

MARKET SUMMARY

Complete Recap of Today's Market Activity

MBS Fully Recover After Initial Reaction to Inflation Data

Market Summary: Thursday, May 14, 2026 - 5:34AM

There's no question that this morning's PPI data hit the bond market. The volume spike was easily higher than that seen with yesterday's CPI and the market movement left nothing to the imagination. In the big picture, a few bps of weakness in bond yields isn't that alarming, but if we consider PPI isn't usually a big deal and that yields were already pushing recent highs, things begin looking more meaningful. Despite the initial reaction, bonds found their footing after 11:30am. 10yr yields made it almost all the way back to pre-data levels and MBS fared even better--ultimately turning green around 2pm.

Latest Video Analysis



MBS Fully Recover After Initial Reaction to Inflation Data



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MBS & Treasury Markets

UMBS 5.0 98.34 +0.12 | 10YR 4.447% -0.018% 5/14/2026 7:30AM EST

New Lows For MBS

Bonds made a full recovery by 9:45am but have been selling off since then. The timing suggests retail investors changing asset allocation after hotter PPI, but could also include another round of concessionary selling ahead of the 30 year auction.

MBS are now down 5 ticks (.16) on the day and at least an eighth of a point from many lenders' rate sheet print times. This makes negative reprices a possibility for jumpier lenders.

10yr yields are up 4.3bps at 4.496.

MBS MORNING: PPI Hit Even Harder Than CPI, But Damage is Minimal

ALERT: Losing Ground After PPI Data

Today's Mortgage Rates

30YR Fixed 6.57% +0.01% | 15YR Fixed 6.07% +0.03% 5/13/2026

Mortgage Rates Officially at 6 Week Highs

rose somewhat sharply yesterday to match the highest level since March 27th. They're just a hair higher today, thus officially at 6-week highs.

Whereas yesterday's Consumer Price Index (CPI) didn't have an obviously negative impact on rates, today's Producer Price Index (PPI) did. Both are big inflation reports. CPI is typically much more likely to cause a reaction in rates, but PPI showed a much bigger surge in inflation this morning.

Even then, the underlying bond market wasn't too much worse by the end of the day and the mortgage-specific bond market actually made a full recovery. But that recovery was too gradual and shallow for the average lender to adjust their rates today. That left our rate index 0.01% higher day over day at 6.57% for a top tier 30yr fixed.

[thirtyyearmortgagerates]

Time	Event	Actual	Forecast	Prior
Thursday, May 14				
8:30AM	Apr Import prices mm (%)		1.0%	0.8%
8:30AM	May/09 Jobless Claims (k) ☆		205K	200K
8:30AM	May/02 Continued Claims (k) ☆		1790K	1766K
8:30AM	Apr Retail Sales Control Group MoM ★★		0.4%	0.7%
8:30AM	Apr Retail Sales (%) ★★		0.5%	1.7%
10:00AM	Mar Business Inventories (%) ☆		0.8%	0.4%
1:00PM	Fed Hammack Speech ☆			
5:45PM	Fed Williams Speech ☆			
7:00PM	Fed Barr Speech ☆			
Friday, May 15				
12:00AM	Roll Date - UMBS 15YR, Ginnie Mae 15YR			
8:30AM	May NY Fed Manufacturing ☆		7.5	11.00
9:15AM	Apr Industrial Production (%) ☆		0.3%	-0.5%
12:00PM	NOPA Crush Report (%)			