

MARKET SUMMARY

Complete Recap of Today's Market Activity

Highest Yields in a Year After Trump/Xi Summit

Market Summary: Friday, May 15, 2026 - 12:25PM

Far too many market participants were apparently hoping that some sort of positive news on the war would be somehow facilitated by the Trump/Xi summit over the past 2 days. But talks wrapped up in the overnight session with little to show for it. There was actually very little notable discussion about the war. Both parties want it to end, but China does not appear to be on the verge of taking action in that regard. Bonds began selling early in the overnight session and continued in the same direction into domestic hours. 10yr yields are the highest since May 2025 and MBS are down over half a point. Bonds also have considerations beyond simply following oil prices as the cost of the war continues to add up to more Treasury issuance and inflation expectations.

Latest Video Analysis



Rally Reverses Leaving Bonds Weaker in The Afternoon



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MBS & Treasury Markets

UMBS 5.0	97.59	-0.53	10YR	4.569%	+0.084%	5/15/2026 10:19AM EST
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Down More Than an Eighth vs 9:30am ET

MBS are now down just over 5/8ths of a point on the day. 5 ticks (.16) of that has been seen since 9:30am, which is an early part of the window for lender rate sheet print times.

Most every lender has baked in plenty of weakness to this morning's rate sheets, so the bar for negative reprices is probably a bit higher than normal (i.e. negative reprices aren't necessarily highly likely at the moment, but we're heading in that direction).

MBS MORNING: Highest Yields in a Year After Trump/Xi Summit

ALERT: New Lows and Slightly More Reprice Risk

Today's Mortgage Rates

30YR Fixed 6.62% +0.10% | 15YR Fixed 6.09% +0.05% 5/15/2026

Mortgage Rates Move Moderately Lower

May continues to be a more volatile month than the bulk of April when it comes to day over day mortgage rate movement. While the average day has seen that volatility play out in favor of higher rates, today was thankfully the opposite.

Yesterday's latest levels left the average lender at 6 week highs with a top tier 30yr fixed rate of 6.57. The underlying bond market was already beginning to recover yesterday afternoon. Combined with additional, modest bond market improvement overnight, today's 30yr fixed rate fell to 6.52% on average.

The Iran war remains the primary source of volatility for markets. Some analysts expect more traction on a peace deal to come out of Trump's meeting with Xi (which will continue into tomorrow). This is far from a given, but if it happens, it would almost certainly put additional downward pressure on rates.

Economic Calendar

Last Week | This Week | Next Week

Time	Event	Actual	Forecast	Prior
Friday, May 15				
12:00AM	Roll Date - UMBS 15YR, Ginnie Mae 15YR			
8:30AM	May NY Fed Manufacturing ☆	19.60	7.5	11.00
9:15AM	Apr Industrial Production (%) ☆	0.7%	0.3%	-0.5%
12:00PM	NOPA Crush Report (%)			
Monday, May 18				
8:30AM	Fed Venable Speech ☆			
10:00AM	May NAHB housing market indx		34	34