MARKET SUMMARY

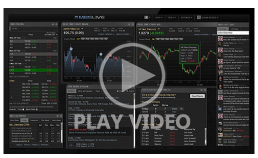
Complete Recap of Today's Market Activity

Stronger Start as Oil Continues Lower

Market Summary: Monday, September 21, 2026 - 12:49PM

While the Fed may have requested a majority of the market's attention last week, oil prices were saying "ahem... over here." Now this morning, the post-Fed trade is even farther in the rearview and oil is offering even louder reminders with the price per barrel now under $93 after cresting $106 last Tuesday. There is no big-ticket econ data on tap all week, and especially not today or tomorrow. Multiple Fed officials are speaking, but we're not sure what they could say that would tell us any more than last week's announcement/dots/press conference. Bottom line: all eyes on oil and war headlines until further notice.

Latest Video Analysis



Did Japan Sell Treasuries Today?

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MBS & Treasury Markets

UMBS 6.0	99.83	+0.15	10YR	4.960%	-0.033%	9/21/2026 10:44AM EST

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It's impossible to overlook how reluctant Treasuries have been to follow the most recent drop in oil prices. If we really wanted to unpack that, we'd spend time reiterating that yields and oil have never correlated perfectly over longer time frames. Suffice it to say that intraday charts have been correlating well on most days, and that correlation breaks down the longer you look back. If we weren't considering oil prices at all, a clear technical tug-of-war is emerging around 10yr yields at 5%. Buyers have been stepping in any time yields crest that level, but they've stepped away between 4.92-4.94%.

MBS MORNING: Why Are Bonds Selling Today?

MBS MORNING: Stars Aligning, Oil Falling, Or Some of Both?

Today's Mortgage Rates

30YR Fixed	7.20%	+0.01%	15YR Fixed	6.83%	+0.02%	9/18/2026

Mortgage Rates Only Modestly Higher Despite Bond Market Losses

We'd be the first to remind you that are primarily determined by trading levels in the bond market--specifically those for mortgage-backed securities (MBS). That said, there are days where rates don't do exactly what MBS suggest. Today was one of them.

According to the bond market, mortgage rates should have been much higher than they were yesterday. As it stands, the average lender was just barely higher.

The discrepancy comes down to the volatility experienced earlier in the week. Lenders have some latitude when it comes to setting mortgage rates. If the underlying market is moving rapidly, lenders may make bigger or smaller adjustments depending on the direction of the move.

In this week's case, yesterday's bond market improvement suggested a sharper drop in rates than we actually saw. In other words, lenders were playing it slightly safer than they needed to. That turned out to have been a good decision, and it meant that they weren't forced to chase the bond market into weaker territory today.

The bottom line is that today's rates were technically only 0.01% higher than yesterday's on average, and also right in line with the rates seen on Wednesday morning before the Fed announcement.

Economic Calendar

Time	Event	Actual	Forecast	Prior
Monday, Sep 21				
6:30AM	Fed Goolsbee Speech			
8:00PM	UN General Assembly (%)			
Tuesday, Sep 22				
8:15AM	ADP Employment Change Weekly			16.25K
10:05AM	Fed Williams Speech			
10:20AM	Fed Jefferson Speech			
11:30AM	6-Week Bill Auction (%)			3.850%
1:00PM	2-Yr Note Auction (bl)		69	
1:00PM	Fed Barkin Speech			
8:00PM	UN General Assembly (%)			