

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

A Message from Rich E. Blanchard:

"Fed festivities on Wednesday #fun"

The Week Ahead: Absolutely No Significant Data Ahead of The Fed

If it weren't for the Fed Announcement on Wednesday, this would look like a prime vacation week for market participants as there is a distinct **lack** of relevant economic data. In fact, there's only one top tier report: Friday's Durable Goods.

Making the dearth of data even more striking is the fact that there aren't even any 2nd tier reports on the first 2 days of the week. It's **not until Fed day** (Wednesday) that we get our first sniff of econ data in the form of February Existing Home Sales, and that's not a report that tends to be much of a market mover. All of the above places an inordinate amount of market movement potential with Wednesday afternoon's Fed festivities.

There are 8 Fed meetings/announcements on the schedule every year. 4 of them are limited strictly to the release of the policy statement. **The other 4** include "economic projections" (where Fed members predict several economic components, but most importantly, their own outlooks for rate hikes) and a press conference with the Fed Chair. This week's announcement is one of these special 4 with the bonus events.

In an environment where Fed Funds Futures (the market's assessment of future rate hike potential) have been surging to their most pessimistic levels every week this year (with the exception of the big stock sell-off in early Feb), an updated read on the Fed's outlook is significant. Think about the amount of ground covered in rates since the last time we got updated Fed forecasts in mid-December. There's a certain amount of additional rate hike expectation that is now priced into current interest rates. Wednesday's Fed forecasts will let markets know how warm their porridge is. If it's "just right," there **doesn't need to be a huge reaction**. But "too hot" or "too cold" and bonds could respond in a fairly big way.

How do we define "big?" The first lines of defense, for better or worse, are clearly jumping off the medium term rates charts. Particularly, recent highs of **2.91-2.92%** in 10yr yields have been a frequent and fairly reliable ceiling. The floor/resistance at **2.80%** has been even more pronounced. These are the first levels we'd be looking for yields to break if the Fed ends up definitively

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

helping or hurting bonds (granted, this may change by Wednesday, but we'll discuss new levels if that happens).



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