Stephen Heston
Broker, Aspire Mortgage Solutions LLC
2481498, 1980964, 2414951
102 W Main St. #3 Pullman, WA 99163

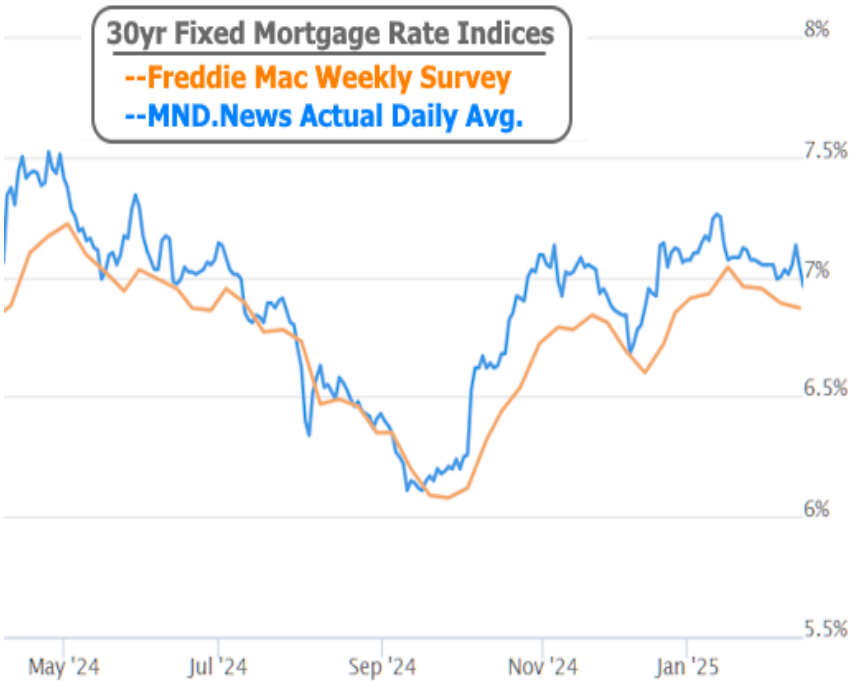
Office: 5092024424
info@aspiremortgagesolutions.com
View My Website

The Unlikely Story of Mortgage Rates Falling to 2 Month Lows Despite Higher Inflation

The final two days of the present week weren't on many bingo cards as of Wednesday afternoon. At the time, rates were jumping higher in response to inflation data. That same morning, the Consumer Price Index (CPI) showed consumer inflation accelerating much faster than expected last month.

CPI is one of the most important economic reports as far as interest rates are concerned. This is especially true these days as annual inflation has stalled just over 3% on its way back down to the 2% target. In not so many words, rates are higher than they otherwise would be due to that stall.

To get a sense of what rates might be doing without the stall, we need only look back to September. At that time, trends in the data suggested lower inflation as well as some concern about higher unemployment--both of which are good for rates. A few short weeks later, the data began telling a more upbeat story for the economy. The impact on interest rates was obvious with the 30yr fixed rate index rising roughly 1% in short order.



National Average Mortgage Rates



Mortgage News Daily	Rate	Change	Points
30YR Fixed	7.51%	+0.01	0.00
15YR Fixed	7.04%	+0.01	0.00
30YR FHA	7.08%	+0.03	0.00
30YR Jumbo	7.52%	+0.02	0.00
7/6 SOFR	7.12%	-0.01	0.00
30YR VA	7.10%	+0.03	0.00

Rates as of: 11/16

MBS and Treasury

	Price / Yield	Change
MBS UMBS 6.0	98.71	+0.01
10 YR Treasury	5.1306	-0.0036
30 YR Treasury	5.4779	+0.0021

Pricing as of: 11/16 7:43PM EST

Recent Housing Data

		Value	Change
Mortgage Apps	Nov 4	204.6	+6.23%
Building Permits	Sep	1.4M	+0.43%
Housing Starts	Sep	1.22M	-4.24%
New Home Sales	Sep	676K	-1.17%
Pending Home Sales	Aug	71.2	0%
Existing Home Sales	Oct	3.99M	+0.25%
Builder Confidence	Oct	29	-9.38%

© 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://housingnewsletters.com/aspire-mortgage-solutions

As keen eyes may note in the chart above, daily rates ended the week at 2 month lows. How can that be considering the unfriendly inflation data and the bounce to 1 month highs on Wednesday? It all had to do with the next 2 days of data.

Thursday morning brough the Producer Price Index (PPI), which is similar to CPI, but for the wholesale/producer level (whereas CPI focuses on how costs are passed through to consumers). It is extremely rare to see PPI cause anywhere close to the amount of rate movement as CPI. It only happens when the underlying data has obvious implications for consumer inflation.

Here's where things get a little bit tricky. Even though we tend to focus on CPI as the biggest volatility risk among the big inflation reports, there's actually another report that's arguably more important: The Personal Consumption Expenditures (PCE) Price Index.

PCE is the Fed's preferred way to track progress toward the 2% inflation goal. It's much broader, and it adapts to changing buying habits faster. CPI only gets more attention because it comes out **substantially** earlier in any given month and tends to do a pretty good job of foreshadowing movement in PCE.



Looked at another way, we could say it is in fact PCE that is the biggest deal for rates, but that CPI does a good enough job foreshadowing PCE inflation that rates simply move on CPI week instead of waiting. The only catch is that PPI also has several components that feed into the PCE calculation.

It's here we find the x factor on Thursday morning. All but one of those PCE-related components in the PPI data suggested LOWER inflation. In fact, many economists immediately revised their forecasts for PCE (2 weeks from now) to lower levels after PPI came out this week.

Confused yet? Here's a recap:

- 3 inflation reports: CPI, PPI, PCE
- CPI and PPI have components that directly influence PCE
- This week's PPI components said PCE would move lower, even though CPI did not
- Lower-than-expected inflation = lower 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://housingnewsletters.com/aspire-mortgage-solutions

US Housing Market Weekly

Friday morning added momentum to the rate-friendly move in a more straightforward way. The Retail Sales report came in much lower than expected with broad-based declines led by online spending (seasonally adjusted, so it's not a holiday issue).

Weaker economic data = lower rates, all other things being equal. Using 10yr Treasury yields as a benchmark, we can see the impact of each of the week's key data points, ultimately resulting in a come-from-behind victory for rates.



Subscribe to my newsletter online at: http://housingnewsletters.com/aspire-mortgage-solutions

© 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://housingnewsletters.com/aspire-mortgage-solutions

The Solution to Aspire

From the Founders:

Aspire Mortgage Solutions was founded in 2023 with the main focus of Aspiring people. The vast majority of the business world is driven by making as much money as possible. However, we at Aspire Mortgage Solutions believe that there is much more to life than profit. This passion is why we are committed to being the best possible solution, and we will accomplish this by putting your dreams and goals first. We want to come alongside you and use our expertise in products and mortgage solutions to make sure that you are equipped with the best tools to help you achieve your financial goals. No matter what story you are writing, whether it's your first house, dream house, or building wealth, we want to be the experts that help you aspire to reach your dreams.

- Steve & Zach

Stephen Heston

© 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://housingnewsletters.com/aspire-mortgage-solutions