

MARKET SUMMARY

Complete Recap of Today's Market Activity

Renewed Fighting Pushes Back on Recent Rally

Market Summary: Thursday, May 28, 2026 - 2:09PM

There's a supertanker load of data this morning with some apparently interesting results, but the market remains focused primarily on supertankers being able to transport oil. Those prospects were dealt a fresh blow overnight as both sides reported renewed attacks. Bond yields and oil prices jumped clearly in response, but not in an overly aggressive fashion. And to be fair to this morning's data, it has actually been up to the task of helping yields drop about 2bps back to unchanged levels. Primary credit would have to go to lower than expected monthly PCE prices.

Latest Video Analysis



In a Shocking Twist, Bonds Relive Another Groundhog Day



John "Demo" Lender

VP of Lending, Demo Mortgage Co.

mbslive.net

P: (704) 555-1212

M: (407) 555-1234

10014 Normal Blvd.

Charlotte NC 28044

NMLS: 123456



Christina "Demo"

Realtor

Managing Partner, Real Estate Company, LLC.

mbslive.net

P: (704) 555-1212

M: (980) 555-1212

social+test@mbslive.net

12954 S. Broad St.

Charlotte NC 28031



MBS & Treasury Markets

UMBS 5.0 98.18 +0.14 | 10YR 4.467% -0.017% 5/28/2026 12:04PM EST

Guess What. Another War Headline. Another Volatile Response

Axios reporting a rehashed version of yesterday's "memo" news, which was a rehash of Monday's memo news, etc etc.

But it sounds like a more forceful announcement of a completed deal. The catch is that it's very clear about saying it still needs Trump's approval, but the market is happy to take a lead-off.

10yr now down 2.8bps at 4.457 and MBS up a quick 6 ticks (.19). Don't be surprised to see "yeah but" headlines in the coming hours and additional volatility.

MBS MORNING: Not The Supertanker Bonds Were Looking For... But We'll Take It

ALERT: Weakest Levels

Today's Mortgage Rates

30YR Fixed 6.59% -0.02% | 15YR Fixed 6.11% -0.01% 5/28/2026

Mortgage Rates Hold Lowest Level in Nearly 2 Weeks

Early in the trading session, the bond market began improving in response to more updates on a potential Iran peace deal. When bonds improve, rates fall, but the initial reaction proved short-lived.

Thankfully, the reversal didn't do any new damage. This allowed the average lender to keep rates right in line with yesterday's 6.61% for a top-tier 30 year fixed. You'd have to go back to May 14th to see anything lower.

Time	Event	Actual	Forecast	Prior
Thursday, May 28				
8:30AM	May/16 Continued Claims (k) ☆	1786K	1780K	1782K
8:30AM	Apr Building Permits (ml)	1.423M	1.442M	1.363M
8:30AM	May/23 Jobless Claims (k) ☆	215K	211K	209K
8:30AM	Q1 Core PCE Prices QoQ ☆	4.4%	4.3%	2.7%
8:30AM	Q1 GDP (%) ★	1.6%	2.0%	0.5%
8:30AM	Q1 Corporate profits (%)	-0.4%	5.7%	5.7%
8:30AM	Apr PCE prices (m/m) (%) ☆	0.4%	0.5%	0.7%
8:30AM	Q1 GDP Final Sales (%)	1.5%	1.6%	0.3%
8:30AM	Apr PCE (y/y) (%) ☆	3.8%	3.8%	3.5%
8:30AM	Q1 PCE Prices (Q/Q) ☆	4.5%	4.5%	2.9%
8:30AM	Apr Core PCE (m/m) (%) ★	0.2%	0.3%	0.3%
8:30AM	Apr Core CapEx (%) ☆	-1.1%	0.4%	3.4%
8:30AM	Apr Durable goods (%) ☆	7.9%	3.5%	0.8%
8:30AM	Apr Core PCE (y/y) (%) ★	3.3%	3.3%	3.2%
8:55AM	Fed Williams Speech ☆			
10:00AM	Apr New Home Sales (ml) ☆	0.622M	0.67M	0.682M
10:00AM	Apr New Home Sales (%) (%)	-6.2%		7.4%
12:00PM	May/22 Crude Oil Inventory (ml)	-3.327M	-4.1M	-7.864M
1:00PM	7-Yr Note Auction (bl) ★	44		
Friday, May 29				
9:10AM	Fed Bowman Speech ☆			
9:15AM	Fed Paulson Speech ☆			
9:45AM	May Chicago PMI ☆		50.5	49.2