

MARKET SUMMARY

Complete Recap of Today's Market Activity

Abbreviated Friday Opening at Week's Best Levels

Market Summary: Friday, May 22, 2026 - 12:51PM

Bonds are starting the session at the best levels of the week with modest overnight gains getting a small boost from news that Pakistan's army chief (a central figure in mediating US/Iran peace talks) is en route to Tehran. Trading ends at 2pm today instead of 5pm, as is usually the case for a Friday before a Monday federal holiday. Econ data is light, but additional war headlines could still move the needle.

Latest Video Analysis



Peace Deal Rumors Make For Mid-Day Reversal



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MBS & Treasury Markets

UMBS 5.0	97.45	-0.05	10YR	4.582%	+0.013%	5/22/2026 10:49AM EST
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Down More Than an Eighth From Highs

5.0 MBS coupons are down 7 ticks (.22) from 9:30am levels. Lenders who priced before 10am are seeing at least an eighth of a point of that weakness. Negative reprices are relatively rare in these scenarios, but they do happen on occasion.

The losses correspond with push-back on this morning's war-related headlines. In not so many words, the push-back says that diplomatic visits to Tehran are either not real or simply not a sign of an imminent deal.

MBS MORNING: Abbreviated Friday Opening at Week's Best Levels

MBS MORNING: Bonds Turn Red Overnight on War Headlines

Today's Mortgage Rates

30YR Fixed 6.65% +0.00%

15YR Fixed 6.23% +0.01% 5/22/2026

Mortgage Rates Recover After Starting Higher

After posting a decent recovery from 9-month highs yesterday, it looked like we were destined to bounce back toward slightly higher levels today. In fact, when lenders released their initial rates this morning, the average 30yr fixed rate was indeed moderately higher.

But shortly after 1pm ET, news broke regarding additional progress in the Iran war peace process. Much like many similar headlines of late, this one could easily unravel in the coming hours, but the bond market responded positively enough to erase the day's losses.

In general, when bonds are gaining, rates move lower. Today's intraday gains allowed lenders to "re-price" to lower rates. The average lender was just slightly lower than yesterday's latest levels as of 3pm ET.

On the plus side, lower is lower, and that's a victory for today. On the other hand, rates are still very close to long-term highs in the bigger picture. Additionally, and to reiterate a point above, we've seen these sorts of news stories come and go with markets ultimately erasing the initial move after the next set of headlines push the narrative back in the other direction.

Bottom line: this was a decent intraday gift, but we're not viewing it as a definitive pivot point in rate trends.

Economic Calendar

Last Week | This Week | Next Week

Time	Event	Actual	Forecast	Prior
Friday, May 22				
10:00AM	May Consumer Sentiment (ip) ☆	44.8	48.2	49.8
10:00AM	May U Mich conditions ☆	45.8	47.9	52.5
10:00AM	May Sentiment: 5y Inflation (%) ☆	3.9%	3.4%	3.5%
10:00AM	May Sentiment: 1y Inflation (%) ☆	4.8%	4.5%	4.7%
10:00AM	Apr CB Leading Index MoM (%)	0.1%	-0.2%	-0.6%
11:00AM	Fed Waller Speech ☆			
2:00PM	Memorial Day Weekend ★★			
Monday, May 25				
12:00AM	Memorial Day ★★			