

MARKET SUMMARY

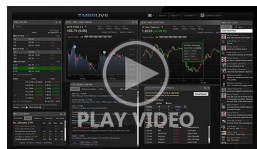
Complete Recap of Today's Market Activity

PPI Does Its Best CPI Impression. Bonds Like It

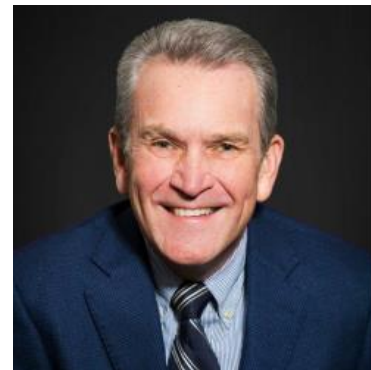
Market Summary: Wednesday, July 15, 2026 - 12:20PM

The Producer Price Index (PPI) is not normally a huge market mover, but it has its moments of moderate impact. Today is such a moment as PPI did its best to mimic yesterday's sharply lower CPI. There were also big revisions to previous months which brought annual PPI a full 1.0% lower from last month's initial reading (5.5% today vs a 6.0 previous reading, revised from 6.5% when initially reported). Fuel prices loom large in this data, as evidenced by Core monthly PPI at 0.2 vs 0.3. Unlike yesterday, most of today's shift was seen in revisions to previous months--especially May (headline revised from 1.1 to 0.6). Laundry list of little numbers aside, bonds like it. Fed Funds Futures improved. Treasuries and MBS have gone from modestly weaker to moderately stronger after the report.

Latest Video Analysis



Why Didn't Bonds Rally More After CPI



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UMBS 5.5	99.98	+0.23	10YR	4.545%	-0.043%	7/15/2026 2:15PM EST
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PPI Does Its Best CPI Impression. Bonds Like It

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As with yesterday, expect shorter term yields to improve more, and be cognizant of the risk that a breakout in oil prices could give bonds second thoughts about the AM rally.

- MBS MORNING: Strong Start After Sharply Lower CPI
- ALERT: Negative Reprice Risk Increasing

Today's Mortgage Rates

30YR Fixed	6.64%	-0.06%	15YR Fixed	6.18%	-0.02%	7/15/2026
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Mortgage Rates Stage Moderate Recovery From Long-Term Highs

Our daily 30yr fixed rate index hit 6.75% yesterday. This matched the high from May 19th and is the highest level since late July 29, 2025. The key contributor to the recent spike has been the uptick in fuel prices in July combined with the fact that rates never made it any lower than 6.52% over the past 2 months. In other words, we were already in a high range and the uptick in fuel prices simply gave rates a push.

Heading into today, we knew there was potential volatility associated with 2 events: Fed Chair Warsh's congressional testimony and the monthly release of the Consumer Price Index (CPI)--a key inflation report.

The Warsh testimony had very little impact, but CPI was a different story. It showed inflation coming in much lower than expected in June. Lower inflation is generally good for rates. But the bond market is well aware that July could end up being a different story, thus limiting the exuberance of today's rate recovery with the rate index dropping only 0.05% to 6.70%.

[thirtyyearmortgagerates]

Time	Event	Actual	Forecast	Prior
Wednesday, Jul 15				
12:00AM	Roll Date - UMBS 15YR, Ginnie Mae 15YR			
7:00AM	Jul/10 Mortgage Market Index	259.1		266.3
7:00AM	Jul/10 MBA Refi Index	821.9		794.4
7:00AM	Jul/10 MBA Purchase Index	157.2		169.5
8:30AM	Jun PPI m/m (%) ☆	-0.3%	0%	1.1%
8:30AM	Jun PPI y/y ☆	5.5%	6.2%	6.5%
8:30AM	Jul NY Fed Manufacturing ☆	15.60	8.8	5.70
8:30AM	Jun Core PPI y/y (%) ☆	4.7%	5.2%	4.9%
8:30AM	Jun Core PPI m/m (%) ☆	0.2%	0.4%	0.4%
8:45AM	Fed Williams Speech ☆			
10:00AM	Fed Chair Warsh Testimony ★★			
10:30AM	Jul/10 Crude Oil Inventory (ml)	-1.693M	-2.6M	2.998M
12:00PM	NOPA Crush Report (%)			
1:00PM	Fed Cook Speech ☆			
2:00PM	Fed Beige Book			
6:30PM	Fed Musalem Speech ☆			
Thursday, Jul 16				
8:30AM	Jul/11 Jobless Claims (k) ☆		217K	215K
8:30AM	Jul/04 Continued Claims (k) ☆		1820K	1814K
8:30AM	Jul Philly Fed Prices Paid			53.20
8:30AM	Jul Philly Fed Business Index ☆		13	10.3
8:30AM	Jun Retail Sales (%) ★★		0.2%	0.9%
8:30AM	Jun Retail Sales Control Group MoM ★★		0.5%	0.7%
10:00AM	Jul NAHB housing market indx		35	35
10:00AM	May Business Inventories (%) ☆		0.3%	0.5%
10:00AM	Jun Pending Home Sales (%) ☆		-0.5%	3.8%
12:30PM	Fed Logan Speech ☆			
7:00PM	Fed Jefferson Speech ☆			