Mortgage Market Commentary



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MBS Recap: Bonds Move Right Back to Pre-**ECB** Stance

Yesterday we discussed the rally in bonds as a function of short-covering. That meant traders were in a defensive position on Tuesday night--betting on rates moving higher--and then closed those positions yesterday. Closing a short position equates to "buying." Buying results in yields moving nicely-and even unexpectedly lower.

The **problem** with short-covering rallies is that they're not indicative of organic buying demand. That means that the news or event prompting traders to move to the sidelines has to have a positive impact on bond markets or trading levels will simply move right back to where they were before the short-covering rally. In a nutshell, that was today.



Yields never even thought about approaching some of the higher recent levels, but neither did they make a serious attempt to move below the 2.35% technical level. The ECB "tapered" (though Draghi said the word never came up) inasmuch as it announced a reduction in the pace of its asset purchases. The announcement was **bond-friendly enough** that it had fairly minimal impact. For example, German Bunds only rose to .38 from .35 at yesterday's close--fairly well in line with the .37 close from Tuesday.

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MBS & Treasury Market Data

| | Price / Yield | Change |
|----------------|---------------|---------|
| MBS UMBS 6.0 | 100.40 | -0.15 |
| MBS GNMA 6.0 | 100.78 | +0.04 |
| 10 YR Treasury | 4.4223 | +0.0454 |
| 30 YR Treasury | 4.5610 | +0.0549 |



Average Mortgage Rates

| | Rate | Change | Points | |
|-------------------------------------|-------|--------|--------|--|
| Mortgage News Daily | | | | |
| 30 Yr. Fixed | 7.09% | +0.07 | 0.00 | |
| 15 Yr. Fixed | 6.56% | +0.03 | 0.00 | |
| 30 Yr. FHA | 6.62% | +0.07 | 0.00 | |
| 30 Yr. Jumbo | 7.35% | +0.04 | 0.00 | |
| 5/1 ARM | 7.30% | +0.06 | 0.00 | |
| Freddie Mac | | | | |
| 30 Yr. Fixed | 7.02% | -0.42 | 0.00 | |
| 15 Yr. Fixed | 6.28% | -0.48 | 0.00 | |
| Mortgage Bankers Assoc. | | | | |
| 30 Yr. Fixed | 7.08% | -0.10 | 0.63 | |
| 15 Yr. Fixed | 6.61% | +0.01 | 0.65 | |
| 30 Yr. FHA | 6.89% | -0.03 | 0.94 | |
| 30 Yr. Jumbo | 7.22% | -0.09 | 0.58 | |
| 5/1 ARM Rates as of: 5/17 | 6.56% | -0.04 | 0.66 | |

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With no more significant data or events on tap this week, all we can do is watch technical levels and wait for markets to **give us a sign**. Until 2.42% in 10yr yields is definitively broken, it continues its fight to act as a ceiling. Even if it breaks, the bigpicture pivot is just overhead at 2.50%.

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Rich E. Blanchard

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