# MARKET SUMMARY

Complete Recap of Today's Market Activity

## Mostly Flat. Some Help From Stocks

**Market Summary:** Thursday, November 19, 2026 - 2:40PM

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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### MBS & Treasury Markets

| | | | | | | |
|---|---|---|---|---|---|---|
| UMBS 6.0 | 99.05 | -0.02 | 10YR | 5.069% | -0.007% | 11/19/2026 12:34PM 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 | 7.45% | -0.01% | 15YR Fixed | 6.99% | +0.01% |

11/19/2026

## 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% |