

MARKET SUMMARY

Complete Recap of Today's Market Activity

Hawkish Read on Warsh Prompts Heavy Selling

Market Summary: Friday, August 28, 2026 - 10:33PM

Jackson Hole speeches are hit and miss when it comes to bond market volatility. Today's Warsh speech was something of a direct hit--more than enough to sink the battleship of anyone hoping for lower rates to end the week. Warsh's hawkishness was limited to tough talk on inflation and an upbeat assessment of the economy. It wasn't terribly different from the late July press conference, but the market viewed it as upgrading the chance of a rate hike before the end of 2026. 2yr Treasury yields (more sensitive to Fed rate expectations than the 10yr) rose more than 12bps by the close. MBS shed 3/8ths of a point and mortgage rates crested 3 week highs.

Latest Video Analysis



Hawkish Read on Warsh Prompts Heavy Selling



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UMBS 5.5	99.49	+0.06	10YR	4.673%	+0.003%	8/27/2026 9:55PM EST
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Negative Reprice Risk Increasing

MBS are now down a quarter point on the day and almost as much versus lender rate sheet print times. 10yr yields are up 4 bps at 4.71.

Negative reprices are becoming more likely.

- ALERT: Bonds Selling After Warsh Speech
- MBS MORNING: Not The Payrolls You're Looking For

Today's Mortgage Rates

30YR Fixed	6.81%	+0.06%	15YR Fixed	6.35%	+0.03%	8/28/2026
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Mortgage Rates Jump to 3-Week Highs After Jackson Hole Speech

Jackson Hole is a place in Wyoming, but it's also shorthand for an annual event where various central bankers get together and talk about monetary policy. The Fed Chair almost always delivers a speech and that speech occasionally causes volatility in the bond market. This year was a classic example.

Fed Chair Warsh's speech focused on inflation remaining too high and on the Fed's commitment to getting inflation back down to 2.0% as measured by the annual change in the PCE Price Index (currently at 3.7%). Even if we use the most charitable methods to estimate annual PCE prices, the index would still be in the 2.4-2.6% range.

Those details don't really matter for today, however. What matters is that the market took away a hawkish message from Warsh and the bond market reacted immediately. were fairly flat before that, but the average lender increased mortgage rates in response to the bond market movement seen after Warsh's speech.

The net effect was a move up to 6.81% for the average top-tier 30yr fixed rate--the highest in just over 3 weeks.

[thirtyyearmortgagerates]

Time	Event	Actual	Forecast	Prior
Friday, Aug 28				
9:45AM	Aug Chicago PMI ☆	47.1	58.3	57.6
10:00AM	Aug Consumer Sentiment (ip) ☆	51.7	51.0	55.2
10:00AM	Aug Sentiment: 1y Inflation (%) ☆	4%	4.3%	4.2%
10:00AM	Aug U Mich conditions ☆	51.9	51.8	54.8
10:00AM	Aug Sentiment: 5y Inflation (%) ☆	3.3%	3.3%	3.3%
10:00AM	Non Farm Payrolls Annual Revision (k) ★	-79K		-911K
10:00AM	Fed Chair Warsh Speech ★★			
10:07AM	Federal Reserve Chairman Kevin Warsh delivers remarks from Jackson Hole ★★			
12:30PM	Fed Goolsbee Speech ☆			
8:00PM	Jackson Hole Symposium ☆			
Monday, Aug 31				