

MARKET SUMMARY

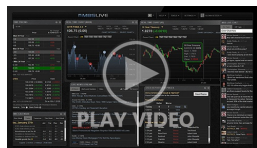
Complete Recap of Today's Market Activity

Some Volatility and Resilience After Trump Comments and Data

Market Summary: Thursday, June 11, 2026 - 2:56PM

Bonds were reasonably stronger in the overnight session with 10yr yields down roughly 4bps from 4.56 to 4.52. About 8 minutes before the PPI data came out, a series of Trump comments on the Iran war sent oil prices and bond yields higher (new strikes and intent to take Kharg Island). PPI added to the pressure with the monthly headline hitting 1.1% vs 0.7% forecast. The fact that core PPI came in at 0.4% vs 0.7% last month tells us that energy prices are the main driver (as does the text of the report itself, oddly enough). In fact, both energy and goods inflation are running higher than post-pandemic. But the market assumes these can still be relatively short-lived spikes if the war ends. On that note, Trump made additional comments just after the data that helped push back in the other direction. With that, bonds have regained most of the ground lost earlier this morning.

Latest Video Analysis



War Headlines Cause Mid-Day Reversal

MBS & Treasury Markets

UMBS 5.0	98.15	+0.62	10YR	4.461%	-0.094%	6/11/2026 4:55PM EST
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Bonds Surge to Best Levels After Air Strikes Called Off

TRUMP: CANCELLED SCHEDULED STRIKES AND BOMBINGS AGAINST IRAN THIS EVENING

TRUMP: DISCUSSIONS AND FINAL POINTS HAVE BEEN, IN BOTH CONCEPT AND GREAT DETAIL, APPROVED BY ALL PARTIES INVOLVED

TRUMP: TIME AND PLACE OF SIGNING TO BE ANNOUNCED SHORTLY

MBS now up a quarter point to day's best levels and 10yr down 6.4bps at 4.491



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ALERT: MBS Down Just Over an Eighth From Highs

MBS MORNING: Some Volatility and Resilience After Trump Comments and Data

Today's Mortgage Rates

30YR Fixed 6.60% -0.07% | 15YR Fixed 6.15% -0.05% 6/11/2026

Mortgage Rates Remain Almost Perfectly Flat

There's been remarkably little change in so far this week. Monday saw a modest increase vs Friday, but since then, there's been essentially no change. Today's rates were technically 0.01% lower than yesterday's, but many lenders were perfectly unchanged.

This is an acceptable result given the presence of high stakes economic data and ongoing war related headlines. The data in question was the Consumer Price Index (CPI), an inflation report that occasionally causes significant volatility for rates.

Today's CPI (for the month of May) came in right in line with expectations, and slightly lower than expected when excluding food and energy prices. It seems to bear repeating that when CPI comes in lower than expected or lower versus the previous month, this rarely means that prices are falling. Rather, prices simply didn't go up quite as much as last month, but they're still rising at an unacceptably quick pace. Fortunately, rates get in position for forecasted results. Thus, the data merely needs to align with forecasts to avoid causing volatility.

Economic Calendar

Last Week | This Week | Next Week

Time	Event	Actual	Forecast	Prior
Thursday, Jun 11				
8:30AM	May PPI y/y ☆	6.5%	6.4%	6%
8:30AM	May Core PPI m/m (%) ☆	0.4%	0.5%	1%
8:30AM	May/30 Continued Claims (k) ☆	1795K	1780K	1777K
8:30AM	Jun/06 Jobless Claims (k) ☆	229K	219K	225K
8:30AM	May PPI m/m (%) ☆	1.1%	0.7%	1.4%
8:30AM	May Core PPI y/y (%) ☆	4.9%	5.4%	5.2%
12:00PM	WASDE Report (%)			
1:00PM	30-Yr Bond Auction (bl) ☆	22		
1:00PM	30-Year Bond Auction ☆	5.020%		5.046%
Friday, Jun 12				
10:00AM	Jun Sentiment: 1y Inflation (%) ☆			4.8%
10:00AM	Jun U Mich conditions ☆		46.2	45.8
10:00AM	Jun Sentiment: 5y Inflation (%) ☆			3.9%
10:00AM	Jun Consumer Sentiment (ip) ☆		46	44.8