MARKET SUMMARY

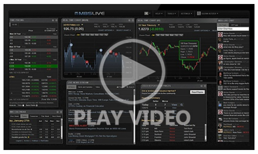
Complete Recap of Today's Market Activity

Slightly Stronger Start Despite Higher Oil Prices

Market Summary: Thursday, September 24, 2026 - 4:54PM

Let's not get too excited. After all, today's yields are the second highest in 19 years, but still... this morning's price action is better than a sharp stick in the eye. Bonds held almost perfectly flat in the overnight session and Fed rate expectations tempered yesterday's exuberance a bit (hence, 2yr yields are down 3-4bps more than 10yr yields). The refreshing part is that we're seeing modest gains despite oil prices being a few bucks higher. In other words, oil gave bonds an excuse to keep losing ground this morning, but instead, we're modestly stronger. None of today's data has the same "shoot the moon" potential as did yesterday's PMIs, and the market would hesitate to draw overly dire conclusions even if today's 7yr Treasury auction is bumpy. For the most part, we're waiting for next week's econ data.

Latest Video Analysis



Why Bonds Sold Off So Severely Today

Douglas Jones

Mortgage Lender, Mortgage Magic

www.mortgagemagic.net

P: (408) 209-6773

M: (408) 209-6773

1625 The Alameda 310
San Jose CA 95126

NMLS # 286668
CalDRE # 00979517

MBS & Treasury Markets

UMBS 6.0	98.58	-0.33	10YR	5.160%	+0.048%	9/24/2026 2:49PM EST

More Negative Reprice Risk

Plenty of reprices already today, but risks continue to increase into the close. MBS now down almost half a point on the day and well over half a point from AM rate sheet times.

10yr up 7.4bps at 5.186.

ALERT: MBS Down a Quick Quarter Point From Highs

MBS MORNING: Slightly Stronger Start Despite Higher Oil Prices

Today's Mortgage Rates

30YR Fixed	7.45%	+0.19%	15YR Fixed	7.10%	+0.23%	9/24/2026

Mortgage Rates Now Close to 7.5%

More than a few media outlets will tell you that 30yr fixed are just now moving over 7% based on the fact that Freddie Mac's weekly rate survey hit 7.03%, up from 6.95% last week.

Before continuing, let's be clear that Freddie's weekly rates are a valuable resource for long-term, big picture analysis. But the survey is not an ideal tool to keep track of where rates are on any given day. There are a few reasons for this, but the easiest to understand is that today's update from Freddie is calculated from an average of rates seen between last Wednesday and yesterday. In other words, it hasn't even measured what rates did today, not to mention the fact that the number is artificially dragged down by lower rates earlier on in the 5-day cycle.

In daily terms, 7% was first broken back on September 10th following inflation reports that raised the risk of the Fed rate hike seen last week. A combination of Fed comments, higher oil prices, and stronger economic data have added to the pain since then.

As of yesterday, our daily rate index was already up to 7.26%. Today, it's up to 7.45%.

[thirtyyearmortgagerates]

It is still definitely possible for a mortgage NOTE RATE to be quoted in the high 6% range today, but 7.45% is the rate that captures an apples to apples comparison to all of the past daily rate index entries we've published over the years. A rate that's near or under 7% would require additional upfront points/costs/buydown relative to the average rate quote methodology. Our index automatically takes points/buydown into account in order to capture the true change in rates over time.

As for reasons, they're familiar: higher oil prices, stronger econ data, fear that next week's econ data will imply an even faster Fed rate hike path, etc.

Economic Calendar

Time	Event	Actual	Forecast	Prior
Thursday, Sep 24				
4:10AM	Fed Williams Speech			
8:00AM	Aug Building Permits (ml)	1.403M	1.394M	1.433M
8:00AM	Fed Barkin Speech			
8:30AM	Sep/12 Continued Claims (k)	1719K	1750K	1730K
8:30AM	Sep/19 Jobless Claims (k)	197K	201K	196K
8:50AM	Fed Hammack Speech			
8:50AM	Fed Hammack Speech			
9:20AM	NY Fed Bill Purchases 4 to 12 months (%)		$1.946 billion	
10:00AM	Aug New Home Sales (ml)	0.684M	0.62M	0.607M
10:00AM	Aug New Home Sales (%) (%)	6.4%		-10.5%
10:10AM	Fed Paulson Speech			
1:00PM	7-Yr Note Auction (bl)	44		
8:00PM	UN General Assembly (%)			
Friday, Sep 25				
5:15AM	Fed Williams Speech			
8:30AM	Aug Durable goods (%)		-0.4%	1.1%
8:30AM	Aug Core CapEx (%)		0.5%	0.2%
9:20AM	Fed Schmid Speech			
10:00AM	Sep Consumer Sentiment (ip)		47.6	51.7
10:00AM	Sep U Mich conditions		49.5	51.9
10:00AM	Sep Sentiment: 1y Inflation (%)		4.6%	4%
10:00AM	Sep Sentiment: 5y Inflation (%)		3.4%	3.3%
2:00PM	Fed Hammack Speech			