

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

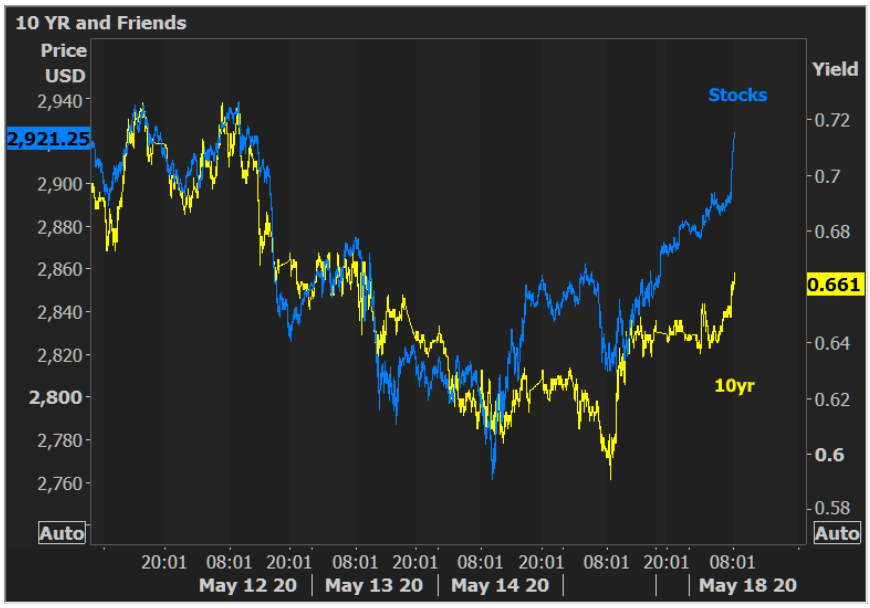
Office: 720.619.9900
Mobile: 303.328.7047
richblanchard@richhomeloans.com
View My Website

The Day Ahead: Holiday-Shortened Week and Another Chance to Confirm Range

Bond markets will close early this Friday and will remain fully closed next Monday for the Memorial Day holiday. 3.5-day weekends can often see a shift in trading patterns as investors account for an extra uncertainty due to an extra day and a half of untradeable weekend time. That can **still** be the case, to some extent, but markets are arguably already settling into a constant state of "accounting for uncertainty."

In the short term, bonds have to consider the prospect of any significant shift in the coronavirus narrative. In the longer term, uncertainty surrounds the timing and nature of the economic recovery. Given that outlook, there **hasn't** been much of a reason to go **anywhere** quickly. The biggest inspirations have been related to new debt supply and the age-old custom of following a along with stocks.

In the shorter-term, stocks and bonds have been quite well connected at times.



In the longer term, the connection isn't as clear, but the two are nonetheless in the same boat with respect to leveling-off and trading a **sideways** range.

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

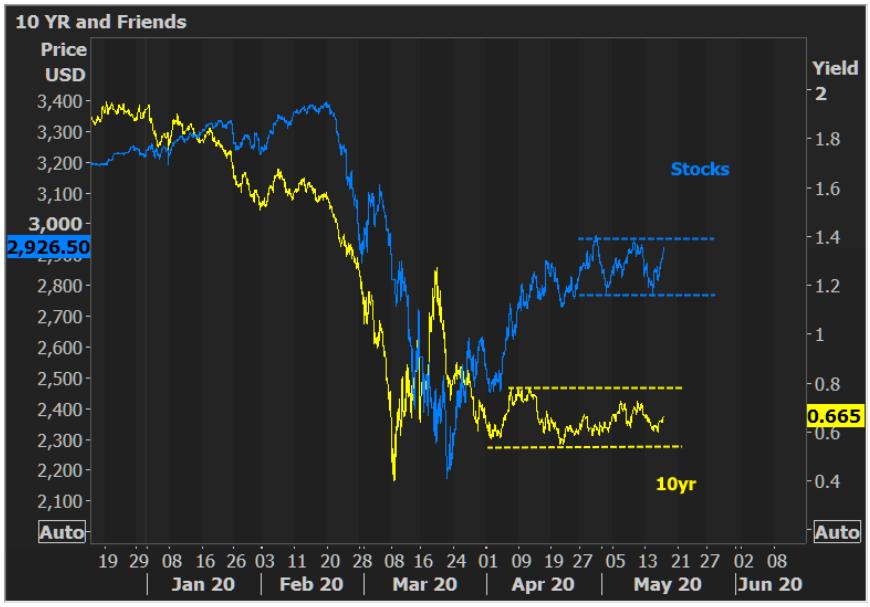
	Rate	Change	Points
Mortgage News Daily			
30YR Fixed	7.30%	+0.12	0.00
15YR Fixed	6.92%	+0.09	0.00
30YR FHA	6.89%	+0.07	0.00
30YR Jumbo	7.40%	+0.03	0.00
7/6 SOFR	6.80%	+0.31	0.00
30YR VA	6.90%	+0.07	0.00

Rates as of: 11/10

© 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/richhomeloans



This is a relatively narrow range for bond yields, but it still leaves **plenty of room for movement** in either direction. There are a few ways to approach it in terms of an indicator for trading momentum. If we view it as a flat range, the best case to be made for a floor is at 0.58% (teal line below). If we view it as an ascending trend channel, the yellow lines are the best candidates. Either way, the 2nd half of last week implies a resistance/floor bounce. Today's early weakness helps solidify that case.

Bottom line: bonds begin the week in a defensive stance, and we should defend against a run back up to last week's yield highs in the mid 0.7's until and unless a big, friendly bounce tries to change our minds.



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

© 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/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 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/richhomeloans