

MARKET SUMMARY

Complete Recap of Today's Market Activity

Increasing Signs of Bond-Specific Panic

Market Summary: Tuesday, May 19, 2026 - 10:03AM

Ever since the initial 2 week ceasefire was announced in the Iran war, the bond market has adhered to trend channels that align with either de-escalation or re-escalation sentiment. Nothing too complicated here: if sentiment is trending in favor of peace, bonds have rallied. If sentiment is deteriorating, bonds have sold off. There was a temporary diversion as traders waited to see if last week's China summit would be a catalyst for a shift. When the summit failed to deliver, yields jumped back in line with the re-escalation trend. Now this morning, they're already challenging the bearish boundary of that trend WITHOUT any new justification from an oil price spike, stock market rout, or any new news on the war. In other words, bonds are telling politicians to get serious about ending the war or face increasingly dire consequences.

Latest Video Analysis



Bombarded by Headlines, But Little-Changed



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UMBS 5.0 97.23 -0.19 | 10YR 4.619% +0.030% 5/19/2026 7:59AM EST

Increasing Signs of Bond-Specific Panic

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ALERT: Negative Reprices Becoming More Likely

ALERT: MBS Down More Than an Eighth From Highs

Today's Mortgage Rates

30YR Fixed 6.68% +0.03% | 15YR Fixed 6.12% +0.02% 5/18/2026

Mortgage Rates Start Week at New 9 Month High, But Just Barely

hit their highest levels in more than 9 months at the end of last week. Now today, they've edged slightly higher yet again with the average top tier 30yr fixed rate at 6.68% versus 6.65% on Friday.

This wasn't necessarily destined to be the case today. In fact the day began with the average lender unchanged. But the underlying market remains highly attuned to breaking news on the Iran war.

Earlier in the day, that news was helpful for rates as it spoke to the possibility of compromise on a peace deal. Subsequent headlines refuted the initial news, thus pushing the financial market back in the other direction (i.e. toward higher rates).

The result was that the average lender recalled their initial rate offerings and re-released higher rates. Things were on track to be even worse this afternoon when Trump said he was cancelling a planned attack and that serious negotiations were taking place. This helped bonds recover some of the earlier losses, but not enough for lenders to make any friendly rate adjustments today.

Time	Event	Actual	Forecast	Prior
Tuesday, May 19				
12:00AM	Roll Date - Ginnie Mae 30YR			
8:15AM	ADP Employment Change Weekly	42.25K		33.0K
9:00AM	Fed Waller Speech ☆			
10:00AM	Apr Pending Home Sales (%) ☆	1.4%	1%	1.5%
11:30AM	6-Week Bill Auction (%)			3.615%
7:00PM	Fed Paulson Speech ☆			
7:30PM	Fed Venable Speech ☆			
Wednesday, May 20				
7:00AM	May/15 Mortgage Market Index			290.1
7:00AM	May/15 MBA Refi Index			921.1
7:00AM	May/15 MBA Purchase Index			177.7
8:00AM	Fed Paulson Speech ☆			
10:15AM	Fed Barr Speech ☆			
10:30AM	May/15 Crude Oil Inventory (ml)			-4.306M
1:00PM	20-Yr Bond Auction (bl)		16	
2:00PM	FOMC Minutes ★★			