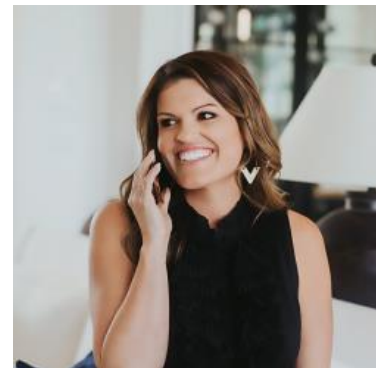
Market Movement Recap

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|----------|--|
| 08:32 AM | Slightly weaker after PPI data. MBS unchanged after being up a few ticks and 10yr up .8bps at 4.207 |
| 09:16 AM | additional weakness with oil prices spiking. 10yr up 2.8bps at 4.227 and MBS down more than an eighth of a point |

Latest Video Analysis



Simple, Strong Correlation With Oil Leaves Yields Lower



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UMBS 5.0	99.27	-0.11	10YR	4.221%	+0.022%	3/18/2026 9:19AM EST
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- MBS MORNING: Another Solid Start, But Without as Much Help From Oil
- MBS MORNING: Stronger Start as Markets Hope For De-Escalation

Today's Mortgage Rates

30YR Fixed	6.31%	+0.02%	15YR Fixed	5.95%	+0.02%	3/18/2026
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The Fed Isn't Doing Anything to Mortgage Rates on Wednesday

It was a fairly uneventful day for , but also a fairly decent one. The underlying bond market made modest gains even without meaningful cues from oil prices. Lately, oil price volatility has been the most visible motivation for bonds and, thus, .

After cresting 6.40% last week, the MND 30yr fixed rate index is back below 6.30% today, albeit just barely (6.29% for top tier 30yr fixed rates at the average lender).

Looking ahead, tomorrow afternoon brings the latest Fed announcement. The market has conclusively decided there will be no rate cut. Even if the opposite were true, there would be no implication for mortgage rates (because the Fed doesn't dictate mortgage rates).

Nonetheless, Fed days can still cause volatility in rates, for better or worse. In tomorrow's case, any impact from the Fed should be smaller than it otherwise would have been due to the market's preoccupation with geopolitical influences.

Time	Event	Actual	Forecast	Prior
Wednesday, Mar 18				
12:00AM	Roll Date - Ginnie Mae 30YR			
7:00AM	Mar/13 Mortgage Market Index	347.1		389.6
7:00AM	Mar/13 MBA Refi Index	1341.0		1646.3
7:00AM	Mar/13 MBA Purchase Index	172.9		171.3
8:30AM	Feb PPI y/y ☆	3.4%	2.9%	2.9%
8:30AM	Feb Core PPI m/m (%) ★	0.5%	0.3%	0.8%
8:30AM	Feb PPI m/m (%) ★	0.7%	0.3%	0.5%
10:00AM	Jan Factory orders mm (%)	0.1%	0.1%	-0.7%
10:30AM	Mar/13 Crude Oil Inventory (ml)	6.156M	0.4M	3.824M
2:00PM	Interest Rate Projection - 2nd Yr			3.1%
2:00PM	Interest Rate Projection - 1st Yr			3.4%
2:00PM	Interest Rate Projection - Current			3.6%
2:00PM	Interest Rate Projection - Longer			3%
2:00PM	FOMC Economic Projections ★★			
2:00PM	Fed Interest Rate Decision ★★		3.75%	3.75%
2:30PM	Fed Press Conference ★★			
Thursday, Mar 19				
8:30AM	Mar Philly Fed Prices Paid			38.90
8:30AM	Mar Philly Fed Business Index ☆		10	16.3
8:30AM	Mar/07 Continued Claims (k) ☆		1850K	1850K
8:30AM	Mar/14 Jobless Claims (k) ☆		215K	213K
9:20AM	NY Fed Bill Purchases 1 to 4 months (%)			
10:00AM	Jan New Home Sales (%) (%)			-1.7%
10:00AM	Jan CB Leading Index MoM (%)			-0.2%
10:00AM	Jan New Home Sales (ml) ☆		0.72M	0.745M
1:00PM	10-yr Note Auction (bl) ★	19		

Recent Housing News

- Purchase Applications Buoy Mortgage Demand Amid Rising Rates
- Modest Recovery Keeps Existing Home Sales in The Same Old Range
- Highest Refi Demand in 4 Years After Last Week's Rate Rally

From 3 Year Lows to 7 Month Highs in 2 Weeks

February ended with 30yr fixed rates at the lowest level in more than 3 years. There's been a grueling march higher since then with average rates ending the week at 7-month highs. While the first few days of March were open to some debate about the reasons for the rate spike, there's now only one elephant in the room, and it's a war elephant. Wars have various effects on financial...

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