MARKET SUMMARY

Complete Recap of Today's Market Activity

Mostly Flat. Some Help From Stocks

Market Summary: Thursday, November 19, 2026 - 11:08AM

It's been a boring and mostly sideways session for the bond market so far today. Initial overnight gains gave way to modest weakness in the overnight session. Both stocks and oil prices were moving slightly higher at the same time. The S&P has been selling in the 10am hour and that has spilled over into bond market improvement. In the bigger picture, however, bonds are basically flat so far and still consolidating in a broadly sideways pattern after last week's sell-off. If stocks were to convincingly break below yesterday's lows, we could see a stronger response in bonds.

Latest Video Analysis



Do Bonds Care About Fuel Prices Again?



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COLLABORATIVE CAPITAL

MBS & Treasury Markets

UMBS 6.0	99.05	-0.02	10YR	5.080%	+0.003%	11/19/2026 9:04AM EST

Bonds Getting Some Help From Stocks

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MBS MORNING: Bonds Cautiously Examining Stock Market Swoon

MBS MORNING: Strong Retail Sales Only a Mild Inconvenience For Bonds

Today's Mortgage Rates

30YR Fixed	7.46%	-0.02%	15YR Fixed	6.98%	-0.04%

11/18/2026

Mortgage Rates Move Slightly Lower

fell for the second straight day with help from lower prices in oil/diesel and the stock market. These shouldn't be viewed as reliable sources of inspiration as rates often move in the opposite direction. There was simply little else to justify today's improvement and the correlations happened to line up fairly well.

While rates are indeed lower, the pace of the improvement has been slow so far this week. At 7.46%, the average top-tier 30yr fixed rate is still nearly 0.20% higher compared to the beginning of last week.

There were no big-ticket events on the economic calendar and the release of the minutes from the Fed's most recent meeting (3 weeks ago) had no impact. In general, the 2nd half of November can be fairly random for rates due to idiosyncrasies associated with the holiday trading environment.

[thirtyyearmortgagerates]

Economic Calendar

Last Week | This Week | Next Week

Time	Event	Actual	Forecast	Prior
Thursday, Nov 19				
8:30AM	Nov Philly Fed Prices Paid	58.20		43.20
8:30AM	Nov/07 Continued Claims (k) ☆	1763K	1710K	1697K
8:30AM	Nov/14 Jobless Claims (k) ☆	203K	197K	200K
8:30AM	Nov Philly Fed Business Index ☆	6.3	20	20.9
10:00AM	Oct CB Leading Index MoM	-0.3%	0%	0%
Friday, Nov 20				
10:00AM	Nov U Mich conditions ☆		51.6	46.7
10:00AM	Nov Consumer Sentiment (ip) ☆		51.5	48.0
10:00AM	Nov Sentiment: 1y Inflation (%) ☆		4.3%	4.7%
10:00AM	Nov Sentiment: 5y Inflation (%) ☆		3.4%	3.5%