

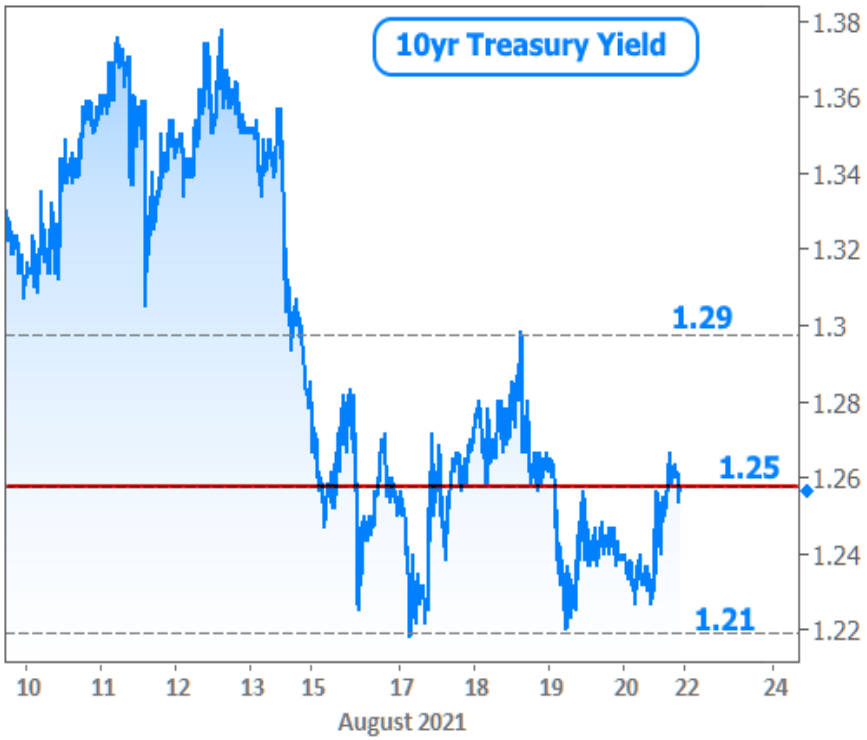
**Stephanie Riley**
Leader, Equity Strategies Team
Stephanie Riley / NMLS:2047373
3100 W Ray Rd, Ste 201, Office #200 Chandler, AZ 85226

Office: 833-476-9332
info@equitystrategiesteam.com
View My Website

# Rates, Housing, Stuck In The Middle For Now

Rates are on hold until the next chapter is written in the complex saga of covid versus the market. This **isn't** to say rates perfectly flat--simply that the prevailing momentum has been sideways for the past few weeks.

Since mortgage rates only change once or twice a day, we can use 10yr Treasury yields to see finer detail. This entire week took place in the fairly narrow range of 1.29 to 1.21, and it ended with yields precisely in the middle at 1.25%.




Zoom out a bit and 1.25 remains at the center of a slightly wider (but still very "sideways") range.

## National Average Mortgage Rates




| Mortgage News Daily | Rate | Change | Points |
|---|---|---|---|
| 30YR Fixed | 7.29% | +0.03 | 0.00 |
| 15YR Fixed | 6.93% | +0.11 | 0.00 |
| 30YR FHA | 6.97% | +0.02 | 0.00 |
| 30YR Jumbo | 7.40% | 0.00 | 0.00 |
| 7/6 SOFR | 6.68% | +0.08 | 0.00 |
| 30YR VA | 6.99% | +0.03 | 0.00 |

Rates as of: 11/27

## MBS and Treasury

| | Price / Yield | Change |
|---|---|---|
| MBS UMBS 6.0 | 99.43 | -0.46 |
| 10 YR Treasury | 4.9011 | +0.0421 |
| 30 YR Treasury | 5.2881 | +0.0402 |

Pricing as of: 11/26 9:13PM EST

## Recent Housing Data

| | | Value | Change |
|---|---|---|---|
| Mortgage Apps | Nov 18 | 212 | +6.11% |
| Building Permits | Oct | 1.3M | -7.5% |
| Housing Starts | Oct | 1.31M | +7.21% |
| New Home Sales | Oct | 701K | +3.7% |
| Pending Home Sales | Oct | 63 | -4.69% |
| Existing Home Sales | Oct | 3.99M | +0.25% |
| Builder Confidence | Nov | 25 | -13.79% |

© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

**Read or subscribe** to my newsletter online at: http://mortgagenewsletters.org/equity-strategies-team




**What's the point?** Bonds (and thus "rates") are muddling through a period of indecision as they wait for clarity. Bonds ultimately care most about things like the economy and Fed policy. In turn, the economy and the Fed have a lot riding on the covid outlook.

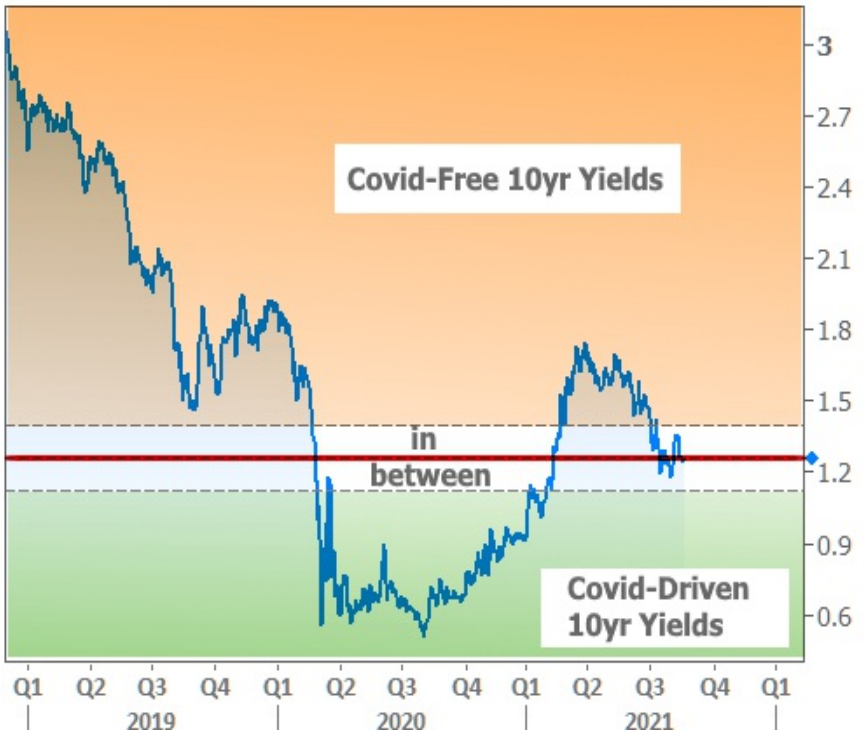
**The burning question:** Will the delta surge do even a fraction of the damage to the economy seen during the initial covid surge?

It certainly doesn't look like it will be in the same league at the moment, but the point is that we're nonetheless **forced to wait and see**. In fact, it's not unfair to say that bonds are lost in the desert between two familiar towns: one that is pretty unpleasant in terms of interest rates and the other that is equally unpleasant from a public health standpoint.

© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

**Read or subscribe** to my newsletter online at: http://mortgagenewsletters.org/equity-strategies-team




**Where will clarity come from?** It's complicated. The Fed can give us clarity on how they will approach things. We got a taste of that on Wednesday with the release of the Minutes from the most recent Fed meeting. But that meeting happened at the end of July and **a lot** has changed since then.

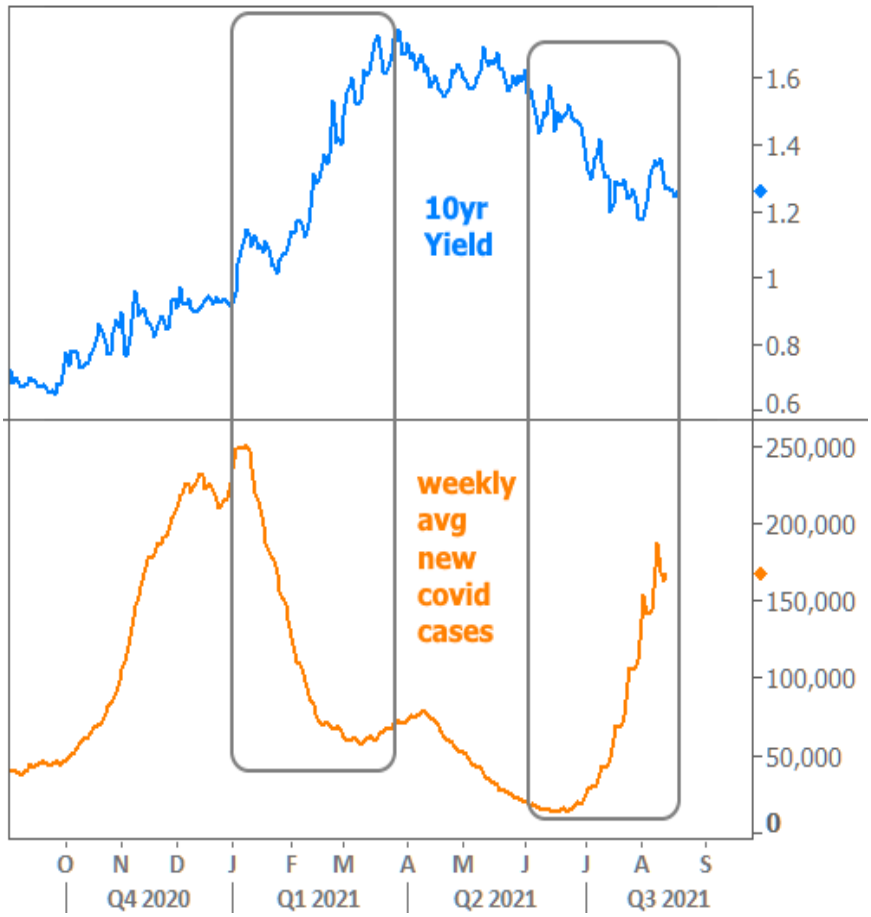
Because of that, many market participants are looking for clarity from Fed Chair Powell when he speaks (virtually) at the Fed's Jackson Hole symposium next Friday. Based on the tone in Wednesday's Minutes, it would be a **surprise** to see Powell signal an abrupt shift **away** from the Fed's rate-friendly policies just yet.

The **more important clarity** comes from covid numbers. Indeed, all other sources of clarity depend on the covid outlook to some extent. Markets know this. As such, big swings in covid numbers offer one of the simplest explanations for the broad trends in rates.

© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

**Read or subscribe** to my newsletter online at: http://mortgagenewsletters.org/equity-strategies-team

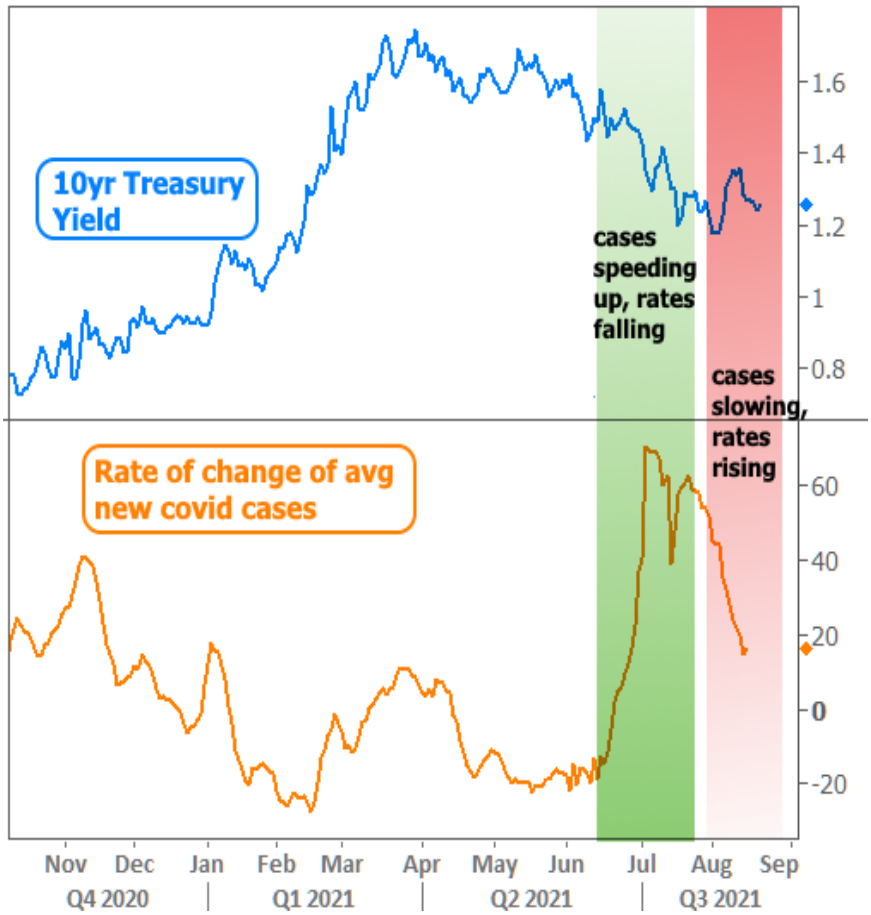



Traders **looking to get ahead** of the curve may be honing in on the acceleration and deceleration in daily case counts. While cases are obviously still rising, they're not rising as fast. If that trend continues (and especially when it reverses), it will be increasingly challenging for bonds and rates to maintain composure. In other words, falling daily case counts would make a strong case for upward pressure on rates.

© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

**Read or subscribe** to my newsletter online at: http://mortgagenewsletters.org/equity-strategies-team




What does all this mean **in plain English?** Rates are low--much lower than most anyone expected at this point in the year. The key reason is "delta" and Fed's patient approach to changing rate-friendly policies. The lingering concerns about the nature of the post-covid economy also make the list.

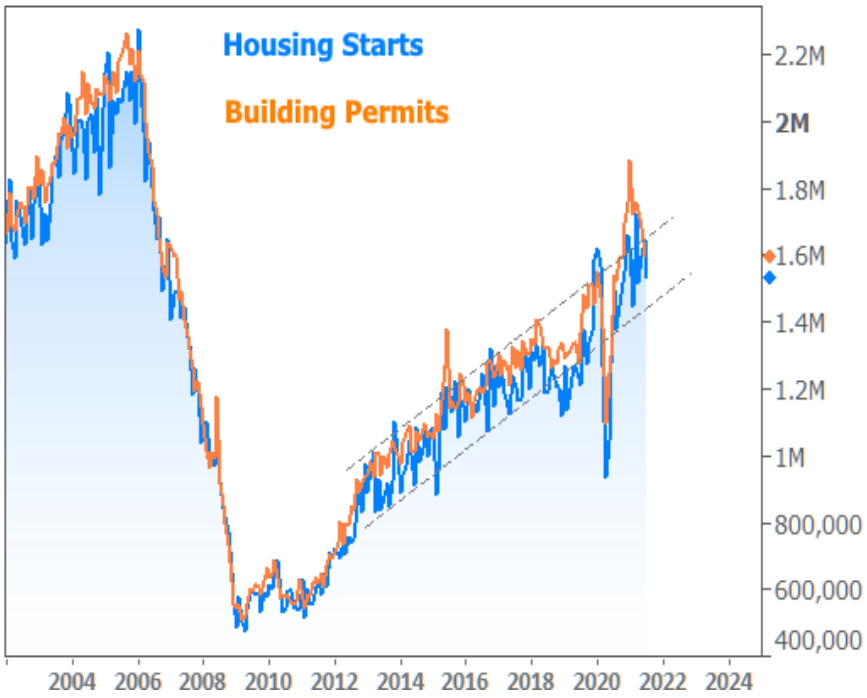
For what it's worth, the Fed may have been nearly as patient **without** the delta variant. They've consistently said that there's much to learn about the state of the post-covid economy **after** the new school year gets underway.

At the moment, economic data is mixed, depending on where you look. In many cases, numbers have returned in line with pre-covid trends. **Residential construction** (updated this week) is one example of this with a big drop at the outset of the pandemic and a now-resolved correction to long-term highs.

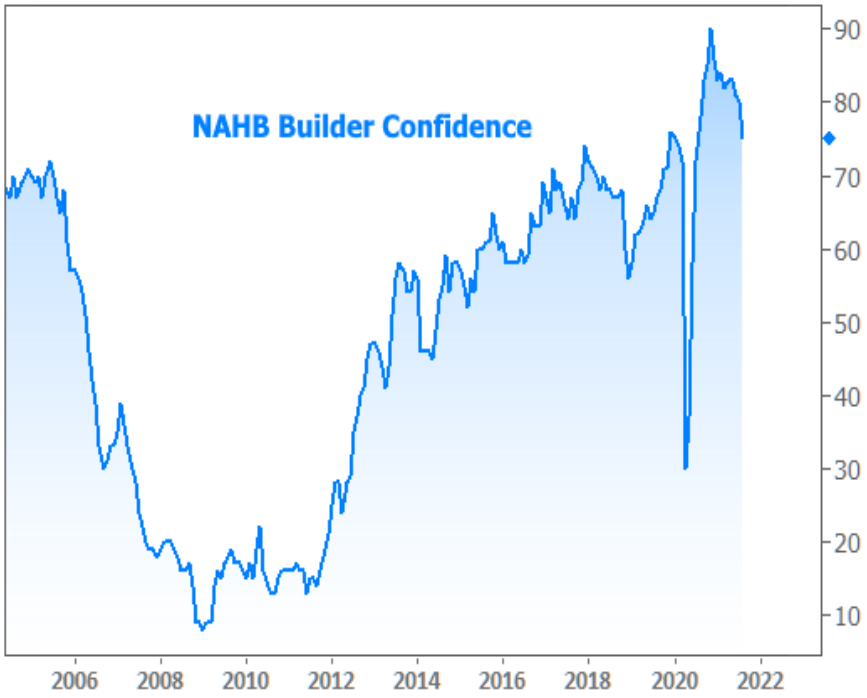
© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

**Read or subscribe** to my newsletter online at: http://mortgagenewsletters.org/equity-strategies-team




Unsurprisingly, **homebuilder confidence** (also released this week) has taken a similar path.

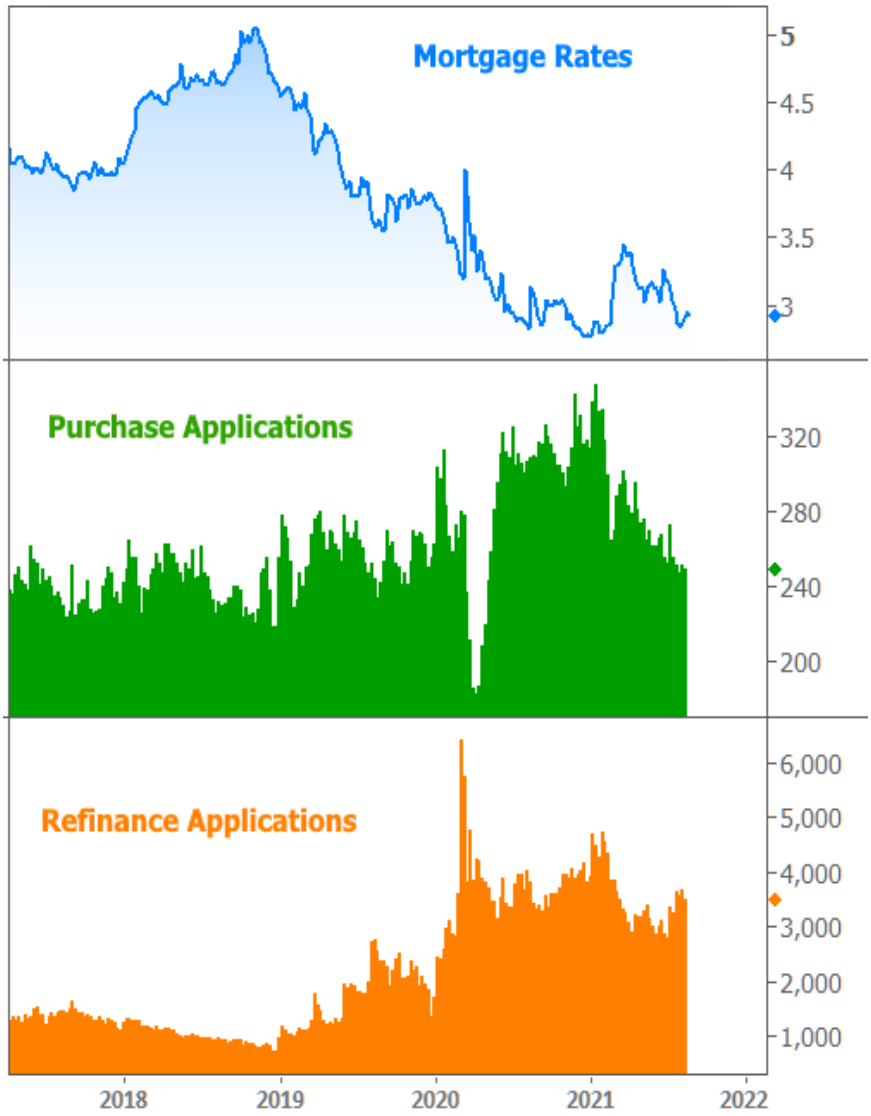



**Mortgage applications** (released every week) show a similar trend on the purchase side, but refinances remain logically elevated due to the persistence of low rates.

© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

**Read or subscribe** to my newsletter online at: http://mortgagenewsletters.org/equity-strategies-team




Next week brings a more robust economic data calendar, but expect it to be overshadowed by Friday's Powell speech (currently scheduled for 10am ET).

Subscribe to my newsletter online at: http://mortgagenewsletters.org/equity-strategies-team

## Recent Economic Data

| Date | Event | Actual | Forecast | Prior |
|---|---|---|---|---|
| **Monday, Aug 16** | | | | |
| 8:30AM | Aug NY Fed Manufacturing | 18.30 | 29.00 | 43.00 |
| **Tuesday, Aug 17** | | | | |
| 8:30AM | Jul Retail Sales (%) | -1.1 | -0.3 | 0.6 |
| 9:15AM | Jul Industrial Production (%) | 0.9 | 0.5 | 0.4 |
| 10:00AM | Jun Business Inventories (%) | 0.8 | 0.8 | 0.5 |
| 10:00AM | Aug NAHB housing market indx | 75 | 80 | 80 |
| **Wednesday, Aug 18** | | | | |

## Event Importance:

No Stars = Insignificant
☆ Low
★ Moderate
★★ Important
★★ Very Important

© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

**Read or subscribe** to my newsletter online at: http://mortgagenewsletters.org/equity-strategies-team

| Date | Event | Actual | Forecast | Prior |
|---|---|---|---|---|
| 7:00AM | w/e MBA Purchase Index | 249.9 | | 252.0 |
| 7:00AM | w/e MBA Refi Index | 3490.2 | | 3684.3 |
| 8:30AM | Jul House starts mm: change (%) | -7.0 | | 6.3 |
| 8:30AM | Jul Housing starts number mm (ml) | 1.534 | 1.600 | 1.643 |
| 8:30AM | Jul Building permits: number (ml) | 1.635 | 1.610 | 1.594 |
| 8:30AM | Jul Build permits: change mm (%) | 2.6 | | -5.3 |
| 1:00PM | 20yr Treasury Auction | | | |
| 2:00PM | FOMC Minutes | | | |
| **Thursday, Aug 19** | | | | |
| 8:30AM | Aug Philly Fed Business Index | 19.4 | 23.0 | 21.9 |
| 8:30AM | w/e Continued Claims (ml) | 2.820 | 2.800 | 2.866 |
| 8:30AM | w/e Jobless Claims (k) | 348 | 363 | 375 |
| 10:00AM | Jul Leading index chg mm (%) | 0.9 | 0.8 | 0.7 |
| **Monday, Aug 23** | | | | |
| 9:45AM | Aug Markit Manuf. PMI | 61.2 | 62.5 | 63.4 |
| 9:45AM | Aug Markit Services PMI | 55.2 | 59.5 | 59.9 |
| 10:00AM | Jul Exist. home sales % chg (%) | 2.0 | | 1.4 |
| 10:00AM | Jul Existing home sales (ml) | 5.99 | 5.83 | 5.86 |
| **Tuesday, Aug 24** | | | | |
| 10:00AM | Jul New Home Sales (ml) | 0.708 | 0.700 | 0.676 |
| 10:00AM | Jul New Home Sales (%) (%) | 1.0 | | -6.6 |
| 1:00PM | 2-Yr Note Auction (bl) | 60 | | |
| **Wednesday, Aug 25** | | | | |
| 7:00AM | w/e MBA Refi Index | 3520.7 | | 3490.2 |
| 7:00AM | w/e MBA Purchase Index | 257.5 | | 249.9 |
| 8:30AM | Jul Durable goods (%) | -0.1 | -0.3 | 0.9 |
| 8:30AM | Jul Core CapEx (%) | 0.0 | 0.5 | 0.7 |
| 1:00PM | 5-Yr Note Auction (bl) | 61 | | |
| **Thursday, Aug 26** | | | | |
| 8:30AM | Q2 GDP Prelim (%) | 6.6 | 6.7 | 6.5 |
| 1:00PM | 7-Yr Note Auction (bl) | 62 | | |
| **Friday, Aug 27** | | | | |
| 8:30AM | Jul Core PCE Inflation (y/y) (%) | 3.6 | 3.6 | 3.5 |
| 10:00AM | Aug Consumer Sentiment (ip) | 70.3 | 70.7 | 70.2 |

© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

**Read or subscribe** to my newsletter online at: http://mortgagenewsletters.org/equity-strategies-team