

MARKET SUMMARY

Complete Recap of Today's Market Activity

Calm and Slightly Stronger, But Volatility Will be Back

Market Summary: Saturday, May 9, 2026 - 7:03AM

Once or twice per week, the bond market manages to post a fairly calm trading day against the prevailing backdrop of generally higher volatility. Today was such a day. The most helpful catalyst was an absence of any major war-related headlines and associated oil price volatility. That said, it's a near certainty that war-related volatility will be back in the coming week.

Latest Video Analysis



Calm and Slightly Stronger, But Volatility Will be Back



Dale Fater

Loan Officer, Waterstone Mortgage

<https://mortgagesbydale.com/>

P: (804) 590-7246

PO Box 4
Disputanta VA 23842
2646756



MBS & Treasury Markets

UMBS 5.0	98.90	+0.26	10YR	4.355%	-0.037%	5/8/2026 5:00PM EST
----------	-------	-------	------	--------	---------	---------------------

Forget What You Know About The Payroll Count

Everyone's been talking about the ongoing change in the significance of the payroll number in the jobs report. OK, not everyone, but economists and bond traders for sure. The issue is the rapid shift in the size of the labor force as well as recent volatility in the multiple jobholder category, among other things. Specifically, the labor force has been shrinking since November and was already growing at a slower rate before then. That means it takes a lower NFP number to keep unemployment flat. More importantly, it means that NFP is no longer the be all, end all economic indicator. For decades, NFP has been the go-to number in the jobs report while the unemployment rate was an afterthought. Now, it's the complete opposite. That's why NFP can come in at 115k vs 62k today while unemployment is 4.3 vs 4.3 and bonds are just a hair stronger (never would have happened before these structural changes began).

ALERT: Negative Reprice Risk Increasing

ALERT: MBS Down More Than an Eighth From Highs

Today's Mortgage Rates

30YR Fixed 6.42% -0.02%

15YR Fixed 5.99% -0.01%

5/8/2026

Mortgage Rates End Week Slightly Lower

It ended up being a decent round trip for rates this week. Monday kicked things off with a jump to the highest level in more than a month, and the third highest since August 2025. But that ended up being the only day where rates went higher.

Wednesday brought the biggest chunk of the recovery with MND's daily rate index dropping 0.10%. Tuesday and Friday (today) each added a 0.02% drop, taking the index to 6.42% after ending last week at 6.44%.

War-related headlines were less of a factor today and volatility was unsurprisingly lighter as a result. This is an adjustment for seasoned rate watchers who are used to monthly jobs report being a distinct source of volatility. It's especially notable that the job count came in significantly higher with no ill effect on bonds/rates.

Over the past 6 months, markets have shifted their jobs report focus from the payroll count to the unemployment rate, reversing decades of precedent. Today's outcome is more logical in that context as the unemployment rate was right in line with expectations at 4.3%.

Time	Event	Actual	Forecast	Prior
Friday, May 08				
5:45AM	Fed Cook Speech ☆			
8:30AM	Apr Participation Rate ☆	61.8%		61.9%
8:30AM	Apr Average earnings mm (%) ★	0.2%	0.3%	0.2%
8:30AM	Apr Unemployment rate mm (%) ★★	4.3%	4.3%	4.3%
8:30AM	Apr Non Farm Payrolls (k) ★★	115K	62K	178K
10:00AM	May Consumer Sentiment (ip) ☆	48.2	49.5	49.8
10:00AM	May U Mich conditions ☆	47.8	52	52.5
10:00AM	May Sentiment: 5y Inflation (%) ☆	3.4%		3.5%
10:00AM	May Sentiment: 1y Inflation (%) ☆	4.5%		4.7%
11:05AM	Fed Goolsbee Speech ☆			
2:20PM	Fed Goolsbee Speech ☆			
7:30PM	Fed Daly Speech ☆			
7:30PM	Fed Goolsbee Speech ☆			
7:30PM	Fed Waller Speech ☆			
7:30PM	Fed Bowman Speech ☆			
Monday, May 11				
10:00AM	Apr Exist. home sales % chg (%) ☆			-3.6%
10:00AM	Apr Existing home sales (ml) ☆		4.05M	3.98M
10:20AM	NY Fed Bill Purchases 1 to 4 months (%)		\$7.587 billion	
1:00PM	3-Yr Note Auction (bl)		58	