MARKET SUMMARY

Complete Recap of Today's Market Activity

Paradoxical Rally in Bonds Thanks to Higher Fed Hike Odds

Market Summary: Friday, September 11, 2026 - 10:59AM

We've been saying for a while that the longer end of the bond market really wants to see the Fed get serious about fighting inflation. This is why yields spiked on July 29th when the Fed held rates steady and Warsh said he'd let the bond market do the heavy lifting. Now today, we have back-to-back inflation reports that resulted in Fed Funds Futures pricing in a 90% chance of a hike at next week's meeting. Fed Funds Futures are the only thing that's unequivocally selling off this morning. 2yr Treasuries (heavily impacted by Fed expectations) are mixed, but the longer end of the curve is now rallying thanks to the expectation of the rate hike and the hope that it pushes back against inflation.

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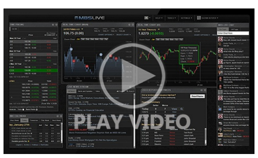

Ugly Snowball Selling

MBS & Treasury Markets

UMBS 5.5	97.66	+0.21	10YR	4.927%	-0.038%	9/11/2026 8:54AM EST

Paradoxical Rally in Bonds Thanks to Higher Fed Hike Odds

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it also doesn't hurt that oil prices turned a corner overnight.

UPDATE: Back Into Positive Territory

ALERT: More Selling After CPI Comes in Slightly Hot

Today's Mortgage Rates

30YR Fixed	7.08%	+0.01%	15YR Fixed	6.63%	+0.01%	9/11/2026

30yr Fixed Rates Jump to 7.07%

You may have seen other headlines today that reference 30yr fixed rates of 6.76%. Those stories would be citing Freddie Mac's weekly rate survey which is an average of the 5 business days (4 in this case, due to the holiday) ending yesterday (September 9th).

Because of that methodology, the number lags reality. Today alone, the average lender moved up 0.125% in rate. In addition, Freddie no longer accounts for "points" (additional money paid upfront for a lower rate). In other words, 6.75% with one point is roughly the same rate as 7.00% with no points.

As a reminder, our daily rate index accounts for the impact of points so day to day comparisons are always apples to apples.

With all that in mind, today's average top-tier 30yr fixed rate is up to 7.07% from 6.97% yesterday and 6.89% the day before. This is a substantial 2-day change and the highest rate we've seen since May 21, 2025.

While some people are erroneously talking about last night's news regarding $5k payments from the President, there are only two real factors that account for a vast majority of the upward movement. The first was yet another surge in fuel prices. The second was a poorly received Producer Price Index this morning (an inflation report that contributes to the even more important PCE inflation data due out at the end of the month).

[thirtyyearmortgagerates]

Economic Calendar

Last Week | This Week | Next Week

Time	Event	Actual	Forecast	Prior
Friday, Sep 11				
12:00AM	Roll Date - UMBS 30YR			
8:30AM	Aug y/y Headline CPI (%) ☆	3.4%	3.4%	3.4%
8:30AM	Aug m/m CORE CPI (%) ★★	0.3%	0.2%	0.2%
8:30AM	Aug m/m Headline CPI (%) ★	0.4%	0.4%	0.1%
8:30AM	Aug y/y CORE CPI (%) ★★	2.4%	2.4%	2.5%
10:00AM	Sep Consumer Sentiment (ip) ☆	47.8	51	51.7
10:00AM	Sep Sentiment: 1y Inflation (%) ☆	4.6%		4%
10:00AM	Sep Sentiment: 5y Inflation (%) ☆	3.4%		3.3%
10:00AM	Sep U Mich conditions ☆	50.9	51.3	51.9
12:00PM	WASDE Report (%)			
2:00PM	Aug Federal budget (bl)		$-404B	$-432B
Monday, Sep 14				