

MARKET SUMMARY

Complete Recap of Today's Market Activity

Markets Were Skeptical of Mid-Day Peace Headlines and That Was a Good Instinct

Market Summary: Friday, May 29, 2026 - 4:40PM

A few hours into the trading session, newswires came out that seemed to offer the best hopes of a peace deal yet. Specifically, it said that Trump was in the situation room to make a final determination on the peace deal and that issues required for the infamous one page memo had already been agreed upon. Markets were surprisingly cautious about reading too much into that, although it briefly took yields to their lowest levels of the week. By the end of the day, we learned that no decision had been made and negotiations weren't any farther along than already assumed based on the week's earlier "close to signing the memo" news. Bonds faded back toward opening levels to end the day roughly unchanged. Next week brings more headline-watching as well as the month's biggest slate of domestic econ data.

Latest Video Analysis



Markets Skeptical of Today's Peace Deal News

MBS & Treasury Markets

| | | | | | | |
|----------|-------|-------|------|--------|---------|----------------------|
| UMBS 5.0 | 98.46 | +0.13 | 10YR | 4.437% | -0.007% | 5/29/2026 2:34PM EST |
|----------|-------|-------|------|--------|---------|----------------------|

Flat Overnight And Slow Start

Bonds were flat overnight for a change, with just a bit of 2-way volatility but no notable directional movement. Without any new or interesting war-related headlines, what else can we even discuss in May, 2026? There's some econ data in the form of the highest Chicago PMI reading since 2022. At 62.7 vs a 50.5 forecast, it absolutely obliterated expectations, but even that was worth less than 1bp of weakness in 10yr yields. Both MBS and Treasuries remain close enough to unchanged levels as we head into the 10am ET trading hour.

UPDATE: Guess What. Another War Headline. Another Volatile Response

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



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Today's Mortgage Rates

30YR Fixed 6.56% -0.03%

15YR Fixed 6.09% -0.02%

5/29/2026

Mortgage Rates Set to End Week Much Lower

While there are still a few hours left in the trading day, it's a near certainty that this week will end with at meaningfully lower levels compared to last Friday. Today is only adding modestly to that trend, but that makes it the 8th straight business day where rates have either held steady or moved lower.

On that note, it's possibly worth considering that these sorts of winning streaks have definite life spans. We've certainly seen stretches of more than 10 business days without any upward movement in rates, but they're very rare. Even then, if the streak were to end on Monday or Tuesday, it may only be a temporary blip before more improvement.

The bigger-picture issue remains the state of the Iran war. If it officially ends, rates likely have more room to improve. If hostilities re-escalate, rates could move back up into the recently higher range.

[thirtyyearmortgagerates]

Economic Calendar

Last Week

This Week

Next Week

| Time | Event | Actual | Forecast | Prior |
|-----------------------|----------------------------------|--------|----------|-------|
| Friday, May 29 | | | | |
| 2:00AM | Fed Kashkari Speech ☆ | | | |
| 6:25AM | Fed Schmid Speech ☆ | | | |
| 9:10AM | Fed Bowman Speech ☆ | | | |
| 9:15AM | Fed Paulson Speech ☆ | | | |
| 9:45AM | May Chicago PMI ☆ | 62.7 | 50.5 | 49.2 |
| 12:40PM | Fed Daly Speech ☆ | | | |
| Monday, Jun 01 | | | | |
| 9:45AM | May S&P Global Manuf. PMI ☆ | | 55.3 | 54.5 |
| 10:00AM | May ISM Mfg Prices Paid ★ | | 85.3 | 84.6 |
| 10:00AM | May ISM Manufacturing PMI ★★ | | 52.6 | 52.7 |
| 10:00AM | May ISM Manufacturing Employment | | | 46.4 |
| 10:00AM | Apr Construction spending (%) | | 0.3% | 0.6% |