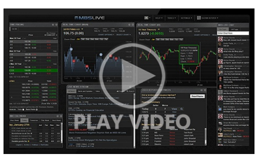
MARKET SUMMARY
Complete Recap of Today's Market Activity

An Uncommonly Interesting Fed Day

Market Summary: Wednesday, September 16, 2026 - 4:12PM

There are perhaps no other Fed announcements in recent memory worthy of more anticipation than the one we'll get today. While some of the recent data could be used to argue patience, far more data suggests a hike. The market agrees based on recent moves in yields and Fed Funds Futures. The question remains as to whether Warsh has a firm conviction in one direction or another. The meeting is interesting because we're about to find out. Bonds are off to a stronger start, building on yesterday's technical support, but also possibly benefiting from lower oil prices overnight. Nevertheless, we don't really feel that the trading day begins until 2pm ET anyway.

Latest Video Analysis



Some Signs of Resilience

Robert Shamie
Fidelity Residential
https://fidresi.com
P: (732) 686-9999 x101
M: (732) 859-2400

MBS & Treasury Markets

UMBS 5.5	97.40	+0.33	10YR	4.953%	-0.048%	9/16/2026 2:09PM EST

Negative Reprice Risk Increasing

MBS are now down an eighth of a point from many lenders' rate sheet print times. As such negative reprice risk is increasing.

ALERT: Bonds Losing More Ground Now as Warsh Begins Speaking

ALERT: Fed Hikes. Modest MBS Weakness

30YR Fixed	7.24%	+0.02%	15YR Fixed	6.84%	+0.02%	9/16/2026

Mortgage Rates Higher Again Ahead of Fed

moved higher for the 6th day in a row on Tuesday and to the highest levels since January, 2025. The average top-tier 30yr fixed rate is up to 7.22% and the most prevalently-quoted top-tier rate is 7.25%. Over the past 6 days, the average is up 0.33%, which is is the most abrupt jump since October 2024.

At least some of the recent volatility is due to the implications of recent economic data and oil price implications on Fed policy. Tomorrow brings the next regularly-scheduled Fed announcement. Markets are heavily betting that the Fed hikes rates at this meeting.

Despite the expectations, not all experts agree that a hike is a foregone conclusion. As such, no matter what the Fed does, there's a higher risk of a volatile response in rates.

Volatility can go both ways, of course. The Fed Funds Rate applies to a different part of the rate continuum than mortgage rates. Even in the past 6 weeks, we've seen several examples of Fed Funds Rate expectations move in the opposite direction from longer-term rates like mortgages.

All that to say, a Fed rate hike tomorrow--in and of itself--does not necessarily mean higher mortgage rates. In fact, some would argue that an absence of a Fed rate hike could be the worse outcome for longer-term rates. Speculation aside, there is more to a Fed announcement than a mere "cut/hold/hike" decision, and markets will take all of it into consideration before committing to a big reaction.

[thirtyyearmortgagerates]

Economic Calendar

Last Week | This Week | Next Week

Time	Event	Actual	Forecast	Prior
Wednesday, Sep 16				
12:00AM	Roll Date - UMBS 15YR, Ginnie Mae 15YR			
7:00AM	Sep/11 MBA Refi Index	627.1		687.3
7:00AM	Sep/11 MBA Purchase Index	156.2		157.5
7:00AM	Sep/11 Mortgage Market Index	230.8		240.6
8:30AM	Aug Import prices mm (%)	0.7%	0.4%	-0.4%
8:30AM	Aug Retail Sales (%) ★★	1.2%	0.8%	-0.6%
8:30AM	Aug Retail Sales Control Group MoM ★★	1.4%	0.4%	-0.4%
10:00AM	Jul Business Inventories (%) ☆	0.8%	0.3%	0%
10:00AM	Sep NAHB housing market indx	32	34	35
10:30AM	Sep/11 Crude Oil Inventory (ml)	-0.64M	-1.6M	-0.391M
2:00PM	FOMC Economic Projections ★★			
2:00PM	Interest Rate Projection - 1st Yr	4.1%		3.6%
2:00PM	Interest Rate Projection - 2nd Yr	3.9%		3.4%
2:00PM	Interest Rate Projection - Longer	3.2%		3.1%
2:00PM	Interest Rate Projection - Current	4.1%		3.8%
2:00PM	Interest Rate Projection - 3rd Yr	3.6%		3.1%
2:00PM	Fed Interest Rate Decision ★★	4%	4%	3.75%
2:30PM	Warsh Press Conference ★★			
Thursday, Sep 17				
8:30AM	Sep/05 Continued Claims (k) ☆		1780K	1774K
8:30AM	Sep/12 Jobless Claims (k) ☆		208K	206K
8:30AM	Sep Philly Fed Business Index ☆		30.5	47.4
8:30AM	Aug Housing starts number mm (ml)		1.31M	1.239M
8:30AM	Aug Building Permits (ml)		1.41M	1.433M
8:30AM	Sep Philly Fed Prices Paid			40.90
10:00AM	Aug Pending Home Sales (%) ☆		2%	-2.3%
1:00PM	10-yr Note Auction (bl) ★	19		