# MARKET SUMMARY

Complete Recap of Today's Market Activity

## Another Week, Another Oil Price Pivot

**Market Summary:** Monday, August 10, 2026 - 11:22AM

Recent experience suggests the safest assumption about oil prices and bond yields is that they will pop and drop with reasonable regularity. In other words, lower prices/yields for a few days following friendly war-related headlines tend to give way to unfriendly headlines and a market reversal. Wash, rinse, repeat. The new week is starting off with unfriendly news and higher oil/yields. There's not much sense in attempting to dig any deeper on market analysis so far today.


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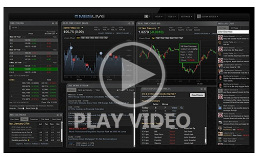
EQUAL HOUSING LENDER

### Latest Video Analysis




Not The Rally We Expected, But The Rally We Got

### MBS & Treasury Markets

| UMBS 5.5 | 99.39 | -0.15 | 10YR | 4.677% | +0.030% | 8/10/2026 9:19AM EST |
|---|---|---|---|---|---|---|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**ALERT:** Lows of the Day. Slightly More Reprice Risk

**ALERT:** Down Almost an Eighth From Rate Sheet Times

## Today's Mortgage Rates

| 30YR Fixed | 6.74% | -0.03% | 15YR Fixed | 6.25% | -0.05% | 8/7/2026 |
|---|---|---|---|---|---|---|

# Mortgage Rates End Week at Lows

dropped moderately today after the latest jobs report showed much lower jobs created than expected.

The monthly jobs report is one of the most--if not THE most--important pieces of economic data to the rate market on any given month. If the numbers are close to forecasts, there isn't always a big reaction. Today's numbers were quite far from forecasts for some parts of the report, but slightly offset by others.

The net effect was a decent improvement in the underlying bond market. Because mortgage rates are based on bonds, rates dropped accordingly.

The average top-tier 30yr fixed rate moved down from 6.77 to 6.74--the lowest since July 20th.

## Economic Calendar

Last Week | This Week | Next Week

| Time | Event | Actual | Forecast | Prior |
|---|---|---|---|---|
| **Monday, Aug 10** | | | | |
| 3:00PM | Fed Hammack Speech ☆ | | | |
| **Tuesday, Aug 11** | | | | |
| 6:00AM | Jul NFIB Business Optimism Index | | 97.8 | 97.4 |
| 8:15AM | ADP Employment Change Weekly | | | 15.0K |
| 9:20AM | NY Fed Bill Purchases 1 to 4 months (%) | | $5.179 billion | |
| 10:00AM | Jul Existing home sales (ml) ☆ | | 4.04M | 4.09M |
| 10:00AM | Jul Exist. home sales % chg (%) ☆ | | | -2.4% |
| 11:30AM | 6-Week Bill Auction (%) | | | 3.640% |
| 1:00PM | 3-Yr Note Auction (bl) | | 58 | |