

# MARKET SUMMARY

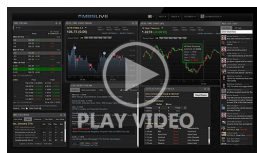
Complete Recap of Today's Market Activity

## Another Day of Gains With Some Quarter-End Distortion

Market Summary: Wednesday, April 1, 2026 - 4:04AM

Q1 was fairly eventful for the bond market with solid--sometimes puzzling--gains in February followed by a relative rout in March. Heavy quarter-end rebalancing flows are making for more volatility than normal at 4pm ET, but up until that point, 10yr yields had rallied roughly 8bps. Those gains were fueled by headlines that spoke to potential de-escalation in Iran--something that's easy enough to confirm by examining the corresponding drop in oil prices and spike in stocks. That said, the underlying news falls short of marking a distinct turning point in the war.

### Latest Video Analysis



Another Day of Gains With Some Quarter-End Distortion



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|          |       |       |      |        |         |                     |
|----------|-------|-------|------|--------|---------|---------------------|
| UMBS 5.0 | 98.80 | +0.20 | 10YR | 4.275% | -0.039% | 4/1/2026 4:03AM EST |
|----------|-------|-------|------|--------|---------|---------------------|

## Bonds Rallying on De-Escalation Headlines

TRUMP TO NEW YORK POST: MY MISSION WAS TO PREVENT IRAN FROM POSSESSING A NUCLEAR WEAPON, AND I SUCCEEDED

IRAN'S PRESIDENT PEZESHKIAN: WE'RE READY TO END WAR, BUT WANT GUARANTEES

This doesn't really seem like big news considering Iran has said they "want guarantees" since last week, but there are no other newswires that coincide with the movement we're seeing in bonds (and stocks, and oil).

Specifically, 10yr yields just dropped from 4.33 to 4.29+ in short order and MBS popped 6 ticks (.19) higher for a total of more than 3/8ths of a point on the day.

- MBS MORNING: War Headlines Help Bond Recovery Continue
- ALERT: Reprice Risk Increasing

## Today's Mortgage Rates

|            |       |        |            |       |        |           |
|------------|-------|--------|------------|-------|--------|-----------|
| 30YR Fixed | 6.47% | -0.08% | 15YR Fixed | 6.03% | -0.09% | 3/31/2026 |
|------------|-------|--------|------------|-------|--------|-----------|

## Mortgage Rates Fall Back Below 6.5%

moved lower for the second straight day as markets responded to potential de-escalation in the Iran war. Rates are based on bonds and bonds improved overnight as The President said the war could end even if the Strait of Hormuz was not yet reopened.

Additional improvement followed during domestic hours based on headlines that suggested Iranian officials were "ready to end the war." The market reaction might have been bigger had those claims not been contingent on Iran wanting "certain guarantees." They also came from Iran's President and not the Supreme Leader.

Still, stocks, bonds, and oil prices all responded. The bond market response involved additional improvement. As bonds improve, rates move lower.

The net effect for mortgage rates was a move back below 6.50% for top-tier 30yr fixed rates at the average lender. This marks the best 2 days of improvement since the war began, but the caveat is that the larger movements are often seen after rates hit longer-term highs.

| Time              | Event                                   | Actual | Forecast        | Prior    |
|-------------------|-----------------------------------------|--------|-----------------|----------|
| Wednesday, Apr 01 |                                         |        |                 |          |
| 7:00AM            | Mar/27 MBA Purchase Index               |        |                 | 163.6    |
| 7:00AM            | Mar/27 MBA Refi Index                   |        |                 | 1145.0   |
| 7:00AM            | Mar/27 Mortgage Market Index            |        |                 | 310.7    |
| 8:15AM            | Mar ADP jobs (k) ☆                      |        | 40K             | 63K      |
| 9:05AM            | Fed Musalem Speech ☆                    |        |                 |          |
| 9:13AM            | Fed Barr Speech ☆                       |        |                 |          |
| 9:20AM            | NY Fed Bill Purchases 1 to 4 months (%) |        | \$8.071 billion |          |
| 9:45AM            | Mar S&P Global Manuf. PMI ☆             |        | 52.4            | 51.6     |
| 10:00AM           | Mar ISM Manufacturing Employment        |        |                 | 48.8     |
| 10:00AM           | Feb Construction spending (%)           |        |                 |          |
| 10:00AM           | Jan Business Inventories (%) ☆          |        | 0.1%            | 0.1%     |
| 10:00AM           | Mar ISM Mfg Prices Paid ★               |        | 73              | 70.5     |
| 10:00AM           | Mar ISM Manufacturing PMI ★★            |        | 52.5            | 52.4     |
| 10:30AM           | Mar/27 Crude Oil Inventory (ml)         |        | 2M              | 6.926M   |
| 9:00PM            | US President Trump Speech (%) ★★        |        |                 |          |
| Thursday, Apr 02  |                                         |        |                 |          |
| 7:30AM            | Mar Challenger layoffs (k)              |        |                 | 48.307K  |
| 8:30AM            | Feb Trade Gap (bl)                      |        | \$-59.2B        | \$-54.5B |
| 8:30AM            | Mar/28 Jobless Claims (k) ☆             |        | 212K            | 210K     |
| 8:30AM            | Mar/21 Continued Claims (k) ☆           |        | 1840K           | 1819K    |
| 11:00AM           | Fed Logan Speech ☆                      |        |                 |          |

### Recent Housing News

- No Surprise: Refi Demand Sapped by Rate Spike
- New Home Sales Plunge to 3-Year Lows
- Reality Check For Refi Demand

### Read My Latest Newsletter

## Mortgage Market Remains Transfixed by War

The Iran war continues to dominate financial markets and mortgage rates are no exception. That's no great surprise considering rates are driven by movement in the bond market. Still, the direction of the movement may be a surprise to some. All else equal, things that cause economic pain and uncertainty tend to be good for rates because they drive investors out of riskier assets like stocks and ...

# Mortgage Calculators

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