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Rates Got Terrible News, Then Proceeded to Have a Stellar Week. Why?!

Mortgage rates just had their best week since late March with the average lender down a whopping 0.27% from last Friday. That would be welcome news under any circumstances, but it's especially striking in a week when the biggest economic reports offered what would normally be compelling reasons for rates to move higher.

Last week, we noted some early evidence that rates could be forming a ceiling, but warned that higher-than-expected inflation data this week could quickly undo the improvement. As it happened, inflation wasn't just higher than expected, it was broad-based, showing up in categories that couldn't simply be explained by higher fuel costs. At first glance, that looked like the end of the road for the rate recovery, but then the paradox kicked in, and rates ultimately moved lower.

How do rates fall after hot inflation data?

The clearest example of the paradox was Wednesday's Consumer Price Index (CPI). Core CPI rose 0.335% versus the 0.2% forecast. That's a monthly annualized pace of 4%. Considering the Fed targets 2% inflation, it was no surprise to see the bond market react negatively at first with the day's initial average mortgage rate rising 0.10%, a very big move for a single day.

But roughly half an hour later, rates began a steady recovery while stocks sold off sharply, on their way to the worst day in over 2 months. By the close, the average lender was actually 0.01% **LOWER** than Tuesday, something that seemed all but impossible earlier in the day.

That strong momentum carried through Thursday, with rates falling another 0.12%, the biggest one-day drop in at least 3 months, despite another inflation report (PPI) showing higher-than-expected prices.

Two things explain most of it. The first was tech. Worries about an AI-related pullback, including fears that trouble at companies like CoreWeave could spread to others, pushed investors out of stocks and into bonds (higher demand for bonds = lower rates, all else equal).

The second was timing. Yields recently hit multi-decade highs, and investors had been waiting for a level attractive enough to start buying, much like they did when the 10yr hit 5% in 2023. The tech jitters gave the fence-sitters the push they needed.

National Average Mortgage Rates



Mortgage News Daily	Rate	Change	Points
30YR Fixed	7.33%	-0.12	0.00
15YR Fixed	6.89%	-0.10	0.00
30YR FHA	6.95%	-0.10	0.00
30YR Jumbo	7.44%	-0.06	0.00
7/6 SOFR	6.81%	-0.19	0.00
30YR VA	6.97%	-0.10	0.00

Rates as of: 11/20

MBS and Treasury

	Price / Yield	Change
MBS UMBS 6.0	99.51	+0.41
10 YR Treasury	4.9403	-0.1033
30 YR Treasury	5.3324	-0.0738

Pricing as of: 11/20 5:59PM EST

Recent Housing Data

		Value	Change
Mortgage Apps	Nov 11	199.8	-2.35%
Building Permits	Oct	1.3M	-7.5%
Housing Starts	Oct	1.31M	+7.21%
New Home Sales	Sep	676K	-1.17%
Pending Home Sales	Oct	63	-4.69%
Existing Home Sales	Oct	3.99M	+0.25%
Builder Confidence	Nov	25	-13.79%

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Friday offered the first hint of pushback. Rates rose 0.04%, a small move in context, but a notable one because the NASDAQ had an even worse day than it did on Wednesday and bonds didn't see any benefit this time. It's too early to read much into a single day, but it hints that the rally may be running into some resistance after such a big run.

What could happen from here?

The if/thens are fairly simple. If the tech jitters continue, or economic data weakens in a more convincing way, then bonds would have fresh motivation to rally and rates could keep improving. The strongest case for a bigger move lower would be a sustained economic slowdown, ideally alongside an end to the war. It's good to consider how long both of those things could take to play out.

Conversely, if the tech fears fade and economic data stays resilient, bonds would lose a good amount of the support they've enjoyed, leaving this week's hot inflation data with less to offset it.

For now, this was a rare week where bonds looked past bad inflation news, with plenty of help from tech stocks. Whether it turns into something bigger depends on whether that help sticks around.

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Recent Economic Data

Date	Event	Actual	Forecast	Prior
Tuesday, Oct 13				
10:00AM	Sep Existing home sales (ml)	3.99M	3.95M	3.98M
Wednesday, Oct 14				
8:30AM	Sep y/y CORE CPI (%)	2.6%	2.5%	2.4%
8:30AM	Sep m/m CORE CPI (%)	0.3%	0.2%	0.3%
Thursday, Oct 15				
8:30AM	Sep Core PPI y/y (%)	5%	4.4%	4.6%
8:30AM	Sep Core PPI m/m (%)	0.7%	0.3%	0.2%
8:30AM	Sep Retail Sales Control Group MoM	0.1%	0.3%	1.4%
8:30AM	Sep Retail Sales (%)	0.8%	0.3%	1.2%
Friday, Oct 16				
8:30AM	Sep Import prices mm (%)	1.1%	0.8%	0.7%
Monday, Oct 19				
10:00AM	Oct NAHB housing market indx	29	32	32
Tuesday, Oct 20				
8:30AM	Sep Building Permits (ml)	1.4M	1.39M	1.403M
8:30AM	Sep Housing starts number mm (ml)	1.221M	1.30M	1.275M
10:00AM	Sep Pending Home Sales (%)	-7.3%	-0.5%	0.3%
Friday, Oct 23				
9:45AM	Oct S&P Global Services PMI	57.9	58	58.8
9:45AM	Oct S&P Global Manuf. PMI	56.0	55.5	55.9
10:00AM	Oct Consumer Sentiment (ip)	48.0	46.3	48.1

Event Importance:

No Stars = Insignificant
☆ Low
★ Moderate
★★ Important
★★ Very Important

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