

MARKET SUMMARY

Complete Recap of Today's Market Activity

Waiting on Tonight's Ceasefire Headlines

Market Summary: Tuesday, April 7, 2026 - 10:16AM

Tonight brings 8pm ET deadline for Iran's response to U.S. demands (opening shipping channels among other things). If there's no response, Trump has threatened to attack critical infrastructure like bridges, power plants, etc.--a major escalation that would all but guarantee a much longer run of high oil prices (and all that goes with it). Reports of progress in peace talks (or lack thereof) are all over the map depending on who's reporting and when. If there's a genuine de-escalation (which could be announced hours before the deadline), you'll know it based on the market response. If it happens after the close, futures/forex markets would still provide evidence of the market's reaction. Between now and then, it's just a waiting game with no clear direction.

Market Movement Recap

09:03 AM Flat overnight. MBS down 1 tick (.03) and 10yr down just under 1bp at 4.331

09:41 AM Down an eighth of a point in MBS and 10yr up 1.7bps at 4.356

Latest Video Analysis



Holiday-Adjacent Waiting Game



1st Choice Mortgage

Mortgage Broker, 1st Choice Mortgage Company, LLC

375Loan.com

P: (208) 375-5626

3023 E Copper Point Dr
Meridian ID 83642
380736



UMBS 5.0	98.73	-0.11	10YR	4.343%	+0.003%	4/7/2026 2:16PM EST
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Some Selling at NYSE Open

The 9:30am NYSE open occasionally results in a pop of volume and volatility in the bond market and today is one of those occasions.

10yr yields are quickly up 2 bps to 4.359 and MBS are down a quick eighth of a point vs 9:30am levels. Jumpy lenders who were already out with rates could technically justify a negative reprice, but most lenders have yet to price.

MBS MORNING: Waiting on Tonight's Ceasefire Headlines

MBS MORNING: Roughly Unchanged as Holiday Effect Persists

Today's Mortgage Rates

30YR Fixed	6.44%	+0.01%	15YR Fixed	6.02%	+0.01%	4/7/2026
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Mortgage Rates Steady to Slightly Lower

It was an uneventful day for with the average lender close enough to Friday's levels that borrowers would not see much of a difference between the two days. The bond market (which underlies and dictates rate movement) was still in quasi-holiday mode as most overseas markets were closed for holidays.

Financial markets (including bonds) continue taking cues from major developments in the Iran war, but today ended up being more about waiting for those events based on Trump's deadline for Iran to reopen The Strait of Hormuz or face major escalation.

Time	Event	Actual	Forecast	Prior
Tuesday, Apr 07				
8:15AM	ADP Employment Change Weekly	26K		10K
8:30AM	Feb Core CapEx (%) ☆	0.6%	0.4%	0%
8:30AM	Feb Durable goods (%) ☆	-1.4%	-0.5%	0%
11:00AM	Mar Consumer Inflation Expectations ☆	3.4%		3%
12:35PM	Fed Goolsbee Speech ☆			
1:00PM	3-Yr Note Auction (bl)	58		
3:00PM	Feb Consumer credit (bl)		\$10B	\$8.05B
5:50PM	Fed Jefferson Speech ☆			
Wednesday, Apr 08				
7:00AM	Apr/03 MBA Refi Index			946.4
7:00AM	Apr/03 Mortgage Market Index			278.3
7:00AM	Apr/03 MBA Purchase Index			159.4
10:30AM	Apr/03 Crude Oil Inventory (ml)			5.451M
1:00PM	10-yr Note Auction (bl) ★	39		
1:05PM	Fed Daly Speech ☆			
2:00PM	FOMC Minutes ★★			

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

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Much Calmer Week (Relatively) With Much Lower Rates

First things first, due to the market's reaction to the Iran war, mortgage rates remain much higher than they were at the end of February. That said, they definitely did not move higher this week. You may have seen contrary headlines on Wednesday and Thursday. The Mortgage Bankers Association (MBA) and Freddie Mac release their weekly rate surveys on those days, respectively. Both reported shar...

Mortgage Calculators

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