MARKET SUMMARY

Complete Recap of Today's Market Activity

Another Week, Another Oil Price Pivot

Market Summary: Monday, August 10, 2026 - 3:46PM

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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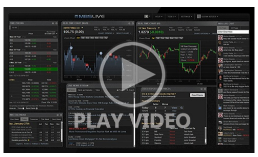
Latest Video Analysis



Not The Rally We Expected, But The Rally We Got

MBS & Treasury Markets

UMBS 5.5	99.31	-0.23	10YR	4.700%	+0.053%	8/10/2026 1:44PM EST

Negative Reprice Risk Increasing Just a Bit More

Several lenders have already repriced for the worse. Nothing much has changed since out last alert, but bonds are just a bit weaker, and additional lenders are slightly more likely to be considering negative reprices.

MBS are down 10 ticks (.31) and 10ys are up 5.5bps at 4.702.

ALERT: MBS Down an Eighth Since 9:30am

MBS MORNING: Another Week, Another Oil Price Pivot

Today's Mortgage Rates

30YR Fixed	6.76%	+0.02%	15YR Fixed	6.27%	+0.02%	8/10/2026

Mortgage Rates Rise Modestly From 3 Week Lows

As of last Friday, average top-tier hit their lowest levels since July 20th. If they'd managed to drop even 0.01% today, it would have been a new 3-week low.

As it stands, rates moved modestly higher in response to higher oil prices. Throughout the Iran war, oil and rates have had a broadly strong correlation because oil informs inflation expectations and inflation is a key input for the rate market.

Even after today's rise, rates remain much closer to the lower end of the range over the past 3 weeks. Logically, any positive developments in the war or diplomacy should result in lower rates. Beyond that, there's separate volatility potential related to inflation reports that come out later this week, but as always, that could be for better or worse depending on the outcome of the reports.

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	