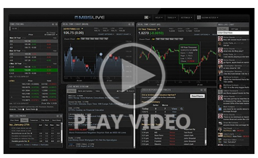
MARKET SUMMARY
Complete Recap of Today's Market Activity

Some Signs of Resilience

Market Summary: Thursday, September 3, 2026 - 3:43PM

There were two separate positive developments for bonds this morning. The most obvious and actionable example was series of comments from Fed's Waller in which he basically said he wasn't interested in hiking rates right now unless inflation data surprised to the downside. Fed funds futures and bonds reacted instantly with 10yr yields ultimately dropping 2-3bps before bouncing. The less obvious example was simply the general phenomenon of bonds holding roughly sideways overnight even though oil prices moved clearly higher. This could signal some innate resilience and/or dip-buying mentality at or above the 4.80% level in 10yr yields.

Latest Video Analysis



Relatively Drama-Free Day

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MBS & Treasury Markets

UMBS 5.5	99.03	+0.22	10YR	4.756%	-0.024%	9/3/2026 1:39PM EST

MBS Down an Eighth From Mid-Day Highs

Just a heads up for those who already had a positive reprice or who are planning on locking today: MBS are still an eighth of a point higher on the day, but down an eighth from the mid-day highs (also down an eighth from the early lenders' rate sheet print times). Negative reprices are relatively rare in these scenarios, but they can and do happen occasionally.

MBS MORNING: Some Signs of Resilience

MBS MORNING: No News is Good News

30YR Fixed	6.88%	-0.03%	15YR Fixed	6.48%	-0.02%	9/3/2026

Mortgage Rates Approaching 7%

First things first: when we reference average, daily, top-tier 30yr fixed rates, it is for an ideal scenario that rarely exists in the wild. The average scenario will always involve slightly higher effective rates (i.e. even if the rate is the same as national averages, it would involve additional upfront costs).

As a reminder, our daily rate index accounts for upfront costs whereas Freddie Mac's weekly survey rate does not. MBA's weekly rate survey collects separate answers for rates vs upfront costs.

Bottom line, while the daily index rose into the 6.9's today for the first time in more than year, many borrowers are already seeing rates at 7% or higher.

[thirtyyearmortgagerates]

Economic Calendar

Time	Event	Actual	Forecast	Prior
Thursday, Sep 03				
5:30AM	Aug Challenger layoffs (k)	52.881K		33.429K
8:30AM	Aug/22 Continued Claims (k) ☆	1779K		1778K
8:30AM	Q2 Unit Labour Costs QoQ Final ☆	1.2%	1.3%	1.3%
8:30AM	Aug/29 Jobless Claims (k) ☆	206K	205K	203K
8:30AM	Jul Trade Gap (bl)	$-88.6B	$-90B	$-73.3B
8:30AM	Fed Waller Speech ☆			
9:45AM	Aug S&P Global Composite PMI ☆	56.0	56.0	54.5
9:45AM	Aug S&P Global Services PMI ☆	56.5	56.8	54.6
10:00AM	Aug ISM Services Prices ☆	72.6		70.3
10:00AM	Aug ISM Biz Activity ☆	61.7		59.1
10:00AM	Aug ISM Services Employment ☆	47.8		47.4
10:00AM	Aug ISM N-Mfg PMI ★★	55.4	54.3	54.1
10:00AM	Aug ISM Services New Orders ☆	60.9		57.2
3:00PM	Fed Hammack Speech ☆			
Friday, Sep 04				
8:30AM	Aug Average earnings mm (%) ★		0.3%	0.1%
8:30AM	Aug Non Farm Payrolls (k) ★★		56K	-23K
8:30AM	Aug Unemployment rate mm (%) ★★		4.1%	4.1%
8:30AM	Aug Participation Rate ☆			61.4%