MARKET SUMMARY

Complete Recap of Today's Market Activity

Is This The End of The Friendly Trend?

Market Summary: Thursday, November 12, 2026 - 8:58AM

Bonds weathered their biggest day of selling since September today and their only notable day of selling since the recent downtrend in rates began in mid-October. The blame game was simple: CPI was much higher than expected and there were no silver linings in the report's internal components. Multiple Fed speakers (including Warsh 2 weeks ago) have reiterated the Fed's focus on inflation as opposed to the labor market. Even before the data, Waller said a 0.3 core CPI reading could mean a 50bp rate hike in December (and 0.3 is what we got). Fed Funds Futures and shorter-dated Treasuries logically led the selling, but it was big enough to still hit 10yr yields for 10bps. The potential for Tuesday to mark a shift in the trend should be respected as a possibility, but not necessarily a foregone conclusion. We may have some extra volatility associated with the mid-week holiday closure and the true fate of the trend will depend on more than just inflation. That said, it definitely makes it less likely that the rally can continue without new fuel.

Latest Video Analysis



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EQUAL HOUSING LENDER

MBS & Treasury Markets

UMBS 6.0	99.34	-0.10	10YR	5.005%	+0.019%	11/12/2026 6:54AM EST

Down Just Over an Eighth From Rate Sheet Print Times

Just a heads up for those of you whose rate sheets aren't substantially worse this morning. Some lenders apparently didn't price conservatively enough (the custom is to add a bit of extra pain to rate sheets on a day where bonds are sharply weaker after 8:30am data).

Officially, MBS are only down an eighth of a point from 9:35am ET. As such, a jumpy, early-pricing lender would only now be on the threshold of negative reprices. If your rates are already about an eighth of a point higher than yesterday, the risk is minimal unless we see additional selling.

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

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

Today's Mortgage Rates

30YR Fixed	7.30%	+0.12%	15YR Fixed	6.92%	+0.09%	11/10/2026

Mortgage Rate Sharply Higher After Inflation Data

Rates enjoyed a remarkably calm winning streak over the past month with the worst single day resulting in a 0.06% increase for a top tier 30yr fixed loan and the average day seeing a 0.02% decline. That streak was dealt its first serious blow today following a hotter than expected in the Consumer Price Index (CPI)--a key inflation report.

Even though the Fed's official inflation target is based on Personal Consumption Expenditures (PCE), we'll be waiting another 2 weeks for that report to come out for the month of October. CPI (the one we got today) always comes out earlier in the month and because much of the data flows through to the more robust PCE data set, CPI reliably produces more volatility for the bond/rate market.

Today's report showed broad-based price pressures with only a small handful of categories seeing any improvements. Naturally, the categories most closely tied to higher fuel prices were the worst, but many non-fuel-related categories were surprisingly high.

Given that the Fed explicitly said it was more focused on the inflation component of its job description at the moment (as opposed to the "full employment" component), we were expecting today's data to carry far more weight than last week's jobs report. The reaction was logical an immediate. When the dust settled, the average top tier 30yr fixed rate was 0.12% higher day over day at 7.30%.

While that's the largest one day increase in over a month, it's still quite a bit lower than the 7.6%+ levels seen in early October.

[thirtyyearmortgagerates]

Economic Calendar

Time	Event	Actual	Forecast	Prior
Thursday, Nov 12				
8:30AM	Nov/07 Jobless Claims (k) ☆	200K	195K	189K
8:30AM	Oct/31 Continued Claims (k) ☆	1,697K	1710K	1718K
10:00AM	Oct Existing home sales (ml) ☆		3.85M	3.99M
12:00PM	Nov/06 Crude Oil Inventory (ml)		-1.1M	-0.865M
1:00PM	30-Year Bond Auction ☆			5.618%
2:00PM	Oct Federal budget (bl)		$-298.6B	$-27B
Friday, Nov 13				
12:00AM	Roll Date - UMBS 15YR, Ginnie Mae 15YR			
8:30AM	Oct PPI y/y ☆		6.6%	6.3%
8:30AM	Oct PPI m/m (%) ☆		0.4%	1.3%
8:30AM	Oct Core PPI y/y (%) ☆		5%	5%
8:30AM	Oct Core PPI m/m (%) ☆		0.3%	0.7%