

MARKET SUMMARY

Complete Recap of Today's Market Activity

To Whammie or Not to Whammie, That is Our Friday (And Weekend)

Market Summary: Friday, June 12, 2026 - 2:20PM

Bonds were sideways at first in the overnight session. Then they improved moderately after newswires from Iran's Mehr news agency detailing some specifics of the peace deal, including the U.S. withdrawing forces from the area. Bonds then began selling as various push-back headlines popped up. Deal not completely confirmed. No location determined. Deal still under review. No signing day confirmed. etc...

With nothing meaty on the calendar and no final signing even rumored to be in the cards until next week, we'll at least the next 3 days waiting for any legitimate rejection of the peace deal claims. So far, Iran's responses have fallen short of previous rejections. Therefore, the market is pretty sure we're close, and most of yesterday's gains are intact.

Latest Video Analysis



Big Rally After Peace Deal News



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MBS & Treasury Markets

UMBS 5.0	98.08	-0.05	10YR	4.479%	+0.011%	6/12/2026 4:15PM EST
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Bouncing Back on MOU Back-And-Forth

From Iran Foreign Minister Araghchi:

The Islamabad Memorandum of Understanding has never been closer. Pending its finalization, the media should refrain from entering speculation about its content.

In line with our responsible and transparent approach, all details will be shared with the public in due course.

Bounds bouncing back on that. 10yr nearly unchanged and MBS now down only 3 ticks (.09) on the day vs a quarter point before the news.

ALERT: Weakest Levels

MBS MORNING: To Whammie or Not to Whammie, That is Our Friday (And Weekend)

Today's Mortgage Rates

30YR Fixed	6.58%	-0.02%	15YR Fixed	6.14%	-0.01%	6/12/2026
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Rates Drop Sharply to One Week Lows

began the day in uneventful fashion with the average lender right in line with yesterday's latest levels. Things might have gotten off to a slightly better start, but higher inflation in this morning's econ data and discouraging war-related headlines put upward pressure on bond yields (yields and rates are technically the same thing and they move in the same direction).

The bulk of the day remained uneventful but that changed abruptly at 1:30pm when news circulated that Trump cancelled today's planned air strikes and said that both sides had approved final details of a permanent ceasefire, and that a time/place of a deal signing would be announced shortly. Markets reacted swiftly with stocks rallying, oil falling, and rates dropping.

Mortgage lenders prefer to set rates only once per day, but they will make mid-day changes if the underlying bond market makes a big enough move. Today's was easily big enough, and a vast majority of lenders made friendly revisions to their daily rate offerings in short order. The net effect brought the average lender to the lowest levels since last Thursday.

Time	Event	Actual	Forecast	Prior
Friday, Jun 12				
10:00AM	Jun Sentiment: 1y Inflation (%) ☆	4.6%		4.8%
10:00AM	Jun U Mich conditions ☆	48.4	46.2	45.8
10:00AM	Jun Sentiment: 5y Inflation (%) ☆	3.4%		3.9%
10:00AM	Jun Consumer Sentiment (ip) ☆	48.9	46	44.8
Monday, Jun 15				
12:00AM	Roll Date - UMBS 15YR, Ginnie Mae 15YR			
8:30AM	Jun NY Fed Manufacturing ☆			19.60
9:15AM	May Industrial Production (%) ☆		0.2%	0.7%
10:00AM	Jun NAHB housing market indx		37	37
12:00PM	NOPA Crush Report (%)			