

MARKET SUMMARY

Complete Recap of Today's Market Activity

Mostly Holding Yesterday's Big Gains

Market Summary: Thursday, June 25, 2026 - 2:35PM

Bonds began the day in modestly weaker territory, but not weak enough to take 10yr yields above the 4.42% technical level. That was a notable development even before considering subsequent movement. The 8:30am PCE inflation data made room for a friendly reversal with modest losses being replaced by modest improvement. Bonds ultimately weren't able to hang onto the stronger levels seen in the morning with gradual selling in the late AM hours and another little pop of weakness following headlines that Iran had attacked a cargo ship in The Strait (not a U.S. ship, or the reaction would likely have been bigger). Bottom line: today failed to place an exclamation point on yesterday's rally, but it still wasn't a question mark. The only caveat is that quarter-end volatility is still a risk between now and Tuesday.

Latest Video Analysis



Mostly Holding Yesterday's Big Gains



Dan Clifton

The Home Loan Guru,
Clifton Mortgage Solutions

CliftonMortgageSolutions.com

P: (888) 681-0777

M: (407) 252-3039

dan@cliftonmortgagesolutions.com

1177 Louisiana Ave

Winter Park FL 32789

NMLS #284174



UMBS 5.0	98.68	+0.16	10YR	4.377%	-0.010%	6/25/2026 12:29PM EST
----------	-------	-------	------	--------	---------	-----------------------

Decent Start After PCE Comes in On-Target

The PCE price index may be a less timely report than CPI/PPI when it comes to measuring inflation in the U.S., but it's more thorough and has stronger implications for Fed policy. Traders were apparently braced for today's number to be a bit hotter. Bonds rallied moderately after core monthly PCE came in as-expected at 0.3%. Annual inflation is running at 4.1% at the headline level, and 3.4% at the core level (both in line with expectations. Bonds were a few bps higher in yield before the data and are now a few bps lower heading into the 9am hour.

MBS MORNING: Quick Rally Toward Key Resistance Just Before The Open

MBS MORNING: Re-Coupling and Range Consolidation

Today's Mortgage Rates

30YR Fixed	6.53%	-0.02%	15YR Fixed	6.12%	-0.03%	6/25/2026
------------	-------	--------	------------	-------	--------	-----------

Lowest Mortgage Rates Since May 14th

had a great day yesterday, moving within 0.01% of the lowest levels in more than a month. They dropped just a bit more today and are now officially the lowest they've been since May 14th.

Today's improvement was more of an afterthought, but nonetheless helps legitimize yesterday's heavy lifting as something other than a freak coincidence. The only word of caution is that the last few weeks of any given quarter can see elevated volatility in a random pattern due to considerations in the trading world (mortgages are ultimately based on trading levels in the bond market).

In terms of nuts and bolts, bonds got today's modest boost after PCE inflation data came in on target. This doesn't seem like something that should spark a reaction, but the "target" is merely a median forecast. Some traders may have been expecting hotter inflation and were thus willing to buy a few bonds when those fears didn't materialize.

Time	Event	Actual	Forecast	Prior
Thursday, Jun 25				
8:30AM	Jun/13 Continued Claims (k) ☆	1821K	1800K	1810K
8:30AM	Jun/20 Jobless Claims (k) ☆	215K	225K	226K
8:30AM	May PCE prices (m/m) (%) ☆	0.4%	0.5%	0.4%
8:30AM	Q1 GDP Final Sales (%)	1.9%	1.5%	0.3%
8:30AM	Q1 GDP (%) ★	2.1%	1.6%	0.5%
8:30AM	Q1 Corporate profits (%)	0.5%	-0.4%	5.7%
8:30AM	May PCE (y/y) (%) ☆	4.1%	4.1%	3.8%
8:30AM	May Durable goods (%) ☆	-4.5%	-4.5%	7.9%
8:30AM	May Core PCE (y/y) (%) ★	3.4%	3.4%	3.3%
8:30AM	May Core CapEx (%) ☆	1.6%	0.6%	-1.1%
8:30AM	Q1 PCE Prices (Q/Q) ☆	4.6%	4.5%	2.9%
8:30AM	May Core PCE (m/m) (%) ★	0.3%	0.3%	0.2%
8:30AM	Q1 Core PCE Prices QoQ ☆	4.4%	4.4%	2.7%
1:00PM	7-Yr Note Auction (bl) ★	44		
3:40PM	Fed Williams Speech ☆			
3:40PM	Fed Williams Speech ☆			
6:30PM	Fed Goolsbee Speech ☆			
6:30PM	Fed Goolsbee Speech ☆			
Friday, Jun 26				
10:00AM	Jun U Mich conditions ☆		48.9	45.8
10:00AM	Jun Consumer Sentiment (ip) ☆		50	44.8
10:00AM	Jun Sentiment: 5y Inflation (%) ☆		3.4%	3.9%
10:00AM	Jun Sentiment: 1y Inflation (%) ☆		4.6%	4.8%
10:30AM	Fed Williams Speech ☆			
11:30AM	Fed Kashkari Speech ☆			