MARKET SUMMARY

Complete Recap of Today's Market Activity

More Mid-Morning Selling, But MBS Outperforming

Market Summary: Friday, September 25, 2026 - 11:01AM

10yr yields began the morning in slightly stronger territory, generally following a modest decline in oil prices overnight. That trend actually ran its course by 5am ET and yields began rising gradually at that time. Sellers picked up the pace after 10am (partly oil-related, but certainly also plenty of bond-specific selling pressure). Yields are now up a few bps on the day with the 10yr at 5.227 as of 10:45am. MBS, meanwhile are still just a hair stronger (though they've also lost ground at the same time as Treasuries). The outperformance has a lot to do with the yield curve today. Shorter term yields are still green, and MBS tend to trade less like a 10yr and more like a 5yr. The rest of the day is anyone's guess. There's a lot of fear and uncertainty in the bond market this week. Next week's econ data is high-stakes, and the month/quarter-end trading environment adds extra potential volatility to the mix.

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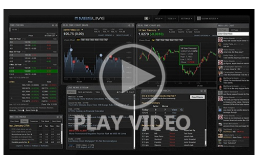
Latest Video Analysis



Brutal Day And For The Scariest Reason

MBS & Treasury Markets

UMBS 6.0	98.43	+0.24	10YR	5.179%	-0.022%	9/25/2026 8:59AM EST

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ALERT: Yes, a Reprice Alert Already (Sorry)

ALERT: More Negative Reprice Risk

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
Friday, Sep 25				
5:15AM	Fed Williams Speech			
8:30AM	Aug Durable goods (%)	0%	-0.4%	1.1%
8:30AM	Aug Core CapEx (%)	1.6%	0.5%	0.2%
9:20AM	Fed Schmid Speech			
10:00AM	Sep Consumer Sentiment (ip)	48.1	47.6	51.7
10:00AM	Sep U Mich conditions	50.9	49.5	51.9
10:00AM	Sep Sentiment: 1y Inflation (%)	4.6%	4.6%	4%
10:00AM	Sep Sentiment: 5y Inflation (%)	3.4%	3.4%	3.3%
2:00PM	Fed Hammack Speech			
Monday, Sep 28				
1:30PM	Fed Barkin Speech			