


**Joe Moore**
Division Manager, CalTAP - Powered by Secure Choice Lending
NMLS #333648
1650 Spruce Street, Suite 500 Riverside, CA 92507

Mobile: 714-655-0116
joe@caltap.com
View My Website

## A Message from Joe Moore:

*"Finally Some Good News for Mortgage Rates! Is this a Sign of Good Things to Come (or) the Calm Before the Storm?"*

# MBS Recap: Strong Showing For Bonds. So Have Things Changed?

Bonds rallied overnight of their own volition and in concert with overseas markets. Gains were steady and not insignificant. Unlike many recent examples, US traders didn't push back against the movement seen during overnight hours. If anything, US traders added to the move. This was mostly true for the longer end of the yield curve (i.e. 10yr yields fell way more than 2yr yields)--a fact that suggests some of today's rally is due to a correction in the sharp move in the opposite direction for the yield that began last Monday. Motivations and particulars aside, what does this resilience tell us about the heretofore relentless uptrend in rates?

## Econ Data / Events

- 
  - FHFA Home Prices
    - -0.7 m/m vs -0.6 prev
    - +11.9 y/y vs 13.9 prev
  - Case Shiller Home Prices
    - -1.3 m/m vs -0.7 prev
    - +13.1 y/y vs +16.0 prev

## Market Movement Recap

| | |
|---|---|
| 08:40 AM | Stronger overnight in both Asia and Europe. Domestic traders not pushing back on gains so far. 10yr down 8.4bps at 4.161 and MBS up 3/8ths of a point. |
| 10:36 AM | Additional gains into and after the 9:30am NYSE open. 10yr down 16bps at 4.088. MBS up more than 5/8ths of a point. |
| 01:03 PM | Short end of the curve slightly weaker after 2yr auction, but 10s holding most of the day's gains, down 15.3bps at 4.094%. MBS up 3/4ths of a point. |

## MBS and Treasury

| | Price / Yield | Change |
|---|---|---|
| MBS UMBS 6.0 | 98.79 | +0.03 |
| 10 YR Treasury | 5.1291 | -0.0005 |
| 30 YR Treasury | 5.4564 | +0.0016 |

Pricing as of: 11/12 7:32PM EST




## Average Mortgage Rates

| | Rate | Change | Points |
|---|---|---|---|
| **Mortgage News Daily** | | | |
| 30YR Fixed | 7.50% | +0.08 | 0.00 |
| 15YR Fixed | 7.03% | +0.03 | 0.00 |
| 30YR FHA | 7.05% | +0.05 | 0.00 |
| 30YR Jumbo | 7.50% | +0.04 | 0.00 |
| 7/6 SOFR | 7.13% | +0.08 | 0.00 |
| 30YR VA | 7.07% | +0.06 | 0.00 |

Rates as of: 11/13

© 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/caltaplistingcalifornia

04:26 PM MBS heading out near best levels, up more than 3/4ths of a point. 10yr yields down 17bps at 4.077. Stocks up 1%.

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


## Could You Be Closer to Homeownership Than You Might Think? 

CalTAP is California's leading home loan provider for teachers and public employees, offering no lender fees, a free rate float down, match-or-beat rate guarantee, and up to 3% cash-back with Listing California—delivering unmatched savings and support every step of the way.

 CalTAP borrowers may receive up to $500 in appraisal-fee reimbursement at closing on qualifying purchase, refinance, or home equity loans.  Use promo code CALTAP250. Offer ends 12/31/2026; eligibility, underwriting, and loan approval required.

**Joe Moore** 

EQUAL HOUSING LENDER


© 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/caltaplistingcalifornia