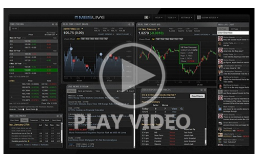
MARKET SUMMARY
Complete Recap of Today's Market Activity

Strong Start After Sharply Lower CPI

Market Summary: Tuesday, July 14, 2026 - 1:48PM

The Consumer Price Index came in FAR below expectations with a core reading of 0.0 vs 0.2 forecasts. In unrounded terms, it was -0.17%. Headline CPI was more sharply negative than expected at -0.4 vs a -0.1 forecast. Supercore (which excludes housing) was down -0.2 which is the first negative reading in over a year. Core goods also remained in negative territory for a second straight month. Bonds rallied instantly, led by the short end of the curve (more closely tied to Fed rate expectations). But even 10yr yields are down over 5bps and MBS are up more than 3/8ths of a point.

Latest Video Analysis



Oil and Waller Double Whammy

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COLLABORATIVE CAPITAL

MBS & Treasury Markets

UMBS 5.5	99.81	+0.40	10YR	4.580%	-0.036%	7/14/2026 11:44AM EST

Strong Start After Sharply Lower CPI

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ALERT: Negative Reprice Risk Increasing

MBS MORNING: Weekend Weakness And Another Showdown With a Technical Ceiling

30YR Fixed	6.70%	-0.05%	15YR Fixed	6.20%	-0.01%	7/14/2026

Mortgage Rates Near 1-Year Highs

are based on bonds. Because the bonds underlying the average mortgage are fixed rate, inflation is the enemy. Imagine you're an investor fronting the money for a fixed-rate mortgage. You know your schedule of payments from day one. Let's say the payment is $5 or enough to buy a dozen eggs.

Now let's say inflation raises the price of those eggs to $7. You're still only receiving $5 because you invested in a fixed-rate loan. Because of this dynamic, when inflation fears increase, investors demand higher rates of return.

We're dealing with two inflation threats right now: one is specific and one is general. The specific threat is that of elevated fuel prices stemming from the Iran war. As the fighting picked back up in July, so have rates. Today's war headlines were just the latest addition to the growing problem.

The general threat is a broad array of other prices in the marketplace that aren't directly impacted by fuel or tariffs. Fed governor Waller spoke about this additional inflation today and said that if it was high enough according to this week's inflation data (tomorrow and Wednesday) that the Fed could consider hiking rates as soon as this month.

So on the one hand, rates were already under pressure from the steady increase in fuel prices in recent days. Waller's comments added additional pressure.

The result is a top-tier, 30yr fixed rate that has returned to 6.75% for the average lender. This matches the high seen on May 19th, and you'd have to go back more than 11 months to see anything higher.

[thirtyyearmortgagerates]

Economic Calendar

Time	Event	Actual	Forecast	Prior
Tuesday, Jul 14				
6:00AM	Jun NFIB Business Optimism Index	97.4	95.8	95.3
8:15AM	ADP Employment Change Weekly	19.75K		21.0K
8:30AM	Jun y/y CORE CPI (%) ★★	2.6%	2.8%	2.9%
8:30AM	Jun y/y Headline CPI (%) ☆	3.5%	3.8%	4.2%
8:30AM	Jun m/m CORE CPI (%) ★★	0%	0.2%	0.2%
8:30AM	Jun m/m Headline CPI (%) ★	-0.4%	-0.1%	0.5%
10:00AM	Fed Chair Warsh Testimony ★★			
11:30AM	6-Week Bill Auction (%)	3.640%		3.635%
12:40PM	Fed Barr Speech ☆			
1:00PM	Fed Goolsbee Speech ☆			
1:30PM	Fed Cook Speech ☆			
2:55PM	Fed Bowman Speech ☆			
Wednesday, Jul 15				
12:00AM	Roll Date - UMBS 15YR, Ginnie Mae 15YR			
7:00AM	Jul/10 Mortgage Market Index			266.3
7:00AM	Jul/10 MBA Refi Index			794.4
7:00AM	Jul/10 MBA Purchase Index			169.5
8:30AM	Jun PPI m/m (%) ☆		0%	1.1%
8:30AM	Jun PPI y/y ☆		6.2%	6.5%
8:30AM	Jul NY Fed Manufacturing ☆		8.8	5.70
8:30AM	Jun Core PPI y/y (%) ☆		5.2%	4.9%
8:30AM	Jun Core PPI m/m (%) ☆		0.4%	0.4%
8:45AM	Fed Williams Speech ☆			
10:00AM	Fed Chair Warsh Testimony ★★			
10:30AM	Jul/10 Crude Oil Inventory (ml)			2.998M
12:00PM	NOPA Crush Report (%)			
1:00PM	Fed Cook Speech ☆			
2:00PM	Fed Beige Book			
6:30PM	Fed Musalem Speech ☆			