

MARKET SUMMARY

Complete Recap of Today's Market Activity

Bonds Find Some Solace in Warsh Despite a Bit More Selling

Market Summary: Thursday, July 2, 2026 - 8:45AM

The past 2 days have been rough for the bond market--nothing catastrophic, but "brisk" in terms of unexpected selling pressure. To be fair, buying/selling pressure is never truly expected (otherwise, why wait to trade it?), and higher volatility was definitely a risk surrounding quarter-end and the data calendar. Today could have been worse, but the market found some solace in this morning's Warsh comments the ECB SINTRA conference. Warsh stuck to the "no forward guidance" script but managed to offer some in a roundabout way by saying inflation risks have come down and that he was open to different views on the Fed's balance sheet size. While not true forward guidance, it was a net-dovish message that the market reacted to. Shorter-term debt did best, but 10yr yields are ending up about 2bps lower than they were before Warsh.

Latest Video Analysis



Bonds Find Some Solace in Warsh

MBS & Treasury Markets

UMBS 5.0	98.16	+0.11	10YR	4.473%	-0.008%	7/2/2026 10:40AM EST
----------	-------	-------	------	--------	---------	----------------------

Down Just Over an Eighth From The Highs

Bonds hit their highs just after 10am this morning and have been selling slowly since then. The last few minutes bring 5.0 UMBS down 5 ticks (.16) versus those highs. The catch is that "just after 10am" is on the later side of the normal morning price window for lenders.

Bottom line: lenders who printed their first rate sheet well after 10am could technically justify a small reprice. Lenders who priced at 10am (or earlier) still haven't seen meaningful deterioration from their rate sheet print times.

MBS MORNING: Tuesday Sell-Off Sticking; Warsh and ISM On Deck

ALERT: Negative Reprices Now Likely



Adam Fuller

Senior Loan Officer,
Mortgage 1 Inc.

www.m1gr.com/af

P: (616) 552-4663 x2

afuller@mortgageone.com

3243 East Paris Ave. SE

Grand Rapids MI 49512

1317422



Today's Mortgage Rates

30YR Fixed 6.65% +0.05%

15YR Fixed 6.19% +0.04% 7/1/2026

Mortgage Rates Jump to Highest Levels in a Week

In a real sense, today's rate update is more of an addendum to yesterday's rate update. Yesterday afternoon saw heavy, continued selling in the bond market amid a flood of trading associated with the end of the quarter. Because we are directly based on the bond market, this resulted in multiple lenders raising rates late in the day (after yesterday's update).

Today has been much calmer by comparison with bonds holding fairly close to yesterday's latest levels after some early weakness. Even so, there was still some weakness for mortgage lenders to account for. From yesterday morning, the average lender is up 0.11% on a top tier 30yr fixed quote.

If we adjust yesterday afternoon to account for the late day reprices, today's rates are, instead, 0.05% higher. Either way, we're currently back in line with the highs from the beginning of last week, but still below the highs from early June or mid-May.

Economic Calendar

Last Week

This Week

Next Week

Time	Event	Actual	Forecast	Prior
Thursday, Jul 02				
4:00AM	Jun Total Vehicle Sales (ml)	16.5M	16.0M	16.1M
8:30AM	Jun/20 Continued Claims (k) ☆	1814K	1810K	1821K
8:30AM	Jun/27 Jobless Claims (k) ☆	215K	220K	215K
8:30AM	Jun Participation Rate ☆	61.5%		61.8%
8:30AM	Jun Average earnings mm (%) ★	0.3%	0.3%	0.3%
8:30AM	Jun Non Farm Payrolls (k) ★★	57K	110K	172K
8:30AM	Jun Unemployment rate mm (%) ★★	4.2%	4.3%	4.3%
10:00AM	May Factory orders mm (%)	-1.3%	-1.8%	4.8%
2:00PM	Happy 4th!! ★★			
Friday, Jul 03				
12:00AM	Happy 4th!! ★★			