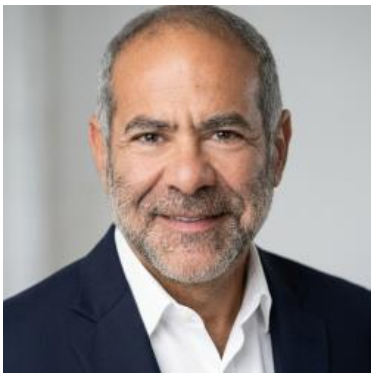
# MARKET SUMMARY

Complete Recap of Today's Market Activity

## Elections, Oil, and Neocloud Stocks, Oh My!

**Market Summary:** Thursday, November 5, 2026 - 12:11AM

There are 3 publicly traded neocloud stocks that are big enough to care about. All 3 hit new long term lows today (ranging from 6 months to over a year). All 3 continue to track very well with the recent bond market rally. This is simplest way to approach today's gains. The more you wander from that path, the more complex and circular the logic becomes. Oil prices have plummeted almost $20since last Friday. Seems like it should matter, and a few traders might agree. Then there's the election, which caused a surge in the broader stock market. We'd be careful giving it credit for bond market gains considering yields jumped from 4.90% to almost 4.95% when the senate results were called by news agencies. The easiest way to attempt to connect those dots would be via "AI company headwind implications." Such headwinds could imply slower corporate bond issuance or even a slower pace of economic growth. Bottom line: we have no objection to the lowest rates in more than a month, but the rally still looks most dependent on neocloud jitters.




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### Latest Video Analysis




Elections, Oil, and The Neocloud

### MBS & Treasury Markets

| | | | | | | |
|---|---|---|---|---|---|---|
| UMBS 6.0 | 100.38 | +0.18 | 10YR | 4.844% | -0.041% | 11/4/2026 10:09PM EST |

## Losses Mostly Erased Now

Just a quick update to amend the recent alert. 10yr yields are back down near the lows of the day (-5.2bps at 4.918) and MBS have bounced 3 ticks (.09).

Negative reprice risk is quickly fading.

**MBS MORNING:** Volatile Gains as Markets Digest Elections and Data

**ALERT:** Down More Than an Eighth From Highs

## Today's Mortgage Rates

| | | | | | |
|---|---|---|---|---|---|
| 30YR Fixed | 7.22% | -0.08% | 15YR Fixed | 6.85% | -0.06% |

11/4/2026

# Mortgage Rates Fall Back Under 7.25%

30yr fixed rates moved over 7.25% on September 23rd, 2026 and continued to long-term highs of 7.61% by early October. But starting in mid October, rates began declining as the market grew increasingly concerned about the tech sector. Until today 7.27% marked the floor of the present rally. Now the floor is lower.

Rates began the day moderately lower with an average top-tier 30yr fixed rate of 7.25%. Reasons can be debated, but may include:

- Investors coming off the sidelines after mid-term election uncertainty was cleared up
- Ongoing trouble for the neocloud portion of the tech sector (i.e. Coreweave, Nebius, etc)
- Another sharp drop in fuel prices

Earlier in the day, it wasn't a given that rates would end up lower. Just after 10am, it looked like the stock market might get so much love that bonds/rates would be left wanting. But tech stocks ended up hitting their ceiling for the day at that time and bonds were subsequently able to improve to their best levels in the afternoon.

When bonds improve enough intraday, mortgage lenders occasionally adjust rates lower. Not every lender did so today, but it would enough to bring the average down to 7.22%--the first time we've been below 7.25% since September 22nd.

[thirtyyearmortgagerates]

## Economic Calendar



| Time | Event | Actual | Forecast | Prior |
|---|---|---|---|---|
| **Thursday, Nov 05** | | | | |
| 5:30AM | Oct Challenger layoffs (k) | | | 43.281K |
| 8:30AM | Oct/24 Continued Claims (k) ☆ | | 1710K | 1701K |
| 8:30AM | Oct/31 Jobless Claims (k) ☆ | | 196K | 194K |
| 8:30AM | Q3 Unit Labour Costs QoQ Final ☆ | | 0.6% | 1.2% |
| 10:20AM | NY Fed Bill Purchases 1 to 4 months | | $3.652 billion | |
| **Friday, Nov 06** | | | | |
| 8:30AM | Oct Participation Rate ☆ | | | 61.8% |
| 8:30AM | Oct Average earnings mm (%) ★ | | 0.3% | 0.1% |
| 8:30AM | Oct Unemployment rate mm (%) ★★ | | 4.2% | 4.2% |
| 8:30AM | Oct Non Farm Payrolls (k) ★★ | | 65K | 29K |
| 10:00AM | Nov Sentiment: 5y Inflation (%) ☆ | | | 3.5% |
| 10:00AM | Nov U Mich conditions ☆ | | 48 | 46.7 |
| 10:00AM | Nov Sentiment: 1y Inflation (%) ☆ | | | 4.7% |
| 10:00AM | Nov Consumer Sentiment (ip) ☆ | | 48 | 48.0 |
| 3:00PM | Sep Consumer credit (bl) | | $12B | $8.28B |