

Another Nice Round Trip For Bonds--Especially MBS

Market Summary: Monday, October 12, 2026 - 1:47PM

Nothing new or interesting happened today in terms of underlying events, news, or data. But the price action itself was a different story. While the moves weren't extreme, it was nonetheless notable that bonds lost ground in a very intentional way this morning only to reverse course and make it back to positive territory by the close. Yields are still broadly sideways at long-term highs, but we now have a second straight day having closed near the week's best levels. MBS outperformed Treasuries a bit, and officially turned green by the afternoon even as 10yr yields were a hair higher. It's all somewhat promising, but not conclusive evidence of "more to come." The 3-day weekend may be adding some distortion. Either way next week's data may play a big role in making this week look like a false start or sneak preview.

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Latest Video Analysis



Another Nice Round Trip

MBS & Treasury Markets

UMBS 6.0	98.27	+0.05	10YR	5.243%	+0.012%	10/9/2026 5:59PM EST
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Decent Little Recovery

We won't assume bonds are completely out of the woods today, but we've seen enough strength at this point to avoid panic.

The last alert mentioned bonds were already possibly starting to bounce and that bounce has continued for the past 90 minutes. No particular reason. Volume has been lighter since then, and it's not uncommon for the days before 3 days weekends to see an unofficial early close around lunch time. Technicians and tea-leaf-readers would point out the 2-day inflection point around 5.27% in 10yr yields though, for sure.

Either way, 10s are now up only 1.3bps at 5.244 and MBS are down only 2 ticks (.06).

A few lenders did end up repricing for the worse, but at this point, positive reprices are more likely.

ALERT: MBS Down an Eighth From Some Lenders' Rate Sheet Times

MBS MORNING: Slightly Weaker Start. Keep 3-Day Weekend in Mind

Today's Mortgage Rates

30YR Fixed	7.48%	-0.02%	15YR Fixed	7.15%	-0.02%	10/9/2026
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Mortgage Rates Officially at 2 Week Lows

Even though the underlying bond market is in slightly weaker shape today, ended up trickling just a bit lower than yesterday's latest levels. This can happen on occasions when there is a strong rally late in the previous day. Mortgage lenders don't end up passing along all of that improvement in rate sheets and some of them decide to wait for the following day to make the adjustments.

In addition, this morning's slightly weaker bond market performance reversed course around 11am and paved the way for multiple lenders to adjust their rates lower over the past few hours. The net effect is a move down to 7.48% for the average to-tier 30yr fixed rate, just barely edging out the 7.49% seen on the morning of October 2nd to claim the lowest spot since September 25th.

Bears/pessimists will be quick to note that this is still massively higher than we were at the end of august when rates were 6.75%. Nonetheless, it's the strongest counterattack we've seen since then.

[thirtyyearmortgagerates]

Economic Calendar

Last Week | This Week | Next Week

Time	Event	Actual	Forecast	Prior
Monday, Oct 12				
12:00AM	Indigenous Peoples' Day ★★			
Tuesday, Oct 13				
6:00AM	Sep NFIB Business Optimism Index		98	98.7
8:15AM	ADP Employment Change Weekly			23.75K
10:00AM	Sep Existing home sales (ml) ☆		3.96M	3.98M
10:00AM	Sep Exist. home sales % chg (%) ☆			-2%
1:00PM	6-Week Bill Auction (%)			3.945%
2:00PM	Sep Federal budget (bl)		\$-28B	\$-167B