

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 Week Ahead: Clock Ticks on New Era For Bonds, but Until Then...

- After 2012, low rates in US have followed Europe
- Even then, US rates have set their own limits
- Now we're bouncing along those limits again and 'consolidating'
- The next distinct move begins a new era for rates
- We're just waiting to see what direction it will go

There are simple and complex approaches to understanding bond market movement. **Let's take a simple approach** today and look at potential rate movements in the context of "the economy." There are those out there who say the economy isn't doing too terribly well. They also might call attention to the length of the expansion and point out that these things typically don't last much longer than this one has. They don't see any more meaningful growth without some fundamental change in terms of innovation or fiscal policy. They can easily conceive new all-time lows in US rates as soon as the writing in their minds makes it onto the proverbial wall.

Then there are those who feel that the current economic environment is **allowed to break the rules** regarding the things that should happen at this stage in an economic expansion. Their rationale is that the financial crisis and recovery has been so different from other examples that the logical next steps seen after past recoveries may well break the rules this time around. They don't think we're necessarily destined to see a decline in stock prices simply because the last two cycles rolled over right around the 7-year mark and because--as of now--so has this one.

One of these sides will end up being at least partially right in the sense that the economic outlook will either brighten or dim in the 2nd half of 2016. The Fed is generally saying that it will brighten enough for them to raise rates 2-3 times, depending on which Fed member you ask. Their contention is that rate hikes **won't hurt the economy**. Rather, they'd be a response to an economy that's strong enough to support them. If they're right, the "higher" crowd wins.

If, instead, the Fed can't quite keep to the plan of 2 or more hikes this year, **risks increase** that "lower" crowd is right about a big picture economic cycle shift.

At the moment, bond markets are absolutely telling us that there's a **stalemate** between these two fundamental ideals, and it's playing out in the

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

form of the consolidation that's dominated most of 2016 so far.



Not only is the timing of the consolidation no mistake (considering we're fast approaching a Fed meeting in June that would either need to see the Fed hike or strongly set the stage for a July hike if the "higher" crowd is to remain in this fight), but the levels of the consolidation are even more certainly not a mistake. Reason being: there is something **slightly magical** about the high 1.6 to low 1.7 range in 10yr yields when it comes to the long-term Treasury range.

Granted, we've seen lower yields in 2012 and briefly in 2013, but as I've said, that was a golden era of low rates, brought about by special circumstances that don't currently exist (domestic QE + Fed still talking about expanding accommodation + European crisis). Now that we have no more domestic QE as well as the Fed talking about continuing to remove accommodation, merely knocking on the door of that "golden era" range is quite an accomplishment. To be sure though, this is, for all intents and purposes, **the long-term floor** for domestic bond markets. Yields even chose to bounce here when their gravy train (European bonds) kept on truckin' to new all-time low yields.

© 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



All that to say that a convincing break through the 1.7/1.6's would be a huge sign that the 'lower' crowd was emerging victorious. But until either side is able to lay its first claim to victory, the driving force will be more sideways than anything. On a final note, it's good to remember that there is much more room to run higher in yield versus lower in the context of the longer-term consolidation. What I mean by that is that the **path of least resistance** in the biggest of pictures is for yields to retreat to area in the white circle in the following chart. The fact that they haven't tells us just how skeptical markets are of the Fed's current rhetoric and/or the ability of the domestic and global economies to generate meaningful growth.



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