Bob Davis
Real Estate Lender, bobthelender, Powered by Xpert Home Lending, Inc.
NMLS # 249185 Company NMLS 2179191

Office: (805) 658-7435
Mobile: (805) 658-7435
bob@bobthelender.com
View My Website

Biggest Weekly Jump For Rates In Quite a While. Will it Keep Going or Calm Down?

Whether we're talking about mortgage rates or a quintessential yard stick of the rate world like the 10yr Treasury yield, it was the roughest week in quite a while.

Nearly every corner of the market continues reacting in volatile fashion to last week's tariff announcement and the subsequent updates. Momentum toward higher rates took on a life of its own this week for laundry list of mostly esoteric reasons.



Meanwhile, the typical sources of market inspiration fell on deaf ears. Notably, both of this week's inflation reports were much lower than expected. That would typically be great news, but instead, rates kept on moving relentlessly higher.

When it comes to 10yr Treasuries, you would need to go back to 1981 to see a bigger jump.

MBS and Treasury

	Price / Yield	Change
MBS UMBS 6.0	99.55	+0.04
10 YR Treasury	4.9462	+0.0059
30 YR Treasury	5.3089	-0.0235

Pricing as of: 11/23 5:59PM EST

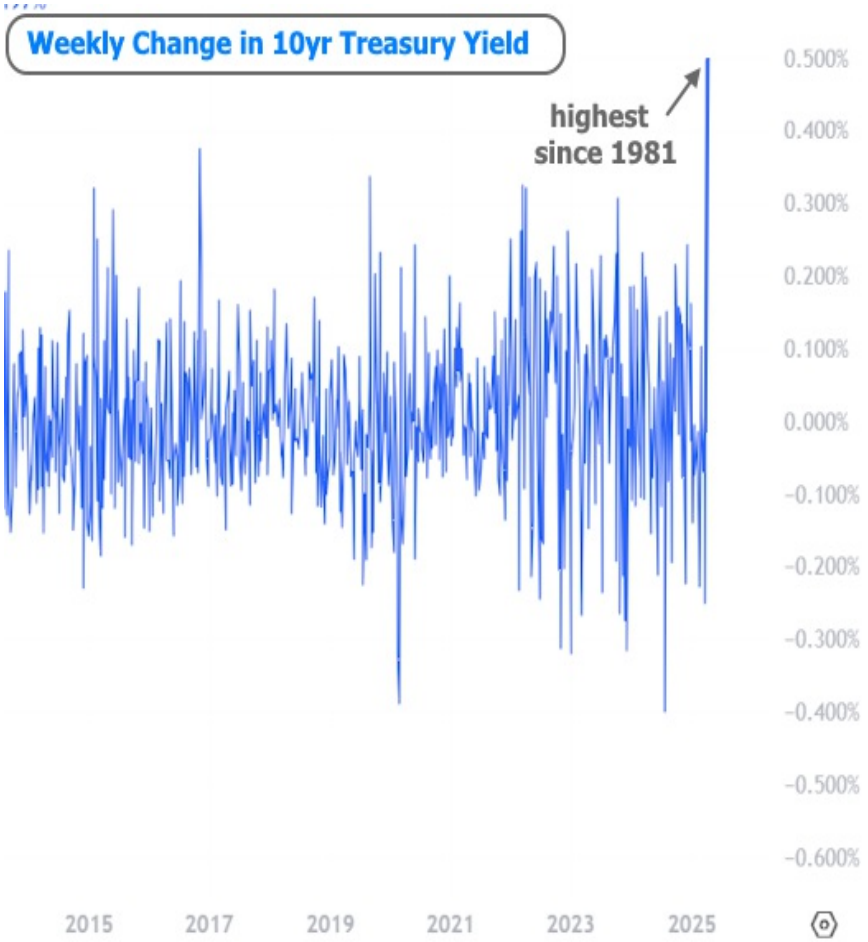
Recent Housing Data

		Value	Change
Mortgage Apps	Nov 11	199.8	-2.35%
Building Permits	Oct	1.3M	-7.5%
Housing Starts	Oct	1.31M	+7.21%
New Home Sales	Sep	676K	-1.17%
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://housingnewsletters.com/bobthelender



Is this alarming? Does it suggest that some massive shift is taking place that will re-write the global economic order?

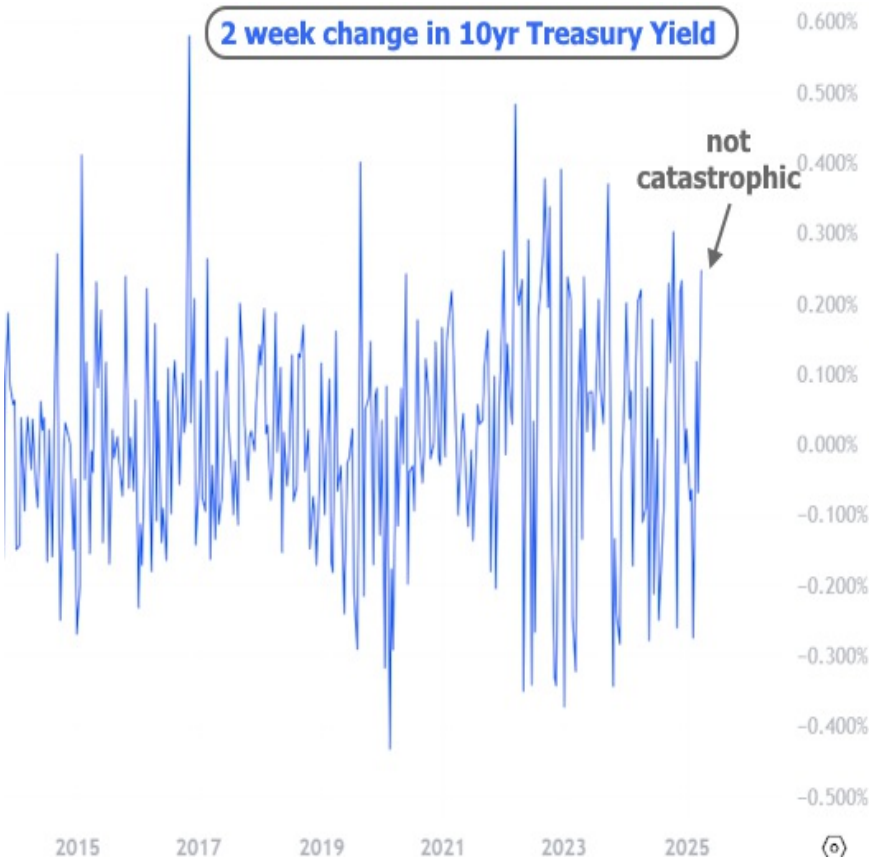
Some would say yes. Others would laugh. Many would be somewhere in between with quite a few qualifying ideas. No one would deny that the answer ultimately depends on things that have yet to happen.

One great way to find some perspective is to consider the 1 week chart of 10yr Treasury yields above against a 2 week chart below. In other words, it's the exact same data, but over a 2 week time frame instead of week-over-week. Spoiler alert: it's not ideal, but definitely not as alarming as the first chart.

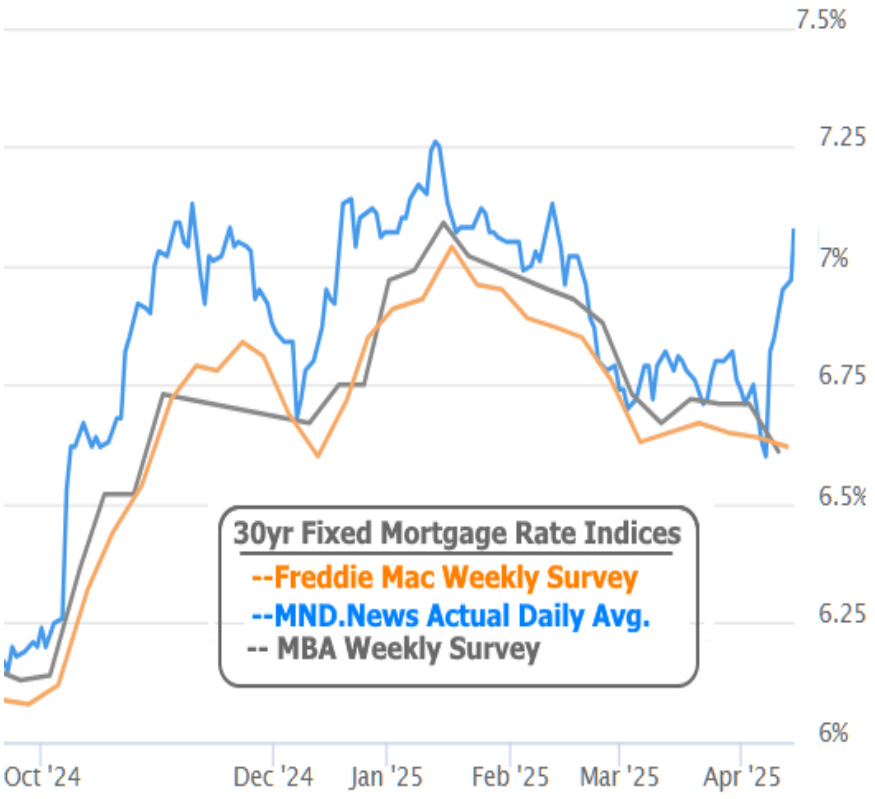
© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

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/bobthelender



With that in mind, there's a lot riding on the coming week and a half to flesh out the bigger picture. In the meantime, mortgage rates are definitely elevated--much more so than the typical news article has yet conveyed.



© 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/bobthelender

In the chart above, it's normal for the blue line to generally operate above the other two. The important observation is the extent to which big moves in the blue line (actual daily average rates) lead subsequent moves in the other lines (surveys that have a reporting lag). Unfortunately, many news outlets report on the weekly surveys as if those rates are still available. Instead, they're just a look back to what was available last week.

Here too, there's perspective. After all, mortgage rates were noticeably higher just a few months ago. Moreover, we've certainly seen a few weeks with a 0.50% jump over the past few years. So the question remains: will the coming weeks add insult to injury, or will they help mellow out the bigger picture message? The answer can't be known today. The best bet is to understand the potential for additional volatility and be prepared to react accordingly.

Subscribe to my newsletter online at: http://housingnewsletters.com/bobthelender

Recent Economic Data

Date	Event	Actual	Forecast	Prior
Wednesday, Apr 09				
7:00AM	Apr/04 MBA Purchase Index	172.7		158.2
7:00AM	Apr/04 MBA Refi Index	961.4		710.4
2:00PM	FOMC Minutes			
Thursday, Apr 10				
8:30AM	Mar y/y Headline CPI (%)	2.4%	2.6%	2.8%
8:30AM	Mar m/m Headline CPI (%)	-0.1%	0.1%	0.2%
8:30AM	Mar y/y CORE CPI (%)	2.8%	3%	3.1%
8:30AM	Mar m/m CORE CPI (%)	0.1%	0.3%	0.2%
8:30AM	Apr/05 Jobless Claims (k)	223K	223K	219K
Friday, Apr 11				
8:30AM	Mar Core Producer Prices YY (%)	3.3%	3.6%	3.4%
8:30AM	Mar Core Producer Prices MM (%)	-0.1%	0.3%	-0.1%
8:30AM	Mar Producer Prices (%)	-0.4%	0.2%	0%
10:00AM	Apr Sentiment: 1y Inflation (%)	6.7%		5%
10:00AM	Apr Sentiment: 5y Inflation (%)	4.4%		4.1%
10:00AM	Apr Consumer Sentiment (ip)	50.8	54.5	57.0
Monday, Apr 14				
11:00AM	Mar Consumer Inflation Expectations	3.6%		3.1%
Tuesday, Apr 15				
8:30AM	Apr NY Fed Manufacturing	-8.10	-14.5	-20.00
Wednesday, Apr 16				
8:30AM	Mar Retail Sales Control Group MoM	0.4%	0.6%	1%
8:30AM	Mar Retail Sales (%)	1.4%	1.3%	0.2%
9:15AM	Mar Industrial Production (%)	-0.3%	-0.2%	0.7%
10:00AM	Apr NAHB housing market indx	40	37	39
Thursday, Apr 17				

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://housingnewsletters.com/bobthelender

Date	Event	Actual	Forecast	Prior
8:30AM	Apr/12 Jobless Claims (k)	215K	225K	223K
8:30AM	Mar Building Permits (ml)	1.482M	1.45M	1.459M
8:30AM	Mar Housing starts number mm (ml)	1.324M	1.42M	1.501M
8:30AM	Apr Philly Fed Business Index	-26.4	2	12.5
2:00PM	Good Friday Eve			
Friday, Apr 18				
12:00AM	Good Friday			

Thank You!

bobthelender was created with decades of experience and hundreds of families served.
Powered by Xpert Home Lending, Inc. and the braintrust of integrity based lending professionals, bobtheledender will deliver facts, truth and best practices for the real estate community and the people we collectively provide service.

Bob Davis 

© 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/bobthelender