

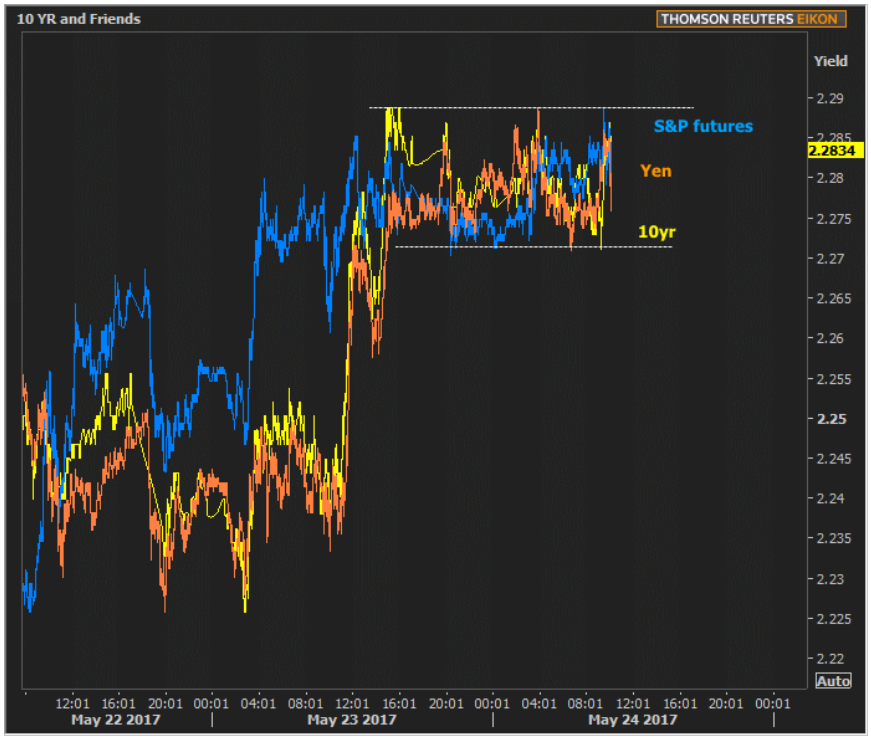
Rich E. Blanchard
Managing Director, RICH Home Loans LLC
NMLS: 492461
1550 Wewatta St., 2nd Floor Denver, CO 80202

Office: 720.619.9900
Mobile: 303.328.7047
richblanchard@richhomeloans.com
View My Website

UPDATE: Bond Markets Little-Changed After Econ Data

"Little-changed" is an ideal theme for bond markets so far today. Not only were bonds stuck in an **exceptionally** narrow range during the overnight trading session, they've also generally failed to respond to any of this morning's typical motivations (CME open at 8:20am, NYSE open at 9:30am, and econ data at 10am).

It's not that we'd necessarily **expect** any of these inputs to have a particular impact, but the lack of movement is telling. When we consider that stocks and other indicators like Japanese Yen (a benchmark for the risk-on/off mentality) are similarly sideways and range bound, we begin to get the sense that markets are waiting for "something."



Given the fact that the FOMC Minutes are coming out this afternoon and the perennial potential for Fed communications to move markets (as discussed in the Day Ahead), it's **not insane and definitely not unfair** to assume that traders are in their desired positions ahead of the Fed Minutes. In other words, markets may simply be waiting to see what the Minutes have to say before getting too carried away with any particular trading theme today.

MBS and Treasury

	Price / Yield	Change
MBS UMBS 6.0	99.43	-0.62
10 YR Treasury	4.9860	+0.0952
30 YR Treasury	5.3557	+0.0737

Pricing as of: 11/10 5:59PM EST

Average Mortgage Rates

	Rate	Change	Points
Mortgage News Daily			
30YR Fixed	7.30%	+0.12	0.00
15YR Fixed	6.92%	+0.09	0.00
30YR FHA	6.89%	+0.07	0.00
30YR Jumbo	7.40%	+0.03	0.00
7/6 SOFR	6.80%	+0.31	0.00
30YR VA	6.90%	+0.07	0.00
Freddie Mac			
30YR Fixed	7.18%	+0.97	0.00
15YR Fixed	6.57%	+1.10	0.00
Mortgage Bankers Assoc.			
30YR Fixed	7.30%	+0.18	0.75
15YR Fixed	6.76%	+0.33	0.98
30YR FHA	7.02%	+0.24	1.07
30YR Jumbo	7.20%	+0.05	0.48
7/6 SOFR	6.29%	+0.19	1.00

Rates as of: 11/10

© 2026 MBS Live, LLC. - This mortgage market update is a service of MarketNewsletters.com and MBS Live.

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/richhomeloans

The just-released **Existing Home Sales** data probably wouldn't have had much of an impact regardless of the afternoon's impending events. It was a close-to-consensus report, with sales coming in at an annual pace of 5.57mln vs a median forecast of 5.65mln.

The only **other potential flashpoint** for bond markets ahead of the Fed will be the 5yr note auction at 1pm (unexpected political headlines notwithstanding).



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

Expert Advice | Exceptional Service | Flawless Execution

With 27+ years of expertise in mortgage banking you can be confident in my knowledge and abilities to deliver a seamless loan transaction while providing personalized service.

Rich E. Blanchard 

© 2026 MBS Live, LLC. - This mortgage market update is a service of MarketNewsletters.com and MBS Live.

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/richhomeloans