MARKET SUMMARY

Complete Recap of Today's Market Activity

Headwinds, Cont'd

Market Summary: Tuesday, July 21, 2026 - 11:57PM

"Headwinds, Cont'd" could be apply to the entirety of 2022-2026 or just March-July of 2026. But let's just focus on today's installment. For the second day this week, there wasn't any stellar correlation between bonds and other markets, econ data, or news headlines. Still, we wouldn't say that today's moderate weakness was a mystery move. In fact, it may even be fairly straightforward. Fuel prices came into the week at the highest level since May 19th (which was the highest since 2022). Front month oil futures spiked in the early AM hours and the peak coincided with the peak in bond yields. Additionally, bonds sold off at 9:30am for the second straight day, suggesting some tradeflow considerations surrounding the NYSE open and earnings season money shuffling.

Gavin Hamilton

Loan Officer, Mortgage Express LLC

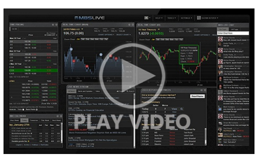
P: (503) 517-8983

M: (310) 422-4731

15115 SW Sequoia Parkway
Portland OR 97224

NMLS 857506

Latest Video Analysis



Headwinds, Cont'd

MBS & Treasury Markets

UMBS 5.5	99.53	+0.01	10YR	4.628%	+0.003%	7/22/2026 1:55AM EST

Heads-Up: Down a Quick 6 Ticks (.19)

Once again, the 9:30am NYSE open has proved problematic for the bond market with modest overnight weakness giving way to more forceful selling over the past 10 min.

10yr yields are up another few bps for a total of 4bps on the day at 4.632.

MBS are down a quick 6 ticks (.19) on the day and at least an eighth of a point from AM highs. This isn't necessarily an intraday reprice risk situation, but could be a consideration for those of you who still have access to lock yesterday's rates.

MBS MORNING: Bonds Grudgingly Giving Back Last Week's Inflation Rally

ALERT: Negative Reprice Risk Increasing

Today's Mortgage Rates

30YR Fixed	6.75%	+0.04%	15YR Fixed	6.20%	+0.02%	7/21/2026

Rates Match Longer-Term High For The 3rd Time in 2026

In late July, 2025, 30yr fixed rates embarked on an excellent adventure, moving down from 6.75% on July 31st to 5.99% by late February, 2026. Since then, things haven't been great thanks to war-related fuel price drama and stronger econ data (the supreme court ruling on tariffs didn't help either, because it increased Treasury issuance implications).

Regardless of motivations, the net effect was a return to 6.75% on May 19th, 2026. Momentum has been fairly sideways since then, with the 6.75% level being revisited last Monday and now again today.

For those who want to keep the analysis simple, fuel prices do a good enough job explaining the move. In fact, August gasoline futures also just hit their May 19th highs this week--perfectly aligning with the round trip in rates. For those who want a bit more precision, we can also consider earnings season in the stock market which has created trading patterns among money managers that have pulled money out of the bond market over the past 2 days (bond selling = higher rates, all else equal).

[thirtyyearmortgagerates]

Economic Calendar

Last Week | This Week | Next Week

Time	Event	Actual	Forecast	Prior
Tuesday, Jul 21				
8:15AM	ADP Employment Change Weekly	16.5K		19.75K
11:30AM	6-Week Bill Auction (%)	3.650%		3.640%
Wednesday, Jul 22				
7:00AM	Jul/17 Mortgage Market Index			259.1
7:00AM	Jul/17 MBA Refi Index			821.9
7:00AM	Jul/17 MBA Purchase Index			157.2
9:20AM	NY Fed Bill Purchases 4 to 12 months (%)		$3.453 billion	
10:30AM	Jul/17 Crude Oil Inventory (ml)		-1.5M	-1.693M
1:00PM	20-Yr Bond Auction (bl)	13		