

MARKET SUMMARY

Complete Recap of Today's Market Activity

Gradual Selling Leaves Bonds Only Slightly Stronger.

Market Summary: Tuesday, June 16, 2026 - 7:45AM

With both sides signing the peace memo, the market was immediately willing to react in the overnight session, but that reaction fell short of what we might expect for an official peace deal. This is a bond market problem more than an Iran war problem. Case in point, oil prices stayed flat after their big overnight drop. Stocks added to strong overnight gains. Bonds were the odd man out. Part of the reason is that bonds did more than stocks to get in position for this eventuality last week. As of today, both the S&P and 10yr are close enough to the best recent levels to say the overall market reaction has been fairly even keeled. We'd also expect more bullishness among bond traders when the deal is officially official (possibly after Friday's scheduled meeting in Switzerland). Finally, bonds could be holding back a bit to see how Wednesday's Fed announcement goes.

Latest Video Analysis



Gradual Selling Leaves Bonds Only Slightly Stronger



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MBS & Treasury Markets

UMBS 5.0 98.41 +0.15	10YR 4.444% -0.033%	6/16/2026 5:39AM EST
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Down More Than an Eighth From Highs

Bonds are still in positive territory on the day, but at the weakest levels. 10yr yields are down 1.5bps at 4.47, up about 3bps from the lows.

MBS are up an eighth, but down 6 ticks (.19) from AM highs. Lenders who priced during or slightly after those highs (10-10:40am ET) could technically justify a negative reprice, but also consider how much the rate sheet improved vs Friday (i.e. the more it improved, the bigger the risk).

MBS MORNING: Near Best Levels in a Month as Peace Deal Materializes

UPDATE: Bouncing Back on MOU Back-And-Forth

Today's Mortgage Rates

30YR Fixed	6.56%	-0.02%	15YR Fixed	6.12%	-0.02%	6/15/2026
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Mortgage Rates Hit One-Month Lows

The bad news: didn't fall quite as much as one might have expected following the confirmation of the Iran peace deal. The good news: rates had already begun pricing in the peace deal last Thursday and it only took a modest improvement for the average lender to match the lowest level in exactly one month.

For context, today's MND rate index of 6.56% is the same as the most recent low seen on May 29th. Before that, you'd have to go back to 5/15 to see anything lower. For even more context, prior to 5/15, today's rates would have been the 3rd highest since August 1st, 2025.

In other words, we are in solid shape in the context of the last month, but still in an elevated range.

[thirtyyearmortgagerates]

Time	Event	Actual	Forecast	Prior
Tuesday, Jun 16				
8:15AM	ADP Employment Change Weekly	25.5K		29K
8:30AM	May Import prices mm (%)	1.9%	1.0%	1.9%
8:30AM	May Building Permits (ml)	1.413M	1.42M	1.423M
8:30AM	May Housing starts number mm (ml)	1.177M	1.43M	1.465M
11:30AM	6-Week Bill Auction (%)			3.600%
1:00PM	20-Yr Bond Auction (bl)	13		
Wednesday, Jun 17				
7:00AM	Jun/12 Mortgage Market Index			280.1
7:00AM	Jun/12 MBA Purchase Index			176.9
7:00AM	Jun/12 MBA Refi Index			848.7
8:30AM	May Retail Sales Control Group MoM ★★		0.4%	0.5%
8:30AM	May Retail Sales (%) ★★		0.5%	0.5%
10:00AM	Apr Business Inventories (%) ☆		0.5%	0.9%
10:00AM	May Pending Home Sales (%) ☆		0.8%	1.4%
10:30AM	Jun/12 Crude Oil Inventory (ml)		-4.5M	-7.228M
2:00PM	Interest Rate Projection - Longer			3.1%
2:00PM	FOMC Economic Projections ★★			
2:00PM	Fed Interest Rate Decision ★★		3.75%	3.75%
2:00PM	Interest Rate Projection - 1st Yr			3.1%
2:00PM	Interest Rate Projection - Current			3.4%
2:00PM	Interest Rate Projection - 2nd Yr			3.1%
2:30PM	Fed Press Conference ★★			