

MARKET SUMMARY

Complete Recap of Today's Market Activity

Stronger Start on Yet Another Peace Deal Headline

Market Summary: Wednesday, May 27, 2026 - 9:40AM

It seems that we've seen slight variations on the same peace deal news for the past several days. That's probably because there is an actual peace deal that's probably near the actual finish line and that's probably why the market is actually willing to trade it. This morning's headlines were as simple as any recent example: Iran's state TV obtained a draft of the peace framework with the key inclusion being a commitment to restoring commercial traffic through Hormuz within one month. Bond yields dropped about 2bps on the news and MBS rallied about an eighth of a point--fairly tame, but clearly connected.

Latest Video Analysis



Good Reminder That Markets Decide What Matters

MBS & Treasury Markets

UMBS 5.0	98.06	+0.02	10YR	4.480%	-0.009%	5/27/2026 7:34AM EST
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ALERT: Down More Than an Eighth From Highs

MBS MORNING: Much Stronger Start as Peace Deal Expectations Improve



Brendon Garcia

Broker/Owner,
Collaborative Capital

<https://brendongarcia.com/>

P: (805) 253-2053

brendon@brendongarcia.com

Westlake Village, California

NMLS# 278724

NMLS# 2385760



Today's Mortgage Rates

30YR Fixed 6.61% -0.04%	15YR Fixed 6.14% -0.09%	5/26/2026
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Mortgage Rates Move Moderately Lower

Although are still relatively close to their highest levels in 9 months, they continue moving lower after hitting those highs as the beginning of last week. Today's improvement follows news over the weekend that the U.S. and Iran are even closer to agreeing on a framework that would end the war.

The war remains a key source of volatility for rates and other financial markets. In general, escalation and/or delays in the peace process are bad for rates. De-escalation and improved peace prospects are good for rates. While none of the news of the past 48 hours guarantees a speedy end to hostilities, the market viewed it as a step in the right direction.

Top tier 30yr fixed mortgage rates fell 0.04% for the average lender to hit 6.61%. Last Monday's level was 6.75%.

Time	Event	Actual	Forecast	Prior
Wednesday, May 27				
4:00AM	Fed Logan Speech ☆			
7:00AM	May/22 Mortgage Market Index	259.4		283.5
7:00AM	May/22 MBA Refi Index	753.7		920.2
7:00AM	May/22 MBA Purchase Index	169.7		170.4
8:15AM	ADP Employment Change Weekly	35.75K		42.25K
9:20AM	NY Fed Bill Purchases 1 to 4 months (%)		\$6.576 billion	
11:30AM	2-Yr Note Auction (bl)	28		
11:30AM	2-Year FRN Auction (%)			0.103%
1:00PM	5-Yr Note Auction (bl) ★		70	
3:55PM	Fed Cook Speech ☆			
8:00PM	Fed Jefferson Speech ☆			
Thursday, May 28				
8:10AM	Apr Building Permits (ml)		1.442M	1.363M
8:30AM	May/16 Continued Claims (k) ☆		1780K	1782K
8:30AM	May/23 Jobless Claims (k) ☆		211K	209K
8:30AM	Q1 Core PCE Prices QoQ ☆		4.3%	2.7%
8:30AM	Q1 GDP (%) ★		2.0%	0.5%
8:30AM	Q1 Corporate profits (%)			5.7%
8:30AM	Apr PCE prices (m/m) (%) ☆		0.5%	0.7%
8:30AM	Q1 GDP Final Sales (%)		1.6%	0.3%
8:30AM	Apr PCE (y/y) (%) ☆		3.8%	3.5%
8:30AM	Q1 PCE Prices (Q/Q) ☆		4.5%	2.9%
8:30AM	Apr Core PCE (m/m) (%) ★		0.3%	0.3%
8:30AM	Apr Core CapEx (%) ☆		0.4%	3.4%
8:30AM	Apr Durable goods (%) ☆		3.5%	0.8%
8:30AM	Apr Core PCE (y/y) (%) ★		3.3%	3.2%
8:55AM	Fed Williams Speech ☆			
10:00AM	Apr New Home Sales (ml) ☆		0.67M	0.682M
10:00AM	Apr New Home Sales (%) (%)			7.4%
12:00PM	May/22 Crude Oil Inventory (ml)			-7.864M
1:00PM	7-Yr Note Auction (bl) ★		44	