Less Bombing. More Rallying

Market Summary: Monday, July 27, 2026 - 9:36AM

It's a pretty simple morning for the bond market (and many other markets). While there's no formal ceasefire, both the U.S. and Iran have indicated a pause in the tit for tat airstrikes that have characterized most of July. Oil dropped sharply on the news though it's not clear exactly how much because markets were fully closed at the time. Still, it's safe to assume a majority of the move in oil/bonds/stocks is directly correlated. This gets 10yr yields just back under the upper line of the long-term trend channel after spending the last 2 days above. Econ data was a non-event this morning, and the calendar doesn't really become consequential until Wednesday afternoon's Fed announcement.

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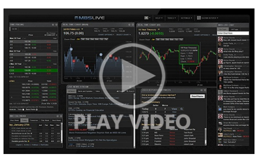

How Technical Do You Want to Be?

Dan Clifton
The Home Loan Guru,
Clifton Mortgage Solutions
CliftonMortgageSolutions.com
P: (888) 681-0777
M: (407) 252-3039
dan@cliftonmortgagesolutions.com
1177 Louisiana Ave
Winter Park FL 32789
NMLS #284174

MBS & Treasury Markets

UMBS 5.5	99.33	+0.21	10YR	4.637%	-0.046%	7/27/2026 7:34AM EST

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ALERT: Negative Reprice Risk Increasing Slightly

MBS MORNING: Token Support in Bonds After Oil Drops Overnight

Today's Mortgage Rates

30YR Fixed	6.81%	-0.04%	15YR Fixed	6.34%	+0.05%	7/24/2026

Mortgage Rates Recover Modestly From Long-Term Highs

If you're just tuning in, had a rough day yesterday on top of a rough week overall. The result was the highest 30yr fixed rate in over a year with our index moving up to 6.85%. As has been and continues to be the case, rate momentum has been strongly correlated with oil/gas price momentum.

With that in mind, it's no surprise to see rates moving lower on a day where oil prices recovered from their recent highs. That's the good news, and it brings the rate index down 0.04% to 6.81%.

The not-so-good news is that 6.81% is still the highest in more than a year apart from yesterday. But longest journeys and single steps...

Oil price volatility will remain in focus until the war is definitively over (and more importantly, until oil price volatility actually dies down with prices trending significantly lower). In addition, next week's Fed announcement brings a good amount of surprise potential for the rate market. The Fed is not likely to hike rates, but confirming that will be worth something to the market.

Economic Calendar

Last Week | This Week | Next Week

Time	Event	Actual	Forecast	Prior
Monday, Jul 27				
8:30AM	Jun Durable goods (%)	0.3%	2.5%	-4.5%
8:30AM	Jun Core CapEx (%)	0.9%	0.8%	1.6%
11:30AM	2-Yr Note Auction (bl)		69	
1:00PM	5-Yr Note Auction (bl)		70	
Tuesday, Jul 28				
8:15AM	ADP Employment Change Weekly			16.5K
9:00AM	May CaseShiller 20 mm nsa (%)			1%
9:00AM	May FHFA Home Price Index m/m (%)		0.2%	-0.1%
9:00AM	May Case Shiller Home Prices-20 y/y (%)		1.3%	1.1%
9:00AM	May FHFA Home Prices y/y (%)			2%
10:00AM	Jul CB Consumer Confidence (%)		92.2	91.2
11:30AM	6-Week Bill Auction (%)			3.650%
1:00PM	7-Yr Note Auction (bl)		44	