MARKET SUMMARY

Complete Recap of Today's Market Activity

No "Yeah Buts" in Today's CPI. It's All Bad For Bonds

Market Summary: Tuesday, November 10, 2026 - 10:50AM

Some inflation reports have counterpoints even if they appear high at first glance. This one is just all-around not great for bonds. Really the only way someone could try to find a silver lining would be to say that month-over-month inflation moved a hair lower in a few key categories, but considering last month's report saw very high readings in those categories, that silver might actually be a lightning bolt.

Latest Video Analysis



Bonds Looking Increasingly Comfortable With Recent Gains



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2026 FIVE STAR MORTGAGE PROFESSIONAL
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MBS & Treasury Markets

UMBS 6.0	99.74	-0.31	10YR	4.938%	+0.048%	11/10/2026 8:44AM EST

No "Yeah Buts" in Today's CPI. It's All Bad For Bonds

Some inflation reports have counterpoints even if they appear high at first glance. This one is just all-around not great for bonds. It would be a genuine surprise to see a meaningful reversal from this morning's weakness without a major, unexpected news headline or massive stock sell-off.

Really the only way someone could try to find a silver lining would be to say that month-over-month inflation moved a hair lower in a few key categories, but considering last month's report saw very high readings in those categories, that silver might actually be a lightning bolt. As a reminder, there is no y/y CPI number today because of last year's gov shutdown. The asterisk below denotes an interpolated baseline from Sept/Nov 2025.

- m/m Core CPI : .296 vs 0.22 f'cast
- y/y Core CPI*: 2.8 vs 2.7 f'cast, 2.6 prev
- Supercore: : .399%

The bond market hit was immediate. As expected, shorter-term yields are hit hardest as they're the most closely related to Fed Funds Rate expectations. December's expected rate shot sharply higher in 2 phases. The first came before the data when Fed's Waller (not Warsh) said they Fed should consider a 50bp hike if core CPI came it at 0.3% or higher. The second phase was in response to CPI itself. Markets are now pricing in a bit more than one full rate hike in December.

ALERT: Down Over an Eighth Since 9:30am ET

MBS MORNING: Slightly Weaker as Stocks Recover. CPI On Deck

Today's Mortgage Rates

30YR Fixed	7.18%	+0.01%	15YR Fixed	6.83%	+0.00%	11/9/2026

Mortgage Rates Mostly Steady Despite Stock Market Bounce

Last Thursday's stock market sell-off was a key factor in driving to the lowest levels in more than a month. More broadly, tech stock jitter have clearly correlated with multi-week trend toward lower rates that began in mid-October. As such, any time we see a pronounced bounce in stocks, we might be somewhat concerned about a similar bounce in rates.

Stocks definitely bounced today with both the S&P and NASDAQ retracing more than half of the losses seen last Thursday. Mortgage rates dropped 0.05% on Thursday, but are only 0.01% higher today. One potential consideration is that oil prices continued even lower and that drop corresponded with lower bond yields at times.

The average top-tier 30yr fixed rate rose to 7.18%--the second lowest reading since September 14th.

Economic Calendar

Time	Event	Actual	Forecast	Prior
Tuesday, Nov 10				
12:00AM	Roll Date - UMBS 30YR			
6:00AM	Oct NFIB Business Optimism Index	97.8	97.7	97.9
8:15AM	ADP Employment Change Weekly	19.75K		16.75K
8:30AM	Oct y/y CORE CPI (%) ★★		2.8%	2.6%
8:30AM	Oct m/m Headline CPI (%) ★	0.4%	0.3%	0.6%
8:30AM	Oct m/m CORE CPI (%) ★★	0.3%	0.2%	0.3%
8:30AM	Oct y/y Headline CPI (%) ☆		3.9%	3.7%
11:00AM	WASDE Report			
12:00PM	EIA Short-Term Energy Outlook ☆			
1:00PM	10-Year Note Auction			5.300%
Wednesday, Nov 11				
12:00AM	Veterans Day ★★			
7:00AM	Nov/06 MBA Refi Index			517.5
7:00AM	Nov/06 MBA Purchase Index			131.4
7:00AM	Nov/06 Mortgage Market Index			192.6