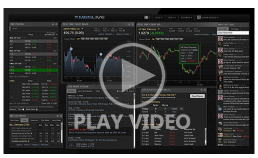
# MARKET SUMMARY
Complete Recap of Today's Market Activity

## Roughly Unchanged After Gradual Weakness

**Market Summary:** Friday, July 17, 2026 - 7:58PM

Bonds ended the day roughly unchanged despite this morning's stronger start. With the S&P falling back to the lows of the day, we can't really blame asset allocation trading between stocks and bonds. It's easier to blame a mid-day surge in fuel prices (especially after 11am) which may have been related to headlines regarding U.S. missiles striking an oil tanker docked at Kharg Island. All told, it was still a victorious week with yields ending up slightly lower than last Friday. The week ahead is marked by limited data and the pre-FOMC blackout period. Bonds will remain tuned into oil price volatility and potentially to any big swings in stocks.

### Latest Video Analysis




Roughly Unchanged After Gradual Weakness

Padraic Robertson

President, Coastal Custom Mortgage, Inc

www.coastalcustommortgage.com

**P:** (912) 777-7050

**M:** (912) 659-9401

340 Eisenhower Dr Suite 220
Savannah GA 31406

NMLS: 904786

Mortgage Licensee Georgia, South Carolina, North C

Coastal Custom Mortgage Inc

### MBS & Treasury Markets

| UMBS 5.5 | 99.86 | -0.02 | 10YR | 4.563% | +0.007% | 7/17/2026 5:54PM EST |
|---|---|---|---|---|---|---|

## MBS at Lows of The Day

5.0 MBS are now just over and eighth of a point and 5.5 MBS are down exactly an eighth of a point from the AM price plateau. Many lenders released rates during that plateau and are now approaching the threshold of considering negative reprices. NOTE: only the jumpiest lenders would be anywhere close to pulling the trigger considering the AM trading range saw MBS at levels that were nearly as low as they are now.

**MBS MORNING:** Bonds Picking Up Some Safe-Haven Demand

**MBS MORNING:** Are Bonds High on Crack (Spreads)?

## Today's Mortgage Rates

| 30YR Fixed | 6.63% | -0.05% | 15YR Fixed | 6.16% | -0.03% | 7/17/2026 |
|---|---|---|---|---|---|---|

# Mortgage Rates End Week at Lows

The good news is that ended the day at their lowest levels of the week. That's welcome news after Monday's rates matched the highest seen since July 2025. Today's improvement came courtesy of weakness in the stock market, which is not necessarily a common or reliable source of inspiration for rates these days. But a majority of this week's drop is tied to back-to-back inflation reports coming in much lower than expected.

The bad news goes back to the long-term highs seen on Monday. In a short-term context, we've definitely seen solid improvement since then. In the bigger picture, however, this week's lows are still pretty close to the longer-term highs.

[thirtyyearmortgagerates]

## Economic Calendar

Last Week | This Week | Next Week

| Time | Event | Actual | Forecast | Prior |
|---|---|---|---|---|
| **Friday, Jul 17** | | | | |
| 12:00AM | Roll Date - Ginnie Mae 30YR | | | |
| 8:30AM | Jun Housing starts number mm (ml) | 1.427M | 1.31M | 1.177M |
| 8:30AM | Jun Import prices mm (%) | 0.3% | -0.7% | 1.9% |
| 8:30AM | Jun Building Permits (ml) | 1.367M | 1.40M | 1.41M |
| 9:15AM | Jun Industrial Production (%) ☆ | 0.1% | 0.2% | 0.1% |
| 10:00AM | Jul Sentiment: 1y Inflation (%) ☆ | 4.2% | | 4.6% |
| 10:00AM | Jul Sentiment: 5y Inflation (%) ☆ | 3.3% | | 3.3% |
| 10:00AM | Jul Consumer Sentiment (ip) ☆ | 54.4 | 51 | 49.5 |
| 10:00AM | Jul U Mich conditions ☆ | 54.9 | 48.7 | 47.7 |
| **Monday, Jul 20** | | | | |
| 9:20AM | NY Fed Bill Purchases 1 to 4 months (%) | | $5.180 billion | |
| 10:00AM | Jun CB Leading Index MoM (%) | | 0.1% | 0.1% |