

John Downs
SVP | Certified Mortgage Planner, Vellum Mortgage
NMLS #476406
115 West St., Suite 201 Annapolis, MD 21401

Office: 202-899-2603
jdowns@vellummortgage.com
View My Website

Rates Recover After Tame Inflation Data

Last week's big to-do was the jobs report, which sent rates sharply higher. This week's inflation data had a chance to add fuel to that fire or put it out.

The inflation report in question was the Consumer Price Index (CPI). In addition to being one of the two most important monthly economic reports, it also turned out to be quite the little firefighter this time around.

The following chart shows stock market movement since last Friday along with the 10yr Treasury yield (a proxy for longer-term interest rates like mortgages).



The impact on stocks may be counterintuitive at first. After all, conventional wisdom suggests stocks should improve when the job market is strong, as shown by last Friday's jobs report. In the current market environment, however, stocks are more concerned with the data's impact on rates.

In other words, data that makes Fed rate cuts less likely (like the jobs report), sends rates higher and stocks lower. Data that does the opposite does the opposite. Wednesday's CPI was a good example, as seen in the chart above.

CPI helped rates and stocks because it came in slightly lower than expected. The following chart shows the change in core CPI each month. Notice the most recent drop (reported this week) helped keep the trend toward target

National Average Mortgage Rates



Mortgage News Daily	Rate	Change	Points
30YR Fixed	7.45%	-0.01	0.00
15YR Fixed	6.99%	+0.01	0.00
30YR FHA	7.05%	+0.01	0.00
30YR Jumbo	7.50%	0.00	0.00
7/6 SOFR	7.00%	-0.07	0.00
30YR VA	7.07%	+0.01	0.00

Rates as of: 11/19

MBS and Treasury

	Price / Yield	Change
MBS UMBS 6.0	99.36	+0.26
10 YR Treasury	4.9848	-0.0588
30 YR Treasury	5.3659	-0.0403

Pricing as of: 11/20 9:19AM EST

Recent Housing Data

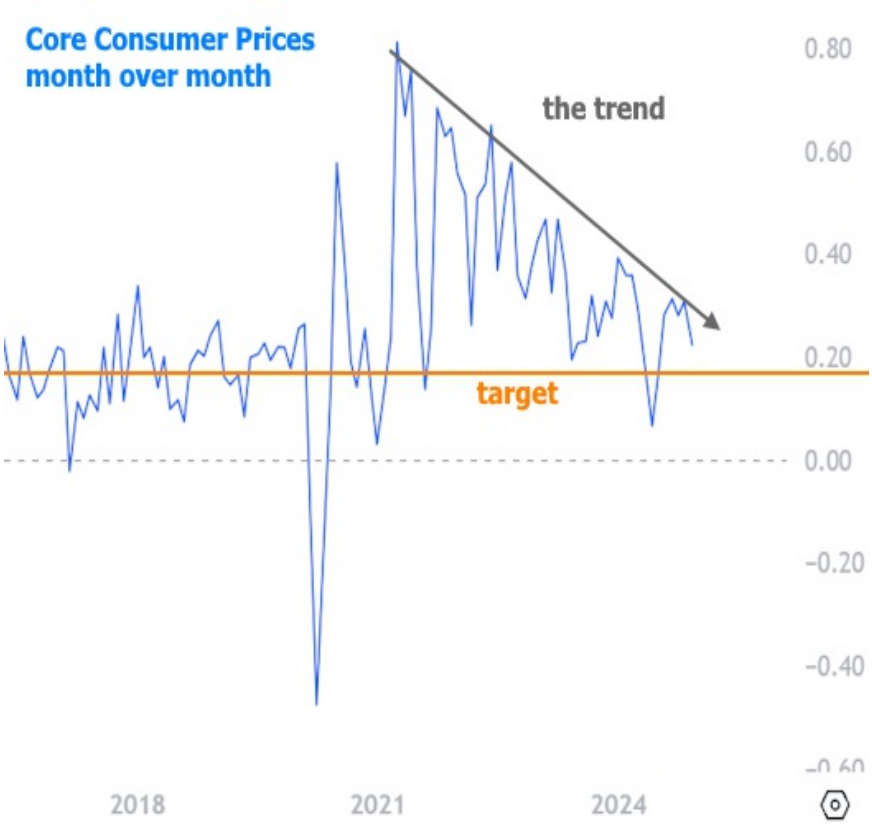
		Value	Change
Mortgage Apps	Nov 4	204.6	+6.23%
Building Permits	Sep	1.4M	+0.43%
Housing Starts	Sep	1.22M	-4.24%
New Home Sales	Sep	676K	-1.17%
Pending Home Sales	Aug	71.2	0%
Existing Home Sales	Oct	3.99M	+0.25%
Builder Confidence	Oct	29	-9.38%

© 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/downsgroup

levels intact.



The previous chart showed monthly changes. The following chart is the same underlying data, but expressed in year-over-year change. For the fight against inflation to be a success, this is the line that needs to hit 2.0%. There had been quite a bit of concern over the stall. Reports like this week's help build a case for the stall being a temporary pause as opposed to a sign of a reversal.

© 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/downsgroup



In addition to the broad inflation metrics, some individual sectors have been closely watched. Housing is at the top of this list because it has a big effect on the overall number in addition to being problematically elevated in recent years. There was a stall in the housing inflation metrics as well, but it was a bigger concern because it was out of character for a line that normally trends more smoothly. Here too, the most recent installment helps reinforce the friendly trend.

© 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/downsgroup

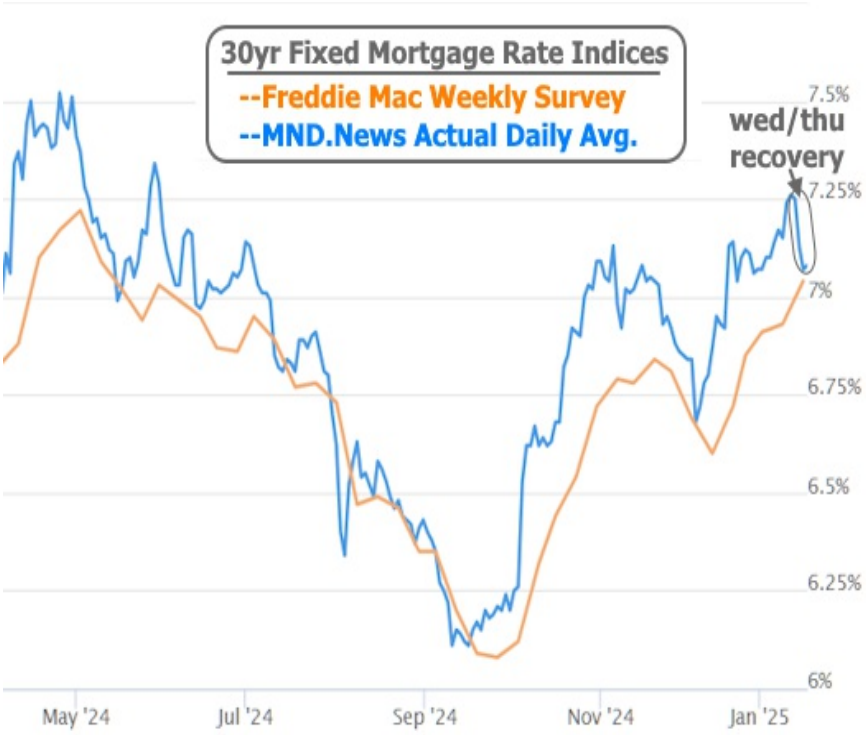


Some disclaimers: inflation is different than outright prices. The charts above do not mean prices are coming down. They mean prices are rising at a slower pace, which is what the Fed needs to see in order to justify additional rate cuts. Moreover, the market will digest these reports one month at a time. If it looks like things are stalling out again, it will be bad for rates. This report happened to be good, but that was ultimately only worth a decent pull-back from the highest mortgage rates since May 2024.

© 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/downsgroup



Next week is shorter than normal due to the Martin Luther King Jr. holiday. Bonds will reopen on Tuesday and markets may be responding to political developments in light of Monday's inauguration day. Everything that can already be known about the new administration is currently reflected in rates, but that's always a bit of a moving target. If the initial salvo of executive orders has implications for financial markets that differ from expectations, Tuesday could be a volatile day.

All that having been said, the bigger-picture, longer-term fate of rates lies with the outcome of the next several months of economic data in addition to fiscal policies that may take even longer to materialize.

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

Recent Economic Data

Date	Event	Actual	Forecast	Prior
Tuesday, Jan 14				
8:30AM	Dec Core Producer Prices MM (%)	0%	0.3%	0.2%
8:30AM	Dec Core Producer Prices YY (%)	3.5%	3.8%	3.4%
Wednesday, Jan 15				
7:00AM	Jan/10 MBA Purchase Index	162		127.7000
7:00AM	Jan/10 MBA Refi Index	575.6		401.1000
8:30AM	Dec m/m CORE CPI (%)	0.2%	0.2%	0.3%
8:30AM	Dec y/y CORE CPI (%)	3.2%	3.3%	3.3%
8:30AM	Jan NY Fed Manufacturing	-12.60	3	0.20
Thursday, Jan 16				
8:30AM	Dec Import prices mm (%)	0.1%	0.1%	0.1%
8:30AM	Jan/11 Jobless Claims (k)	217K	210K	201K

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/downsgroup

Date	Event	Actual	Forecast	Prior
8:30AM	Jan Philly Fed Business Index	44.3	-5	-16.4
8:30AM	Dec Retail Sales (%)	0.4%	0.6%	0.7%
10:00AM	Nov Business Inventories (%)	0.1%	0.1%	0.1%
10:00AM	Jan NAHB housing market indx	47	45	46
Friday, Jan 17				
8:30AM	Dec Building permits: number (ml)	1.483M	1.46M	1.493M
8:30AM	Dec Housing starts number mm (ml)	1.499M	1.32M	1.289M
9:15AM	Dec Industrial Production (%)	0.9%	0.3%	-0.1%
Monday, Jan 20				
12:00AM	Martin Luther King Jr. Day			
12:00PM	Inauguration Day (%)			
Wednesday, Jan 22				
10:00AM	Dec CB Leading Index MoM (%)	-0.1%	0%	0.3%
Thursday, Jan 23				
8:30AM	Jan/18 Jobless Claims (k)	223K	220K	217K
Friday, Jan 24				
9:45AM	Jan S&P Global Services PMI	52.8	56.5	56.8
10:00AM	Jan Consumer Sentiment (ip)	71.1	73.2	74.0
10:00AM	Dec Existing home sales (ml)	4.24M	4.19M	4.15M

© 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/downsgroup