MARKET SUMMARY

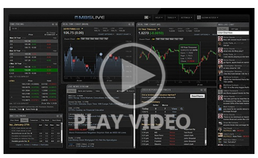
Complete Recap of Today's Market Activity

Another Slightly Stronger Start

Market Summary: Tuesday, July 28, 2026 - 3:05PM

Once again, bond yields dropped in the overnight session in concert with lower oil prices. Today's iteration is less swift than yesterday's, but after last week's sell-off, we'll take any green we can get. Econ data is light and inconsequential. The 7yr Treasury auction is typically not a source of drama. That leaves focus on any notable war headlines. Otherwise, Wednesday afternoon's Fed announcement remains the week's focal point for clarifying the Fed's policy stance and for the bond market to adjust accordingly.

Latest Video Analysis



Bond Yields Underperformed The Oil Price Drop

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EQUAL HOUSING LENDER

MBS & Treasury Markets

UMBS 5.5	99.47	+0.19	10YR	4.607%	-0.047%	7/28/2026 5:00PM EST

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The big picture remains little-changed, but slightly less dire than last week. Yields have returned inside the long-term trend channel. This doesn't predict the future, but it's nice to be inside the blue lines than breaking wildly above them.

MBS MORNING: Less Bombing. More Rallying

ALERT: Negative Reprice Risk Increasing Slightly

Today's Mortgage Rates

30YR Fixed	6.76%	-0.04%	15YR Fixed	6.31%	-0.02%	7/28/2026

Mortgage Rates Roughly Unchanged Versus Friday's Lows

After bottoming out around 6.5% in late June, moved steadily higher this month, ultimately hitting 6.85% last Thursday--the highest level in over a year. There was a modest recovery on Friday with a fair amount of intraday changes from the average mortgage lender.

Because rates are based on bonds, it's worth noting that bonds are in better shape today compared to Friday's latest levels. But if we use Friday's stronger mid-day levels as a baseline, bonds are just barely stronger. As such, it's no surprise to see mortgage rates just barely lower.

The key consideration for the bond market over the weekend was the announcement of a pause in the fighting in Iran. This helped oil prices move lower, thus lowering inflation implications and bond yields. This is the financial market's way of saying can also come down.

The caveat is of course that a resurgence of fighting in Iran could cause oil and inflation expectations to rise again, thus putting renewed pressure on rates. In addition, Wednesday's Fed announcement is also a potential source of volatility. The Fed is not expected to hike or cut, but the market is less convicted than normal about the Fed's likely course of action. That means the result will be somewhat surprising to a larger share of the market than normal, and that's a recipe for volatility.

Economic Calendar

Last Week | This Week | Next Week

Time	Event	Actual	Forecast	Prior
Tuesday, Jul 28				
8:15AM	ADP Employment Change Weekly	15.0K		16.5K
9:00AM	May CaseShiller 20 mm nsa (%)	0.9%		1%
9:00AM	May FHFA Home Price Index m/m (%)	0.3%	0.2%	-0.1%
9:00AM	May Case Shiller Home Prices-20 y/y (%) ☆	1.6%	1.3%	1.1%
9:00AM	May FHFA Home Prices y/y (%) ☆	2.2%		2%
10:00AM	Jul CB Consumer Confidence (%) ☆	90.8	92.3	91.2
11:30AM	6-Week Bill Auction (%)	3.700%		3.650%
1:00PM	7-Yr Note Auction (bl) ★	44		
Wednesday, Jul 29				
7:00AM	Jul/24 MBA Refi Index	723.1		802.3
7:00AM	Jul/24 Mortgage Market Index	247.2		264.0
7:00AM	Jul/24 MBA Purchase Index	159.8		165.8
10:30AM	Jul/24 Crude Oil Inventory (ml)	-7.167M	-1.3M	2.011M
11:30AM	2-Year FRN Auction (%)	0.050%		0.079%
11:30AM	2-Yr Note Auction (bl)	30		
2:00PM	Fed Interest Rate Decision ★★	3.75%	3.75%	3.75%
2:30PM	Fed Press Conference ★★			
2:30PM	Warsh Press Conference ★★			