

MARKET SUMMARY

Complete Recap of Today's Market Activity

Some Bond-Specific Weakness in The Afternoon

Market Summary: Friday, July 10, 2026 - 4:26PM

Oil and Treasury yields were almost perfectly correlated for almost the entire week. Friday afternoon was an exception. Oil continued sideways to slightly lower while yields rose a bit. Overall damage was negligible, but it was interesting nonetheless. While there was no clear news or event behind the move, we can plainly see that it originated in the shortest end of the curve and/or Fed rate expectations. Friday afternoon **illiquidity** likely made the move bigger than it otherwise would have been. As for potential reasons, it could be as simple as dealers positioning for next week's inflation reports and Warsh testimony.

Latest Video Analysis



Some Bond-Specific Weakness in The Afternoon



Brian Driscoll

Sales Manager, Synergy One Lending, Inc.

s1l.com/.../brian-driscoll

M: (781) 696-6854

100 Cummings Center Suite 236H
Beverly Massachusetts 01915

Licensed Originator NMLS 22482
Synergy One Lending, Inc. NMLS
1907235



MBS & Treasury Markets

UMBS 5.0	97.55	-0.15	10YR	4.568%	+0.014%	7/10/2026 2:24PM EST
----------	-------	-------	------	--------	---------	----------------------

Down an Eighth From AM Plateau

MBS are now down an eighth of a point on the day and an eighth from the price plateau seen during many lenders' rate sheet print times.

As such, the jumpier lenders are now on the threshold of considering negative reprices.

10yr yields are up 1bp at 4.562. There is no specific news or data underlying the selling and the change is very small in the big picture.

MBS MORNING: Empty Calendar Leaves Focus on War Headlines

MBS MORNING: Oil and Yields Starting Out Slightly Lower

Today's Mortgage Rates

30YR Fixed 6.64% -0.01% 15YR Fixed 6.19% -0.01% 7/10/2026

Mortgage Rates End Week Roughly Unchanged

Rates are based on bonds and bonds have been taking cues from oil prices this week. Oil was flat overnight, bringing bonds along for the sideways ride. As such, the average mortgage lender began the day almost perfectly in line with yesterday's latest levels.

All that having been said, bonds experienced some of their own weakness in the afternoon, independent from oil prices (which continued sideways to slightly lower). Some mortgage lenders may choose to raise rates a bit before the end of businesses. Those who don't will instead have to adjust for this market movement on Monday morning (assuming bonds don't change much by then).

[thirtyyearmortgagerates]

Economic Calendar

Last Week | This Week | Next Week

Time	Event	Actual	Forecast	Prior
Friday, Jul 10				
12:00AM	Roll Date - UMBS 30YR			
Monday, Jul 13				
5:25AM	Fed Bowman Speech ☆			
12:30PM	Fed Waller Speech ☆			
2:00PM	Jun Federal budget (bl)			\$-293B