

MARKET SUMMARY

Complete Recap of Today's Market Activity

Fairly Flat After Ho-Hum CPI

Market Summary: Wednesday, June 10, 2026 - 12:14PM

Most understand this, but some forget: CPI numbers on econ calendars are not prices. They're the change in prices. We bring that up in case anyone thinks today's core monthly CPI of 0.2 means that prices are lower than last month when the core was 0.4. While it's a decent monthly number and lower than the expected 0.3, it's also 2.4% if repeated for 12 months (still above the 2.0% target). Plus, we often forget that the 2.0% inflation target is for headline CPI--not core--and that is running at 4.2% y/y presently. Thankfully, forecasters were right on target with headline expectations, so despite being a lot higher than anyone would like, the bond market is not surprised and thus holding at levels just slightly better than before the data.

Latest Video Analysis



Bonds End at Strongest Levels



MONEYHOUSE

Chris Munson

SVP and Managing Director
US Sales and Operations,
The Money House

P: (407) 255-2047

M: (704) 957-5053

8751 Commodity Circle Ste 17
Orlando FL 32819



UMBS 5.0 97.78 +0.03 | 10YR 4.523% +0.004% 6/10/2026 10:09AM EST

Slightly Stronger After Ho-Hum CPI

Most understand this, but some forget: CPI numbers on econ calendars are not prices. They're the change in prices. We bring that up in case anyone thinks today's core monthly CPI of 0.2 means that prices are lower than last month when the core was 0.4. While it's a decent monthly number and lower than the expected 0.3, it's also 2.4% if repeated for 12 months (still above the 2.0% target). Plus, we often forget that the 2.0% inflation target is for headline CPI--not core--and that is running at 4.2% y/y presently. Thankfully, forecasters were right on target with headline expectations, so despite being a lot higher than anyone would like, the bond market is not surprised and thus holding at levels just slightly better than before the data.

If you see a chart of Owners' Equivalent Rent (OER), remember that last month's pop was driven by the October data being zeroed out due to the government shutdown combined with the fact that OER cohorts are only compared every 6 months. Thus April's CPI (the pop in the chart below) involves an April vs October comparison to update the monthly data. Today's data involves a May vs November comparison, and we had data for November.

Excluding food, energy, and shelter, CPI was up 0.273--a slower pace than last month.

ALERT: MBS Down an Eighth From Highs

MBS MORNING: Another Decent Start, But Will it Last?

Today's Mortgage Rates

30YR Fixed 6.67% -0.01% | 15YR Fixed 6.20% +0.00% 6/10/2026

Mortgage Rates Hold Perfectly Steady

put an end to the most recent spike that followed last Friday's jobs report. Most of the upward movement happened on Friday, but yesterday offered a modest aftershock. Those two days brought the top tier 30yr fixed rate up to 6.68 from 6.58 on Thursday. Today's average remained perfectly flat at 6.68%.

War-related headlines had periodic impacts on both oil prices and the bond/rate market. The scariest moment of the day for rates followed a headline that Iran had shot down a U.S. helicopter. Trump posted that the U.S. must respond to that attack, but subsequent comments minimized the initial sense of urgency. Oil prices definitely bounced higher on the news, but bonds/rates were able to hold their ground without forcing mortgage lenders to raise rates in the afternoon.

Tomorrow brings the Consumer Price Index (CPI), which is the earlier of the two official government inflation reports on consumer-level prices. The market is already priced for the median economic forecast, as always. If the actual numbers come in much higher or lower than those forecasts, it could cause volatility for rates in either direction (i.e. higher inflation = higher rates and vice versa).

Time	Event	Actual	Forecast	Prior
Wednesday, Jun 10				
12:00AM	Roll Date - UMBS 30YR			
7:00AM	Jun/05 Mortgage Market Index	280.1		252.8
7:00AM	Jun/05 MBA Refi Index	848.7		736.2
7:00AM	Jun/05 MBA Purchase Index	176.9		164.8
8:30AM	May y/y Headline CPI (%) ☆	4.2%	4.2%	3.8%
8:30AM	May m/m Headline CPI (%) ★	0.5%	0.5%	0.6%
8:30AM	May y/y CORE CPI (%) ★★	2.9%	2.9%	2.8%
8:30AM	May m/m CORE CPI (%) ★★	0.2%	0.3%	0.4%
10:30AM	Jun/05 Crude Oil Inventory (ml)	-7.228M	-4M	-7.974M
1:00PM	10-yr Note Auction (bl) ★	39		
2:00PM	May Federal budget (bl)		\$-275M	\$215B
Thursday, Jun 11				
8:30AM	May PPI y/y ☆		6.4%	6%
8:30AM	May Core PPI m/m (%) ☆		0.5%	1%
8:30AM	May/30 Continued Claims (k) ☆		1780K	1777K
8:30AM	Jun/06 Jobless Claims (k) ☆		219K	225K
8:30AM	May PPI m/m (%) ☆		0.7%	1.4%
8:30AM	May Core PPI y/y (%) ☆		5.4%	5.2%
12:00PM	WASDE Report (%)			
1:00PM	30-Yr Bond Auction (bl) ☆	22		
1:00PM	30-Year Bond Auction ☆			5.046%