

MARKET SUMMARY

Complete Recap of Today's Market Activity

Mostly Holding Yesterday's Big Gains

Market Summary: Friday, June 26, 2026 - 12:36AM

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

MBS & Treasury Markets

UMBS 5.0	98.73	+0.13	10YR	4.379%	-0.012%	6/26/2026 2:35AM EST
----------	-------	-------	------	--------	---------	----------------------

Heads-Up: Treading Water at Weakest Post-Data Levels

We're sending this out as an update instead of an alert as prices are no lower than they were at 11:20am. The difference is that Treasury yields are at their weakest levels since before this morning's PCE data and definitely a bit weaker than 11:20am levels. MBS have also spent more time and volume trading at these post-data lows.

Current prices are exactly an eighth of a point below the AM highs. We'd expect the jumpier lenders to perk up with respect to repricing risk consideration if we lose another 2 ticks (.06, or an outright price of 98-17 / 98.53 in UMBS 5.0 coupons). For those who were already planning on locking today, it's making less and less sense to wait for a potential afternoon rally.



Ethan Brooks

Mortgage Advisor / Branch Manager, Fairway Mortgage

ethanbrooks.mortgage

M: (414) 488-0438

11220 W Burleigh St
Wauwatosa WI 53222
1639987



MBS MORNING: Decent Start After PCE Comes in On-Target

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

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.

Economic Calendar

[Last Week](#) | [This Week](#) | [Next Week](#)

Time	Event	Actual	Forecast	Prior
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 ☆			
Monday, Jun 29				