

MARKET SUMMARY

Complete Recap of Today's Market Activity

Bonds Drift Weaker Despite Lower Oil Prices

Market Summary: Sunday, April 12, 2026 - 9:33PM

Although they still technically made positive progress versus the end of last week, bonds ended the day moderately weaker. Lower oil prices offered no support, but that's a tricky correlation these days. Longer-term oil contracts continue lining up with bond yield movement more reliably. To be sure, we can at least consider the impact of this morning's CPI data based on decent trading volume at the time and a reversal of the sideways to slightly stronger momentum in the preceding few hours, but it's impossible to say that it continued weighing on bonds for the rest of the session.

Latest Video Analysis



Bonds Drift Weaker Despite Lower Oil Prices



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MBS & Treasury Markets

UMBS 5.0	98.97	-0.08	10YR	4.319%	+0.042%	4/10/2026 5:00PM EST
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Weakest Levels of The Day

MBS are down nearly an eighth of a point and at new lows for the day--just barely. Some lenders are just now seeing an eighth of a point of weakness versus morning rate sheet print times. As such, this is the threshold of negative reprice risk for the jumpier lenders.

10yr yields are up 4bps at 4.317--also the highs of the day.

Selling has been slow and steady.

MBS MORNING: No Whammies in CPI Data (And No Bond Market Reaction)

UPDATE: Rallying Back on War Headlines

Today's Mortgage Rates

30YR Fixed 6.39% +0.01%

15YR Fixed 5.99% +0.01% 4/10/2026

Mortgage Rates Remain Surprisingly Calm

If we're splitting hairs, today's average are technically higher than yesterday's, but the change is so small that it's just as fair to say that rates are flat. This closes out a week with surprisingly low volatility compared to that seen in March.

In part, this can be attributed to longer-term oil prices being less volatile after moving down from their highs in late March. It's also a reflection of uncertainty surrounding the outcome of the Iran war.

The war (specifically, the economic/inflation implications) continue to be primary source of motivation for rates even in the presence of economic data that would normally have an impact. Reason being: we haven't yet received big-ticket econ reports that have had a chance to bake in too much of the war's impact. Today's CPI inflation data was one of the first, but it came in close enough to forecasts to avoid making a strong case for rate volatility.

Economic Calendar

Last Week

This Week

Next Week

Time	Event	Actual	Forecast	Prior
Friday, Apr 10				
12:00AM	Roll Date - UMBS 30YR			
8:30AM	Mar m/m Headline CPI (%) ★	0.9%	0.9%	0.3%
8:30AM	Mar m/m CORE CPI (%) ★★	0.2%	0.3%	0.2%
8:30AM	Mar y/y CORE CPI (%) ★★	2.6%	2.7%	2.5%
8:30AM	Mar y/y Headline CPI (%) ☆	3.3%	3.3%	2.4%
10:00AM	Feb Factory orders mm (%)	0%	-0.2%	0.1%
10:00AM	Apr Consumer Sentiment (ip) ☆	47.6	52	53.3
10:00AM	Apr U Mich conditions ☆	50.1		55.8
10:00AM	Apr Sentiment: 5y Inflation (%) ☆	3.4%		3.2%
10:00AM	Apr Sentiment: 1y Inflation (%) ☆	4.8%		3.8%
2:00PM	Mar Federal budget (bl)	\$-164.1B	\$-156.75B	\$-308B
Monday, Apr 13				
10:00AM	Mar Exist. home sales % chg (%) ☆			1.7%
10:00AM	Mar Existing home sales (ml) ☆		4.01M	4.09M
6:20PM	Fed Miran Speech ☆			

Recent Housing News

- Mortgage Demand Contracted at a Slower Pace Last Week
- Another Big Drop in Refi Demand, But Still Higher Year Over Year
- No Surprise: Refi Demand Sapped by Rate Spike

Read My Latest Newsletter

War Still Weighing on Rates, But Volatility Continues to Ebb

Whereas the entire month of March was "up, up, and away" for interest rates, April has been far calmer by comparison. The average lender ended the week in slightly lower territory and there was less volatility to boot. Refreshingly, the lower volatility means that weekly surveys were aligned with daily rates in showing the modest drop (unlike last week). That said, there's no question th...

Mortgage Calculators

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