A message from Marc Erickson:

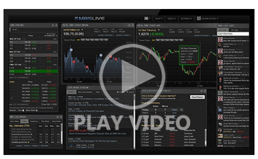
For informational purposes only. This is not a commitment to lend or extend credit. *Information and/or dates are subject to change without notice. All loans are subject to credit approval. Rates vary based upon market conditions and borrower qualification.*

Bonds Rally on Peace Deal Hopes

Market Summary: Wednesday, August 26, 2026 - 2:19AM

The day ended as it began: with bond yields and oil prices dropping in unison based on hopeful headlines surrounding the Iran war. Perhaps the market was in the mood for a rally because the headlines weren't particularly specific or compelling. Oil prices are closer to the middle of their range for the month of August whereas 10yr yields are closer to the low end of the range. This could suggest a bit of a willingness to rally on the part of the bond market, but sustaining the rally would require continued cooperation from oil as well as econ data.

Latest Video Analysis



Bonds Rally on Peace Deal Hopes

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MBS & Treasury Markets

UMBS 5.5	99.58	-0.08	10YR	4.640%	+0.010%	8/26/2026 12:13AM EST

Oil Down, Yields Down

No point in wasting time/words on analysis when cause and effect remains so simple. After news regarding potential progress is peace negotiations, an overnight drop in oil prices coincided perfectly with a drop in Treasury yields. The end.

MBS MORNING: Slightly Stronger Start Mostly Due to Oil. Treasury News Fails to Inspire (Again)

ALERT: Slightly More Reprice Risk

Today's Mortgage Rates

30YR Fixed	6.74%	-0.04%	15YR Fixed	6.31%	-0.01%	8/25/2026

Mortgage Rates Follow Oil Prices Lower

Fuel prices continue dictating most of the day-to-day momentum for and today was a notable example. Early this morning, news reports suggested progress in the peace process via Pakistani mediators. Oil prices dropped sharply in response and bond yields followed the move.

Bond yields correlate with . When yields are falling, mortgage lenders are generally able to offer lower rates than they otherwise would have, depending on the timing and size of the move. In today's case, it was good for a 0.04% drop in average top-tier 30yr fixed mortgage rates--resulting in the lowest levels in nearly a week.

[thirtyyearmortgagerates]

Economic Calendar

Time	Event	Actual	Forecast	Prior
Wednesday, Aug 26				
7:00AM	Aug/21 MBA Refi Index			755.9
7:00AM	Aug/21 MBA Purchase Index			154.8
7:00AM	Aug/21 Mortgage Market Index			247.7
8:30AM	Q2 Corporate profits (%)			0.5%
8:30AM	Q2 PCE Prices (Q/Q) ☆		5.1%	4.6%
8:30AM	Jul PCE prices (m/m) (%) ☆		0.1%	-0.1%
8:30AM	Q2 GDP Final Sales (%)		2.2%	1.9%
8:30AM	Q2 Core PCE Prices QoQ ☆		3.4%	4.4%
8:30AM	Jul Durable goods (%) ☆		0.7%	0.3%
8:30AM	Jul Core PCE (y/y) (%) ★		3.3%	3.3%
8:30AM	Jul Core PCE (m/m) (%) ★		0.2%	0.1%
8:30AM	Jul Core CapEx (%) ☆		0.9%	0.9%
8:30AM	Jul PCE (y/y) (%) ☆		3.6%	3.7%
8:30AM	Q2 GDP (%) ★		1.5%	2.1%
10:30AM	Aug/21 Crude Oil Inventory (ml)		1.9M	4.405M
11:30AM	2-Yr Note Auction (bl)	28		
11:45AM	Fed Barkin Speech ☆			
1:00PM	2-Year FRN Auction (%)			0.050%
1:00PM	5-Yr Note Auction (bl) ★		70	
8:00PM	Jackson Hole Symposium ☆			
Thursday, Aug 27				
8:30AM	Aug/22 Jobless Claims (k) ☆		208K	206K
8:30AM	Aug/15 Continued Claims (k) ☆		1790K	1799K
1:00PM	7-Yr Note Auction (bl) ★		44	
8:00PM	Jackson Hole Symposium ☆			