MARKET SUMMARY

Complete Recap of Today's Market Activity

Bonds Scratch Out a Win Amid Dueling Headlines

Market Summary: Monday, May 25, 2026 - 7:24AM

Bonds remain surprisingly willing to react to the most seemingly insignificant war-related headlines. Today it was the much-debated geographical location of Pakistan's lead negotiator, Asim Munir, that set the tone. Bonds rallied on early accounts that he was en route to Tehran and pulled back when other headlines suggested he never left Pakistan. Ultimately, yields trickled just barely into positive territory by the end of the holiday-shortened session. Monday is fully closed for Memorial Day and we're back to watching the news feed on Tuesday.

Latest Video Analysis

Bonds Scratch Out a Win Amid Dueling Headlines

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COLLABORATIVE CAPITAL

MBS & Treasury Markets

UMBS 5.0	97.54	+0.04	10YR	4.559%	-0.009%	5/22/2026 5:59PM EST

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 End Week Roughly Unchanged

Mortgage lenders rely on the bond market to generate . In addition to being fully closed on Monday for Memorial Day, bonds also close 3 hours earlier than normal on the preceding Friday (i.e. today).

The abbreviated trading session was fairly uneventful for rates despite some back-and-forth volatility in response to diplomacy headlines surrounding Iran/US peace negotiations. The flow of news resulted in better bond market levels early in the day and a pull-back in the late AM hours.

After accounting for some lenders' mid-day rate changes, the average lender ended the day right in line with yesterday's levels which were also incidentally right in line with last Friday's levels.

Economic Calendar

Last Week | This Week | Next Week

Time	Event	Actual	Forecast	Prior
Monday, May 25				
12:00AM	Memorial Day ★★			
Tuesday, May 26				
9:00AM	Mar FHFA Home Price Index m/m (%)		0.1%	0%
9:00AM	Mar FHFA Home Prices y/y (%) ☆			1.7%
9:00AM	Mar CaseShiller 20 mm nsa (%)			0.4%
9:00AM	Mar Case Shiller Home Prices-20 y/y (%) ☆		1%	0.9%
10:00AM	May CB Consumer Confidence (%) ☆		92	92.8
11:30AM	6-Week Bill Auction (%)			3.615%
1:00PM	2-Yr Note Auction (bl)		69	