

MARKET SUMMARY

Complete Recap of Today's Market Activity

Surprisingly Light Volatility

Market Summary: Thursday, April 2, 2026 - 4:22AM

Bonds digested several big ticket economic reports as well as a host of war-related headlines that probably would have caused a much bigger reaction a few weeks ago. But the net effect was an almost perfectly flat day by the 3pm CME close. If anything, the data caused some weakness and we can say bonds would have rallied more noticeably otherwise. The weak response is no surprise considering all 3 reports were stronger than expected. This also serves as a reminder that Friday's jobs report is still a relevant market mover despite a general focus on the war and energy prices.

Latest Video Analysis



Surprisingly Light Volatility



Dan Farmer

President & CEO, Heartland Financial & Mortgage

www.hfmkc.com

P: (844) 515-5626

M: (913) 709-5341

7315 West 79th Street
Overland Park Kansas 66204
779961



MBS & Treasury Markets

UMBS 5.0	98.53	-0.22	10YR	4.349%	+0.032%	4/2/2026 8:22AM EST
----------	-------	-------	------	--------	---------	---------------------

MBS Down an Eighth From Highs

MBS are now down just over an eighth of a point from the mid-day highs. Lenders who repriced for the better near the time of those highs could technically justify a negative reprice, but risk is reasonably low unless we lose a bit more ground.

MBS MORNING: Data and War Headlines Erase Overnight Gains

UPDATE: Bonds Rallying on De-Escalation Headlines

Today's Mortgage Rates

30YR Fixed 6.45% -0.02% | 15YR Fixed 6.02% -0.01% 4/1/2026

Mortgage Rates Steady to Slightly Lower

were little-changed on Wednesday, despite the release of several economic reports and another deluge of war-related headlines. In the slightly bigger picture, the market is trading with some sense of hope of a finite timeline for the war. Today, that meant a moderate drop in oil prices and bond yields (aka "rates").

Bonds struggled to maintain the improvement after this morning's economic reports which were broadly stronger than expected. In general, stronger econ data suggests higher rates, all else equal. In addition to stronger employment and retail sales reports, a key manufacturing report showed much higher inflation--also something that pushes rates higher.

All of the above having been said, there really wasn't a major reaction to any of this morning's scheduled events/reports. If anything, bonds and rates have been roughly sideways in a narrower-than-average range. The average mortgage lender was lower than yesterday by 0.02% on a top-tier 30yr fixed rate.

Economic Calendar

Last Week | This Week | Next Week

Time	Event	Actual	Forecast	Prior
Thursday, Apr 02				
7:30AM	Mar Challenger layoffs (k)	60.62K		48.307K
8:30AM	Feb Trade Gap (bl)	-57.30B	-\$59.2B	-\$54.5B
8:30AM	Mar/28 Jobless Claims (k) ☆	202K	212K	210K
8:30AM	Mar/21 Continued Claims (k) ☆	1,841K	1840K	1819K
11:00AM	Fed Logan Speech ☆			
Friday, Apr 03				
8:30AM	Mar Participation Rate ☆			62%
8:30AM	Mar Average earnings mm (%) ★		0.3%	0.4%
8:30AM	Mar Unemployment rate mm (%) ★★		4.4%	4.4%
8:30AM	Mar Non Farm Payrolls (k) ★★		60K	-92K
9:45AM	Mar S&P Global Services PMI ☆		51.1	51.7
9:45AM	Mar S&P Global Composite PMI ☆		51.4	51.9
12:00PM	Good Friday ★★			

Recent Housing News

- Another Big Drop in Refi Demand, But Still Higher Year Over Year
- No Surprise: Refi Demand Sapped by Rate Spike
- New Home Sales Plunge to 3-Year Lows

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](#)