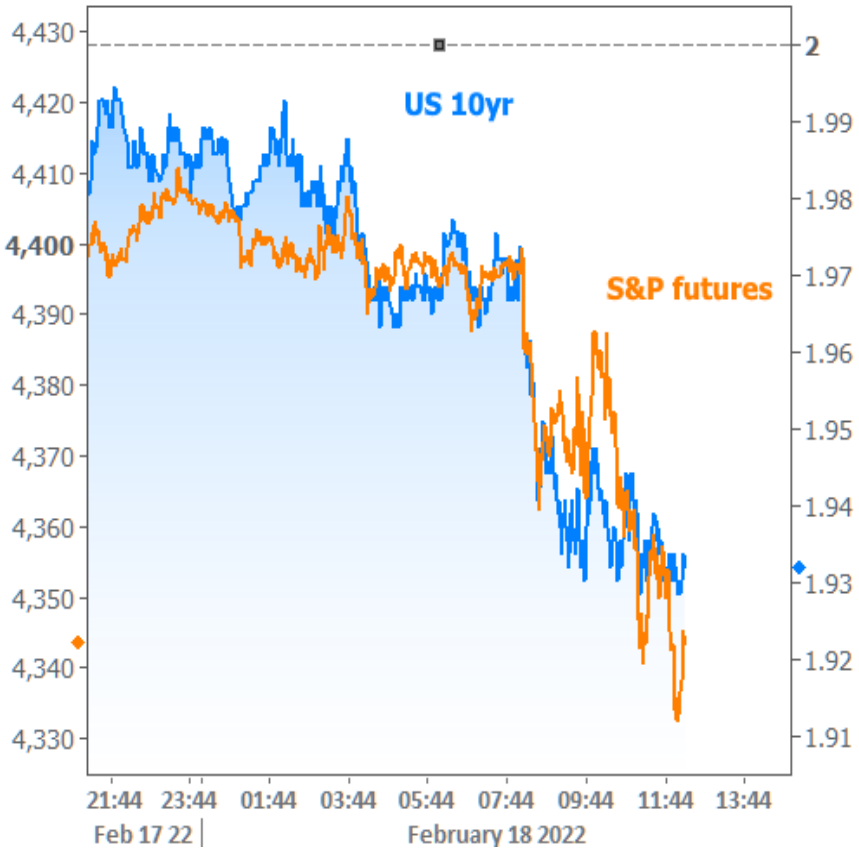


Tony Mosco
Owner/Broker, Suncoast Mortgage Firm
NMLS#2604189
NMLS #1919591
8270 Woodland Corporate Center Tampa, Florida 33614

Mobile: 813-599-3533
tony@suncoastmortgagefirm.com
View My Website

Mortgage Rates Having Tough Time, But Housing Metrics Are Still Strong

With things still up in the air in terms of geopolitical risk, markets are seeking safer havens. Most recently, this is affecting stocks a bit more than bonds.



This correlated movement is in line with conventional wisdom (i.e. buy bonds, sell stocks, or vice versa). But that wisdom **often differs from reality**. That's especially true over longer time horizons and truer still when markets are adjusting to a shift in the Fed policy outlook. In other words, rather than promote stock prices and bond yields moving in the same direction, a less friendly Federal reserve pushes yields higher and stocks lower. It wasn't until this week's geopolitical flare-up that the correlation returned.

National Average Mortgage Rates



Mortgage News Daily	Rate	Change	Points
30YR Fixed	7.42%	+0.12	0.00
15YR Fixed	7.00%	+0.08	0.00
30YR FHA	7.00%	+0.11	0.00
30YR Jumbo	7.46%	+0.06	0.00
7/6 SOFR	7.05%	+0.25	0.00
30YR VA	7.01%	+0.11	0.00

Rates as of: 11/12

MBS and Treasury

	Price / Yield	Change
MBS UMBS 6.0	98.77	+0.00
10 YR Treasury	5.1260	-0.0036
30 YR Treasury	5.4559	+0.0011

Pricing as of: 11/12 7:08PM EST

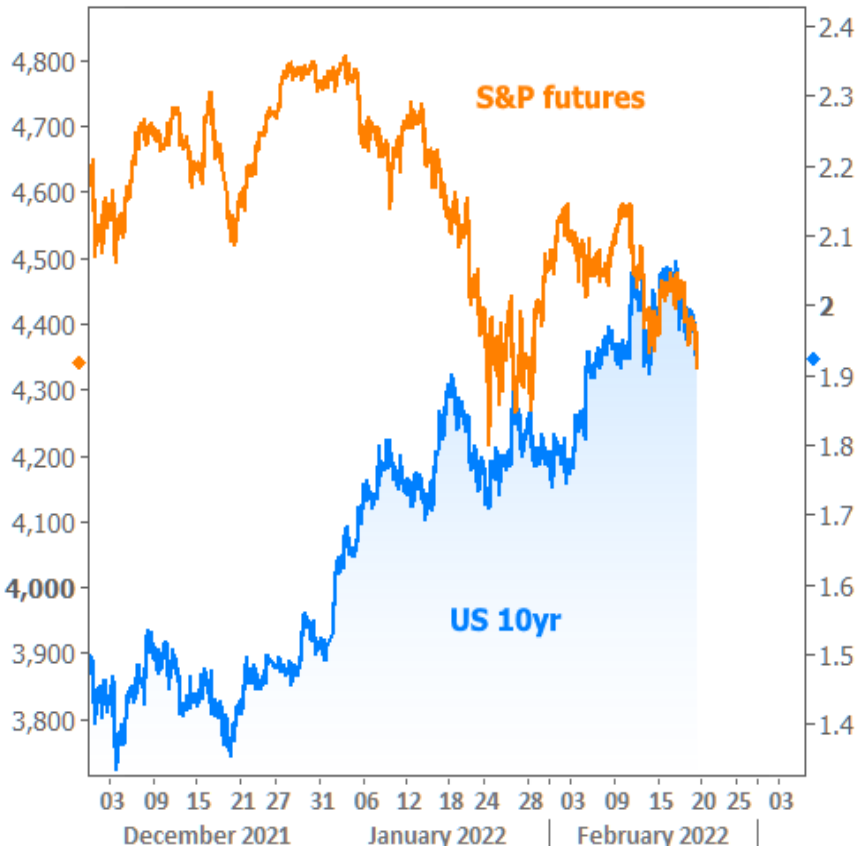
Recent Housing Data

		Value	Change
Mortgage Apps	Oct 28	192.6	-1.23%
Building Permits	Sep	1.4M	+0.43%
Housing Starts	Sep	1.22M	-4.24%
New Home Sales	Sep	676K	-1.17%
Pending Home Sales	Aug	71.2	0%
Existing Home Sales	Oct	3.99M	+0.25%
Builder Confidence	Oct	29	-9.38%

© 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://mortgageratesupdate.com/tonymosconmls1919591

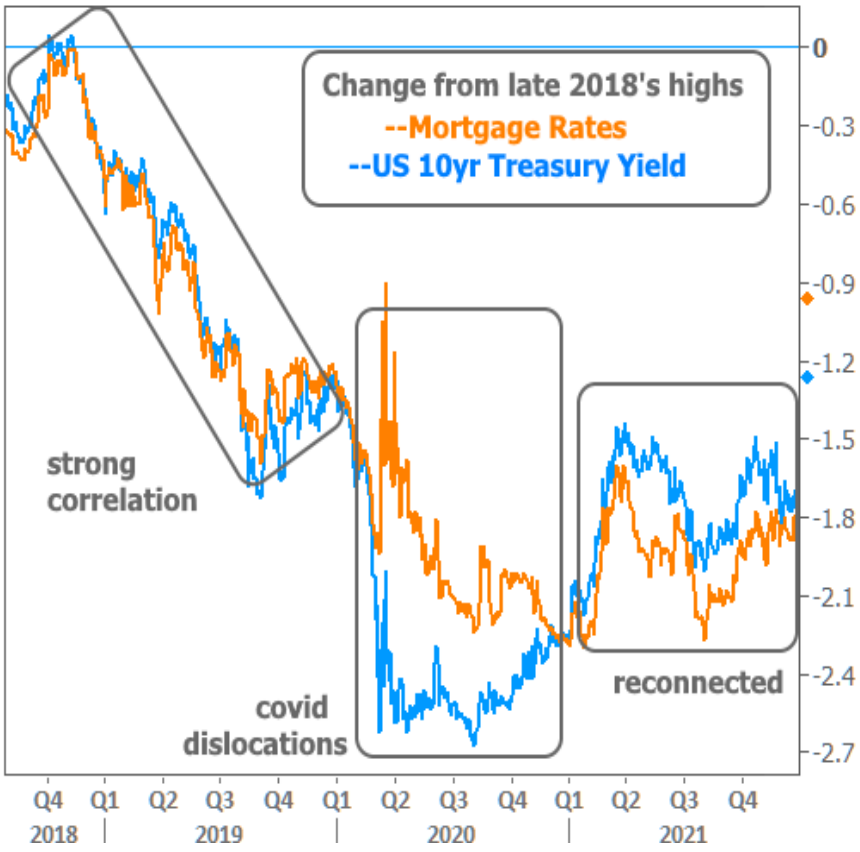


How about the mortgage market though? It traditionally correlates almost flawlessly with Treasuries. We already know that covid threw that correlation out the window in 2020, but it had come back nicely by the middle of 2021.

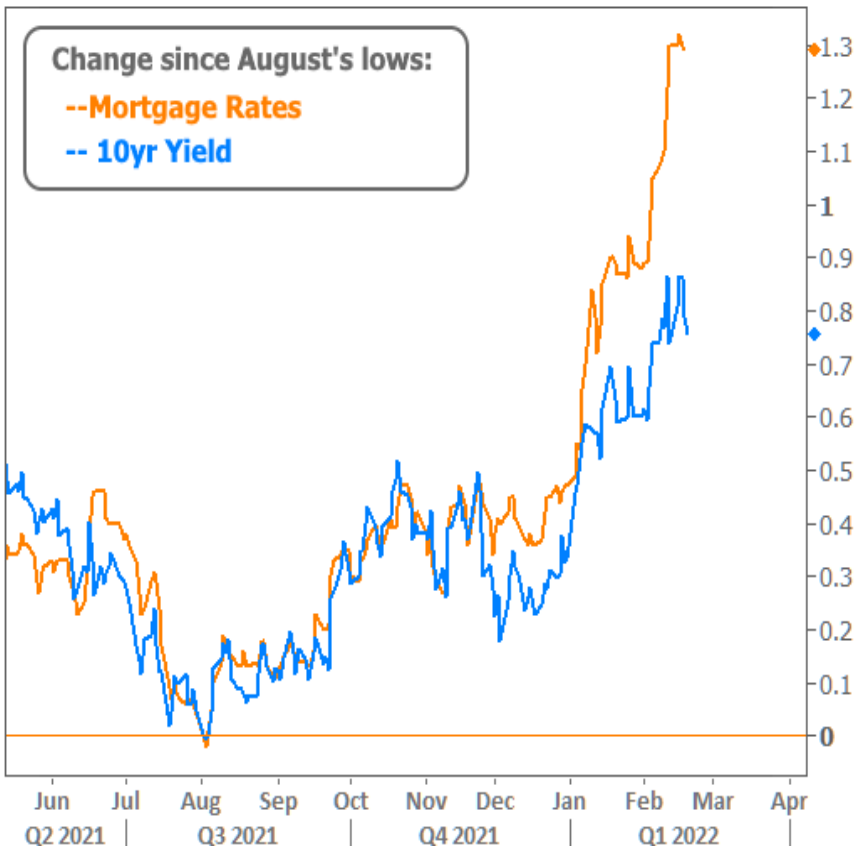
© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

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://mortgageratesupdate.com/tonymosconmls1919591



Even now, mortgage rates and Treasury yields are moving in the same direction, but definitely not at the same pace.

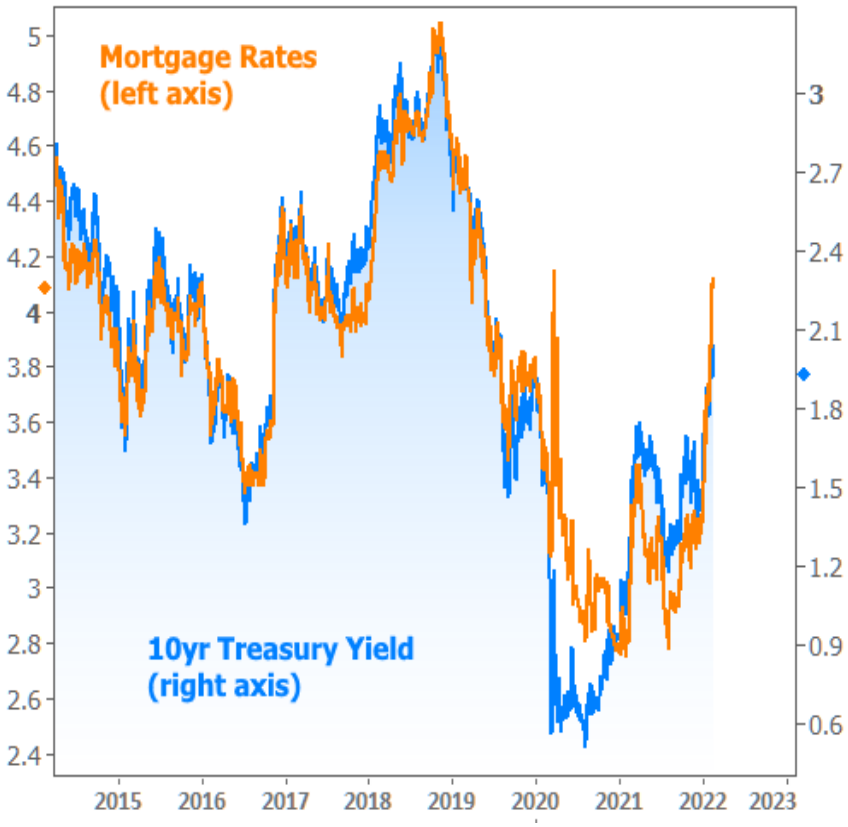


© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

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://mortgageratesupdate.com/tonymosconmls1919591

For those that prefer to see outright levels (as opposed to "change"):

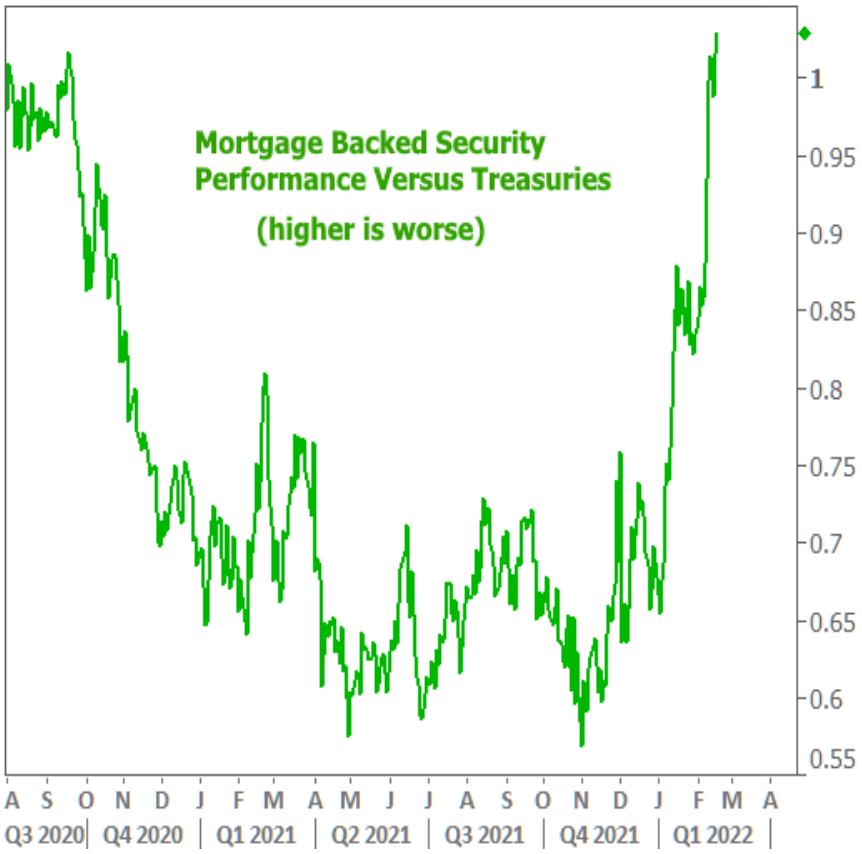


Viewed another way, here's the relative performance of MBS versus Treasury yields of comparable maturities.

© 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://mortgageratesupdate.com/tonymosconmls1919591



Here too, blame the Fed. The Fed's recent policy shift hurts the mortgage market on 2 accounts. First, Fed bond buying constitutes a larger percentage of the total buying universe of newly originated MBS than it does newly minted Treasuries. As such, a reduction in overall bond buying is a bigger shock to the mortgage market. Second, the Fed specifically stated it intends to hold only Treasuries in its securities portfolio. Even if that's only an 'eventual' goal, it signifies another degree of MBS-specific unfriendliness on the part of the Fed.

There are **non-Fed-related reasons** for the underperformance as well, and they're as simple as the nature of the most recent market motivation. Specifically, geopolitical unrest--when it moves markets--is always going to benefit the safest havens first. Treasuries will always be a bit safer than MBS.

Lastly, MBS appreciate **stability** in the bond market. Volatility makes it harder for mortgage lenders to price and sell MBS efficiently. A stable valuation benchmark (think "basic bond yardstick" by which more complex bonds are measured) helps MBS move more like Treasuries and mortgage rates to move more like MBS.

On this note, Treasuries are fighting to stabilize, but it remains to be seen if it's just a geopolitically-motivated pause as opposed to organic support that brings reprieve after the recent rate spike. We're watching key levels at 2.06 and 1.91 to get a better sense of this.

© 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://mortgageratesupdate.com/tonymosconmls1919591



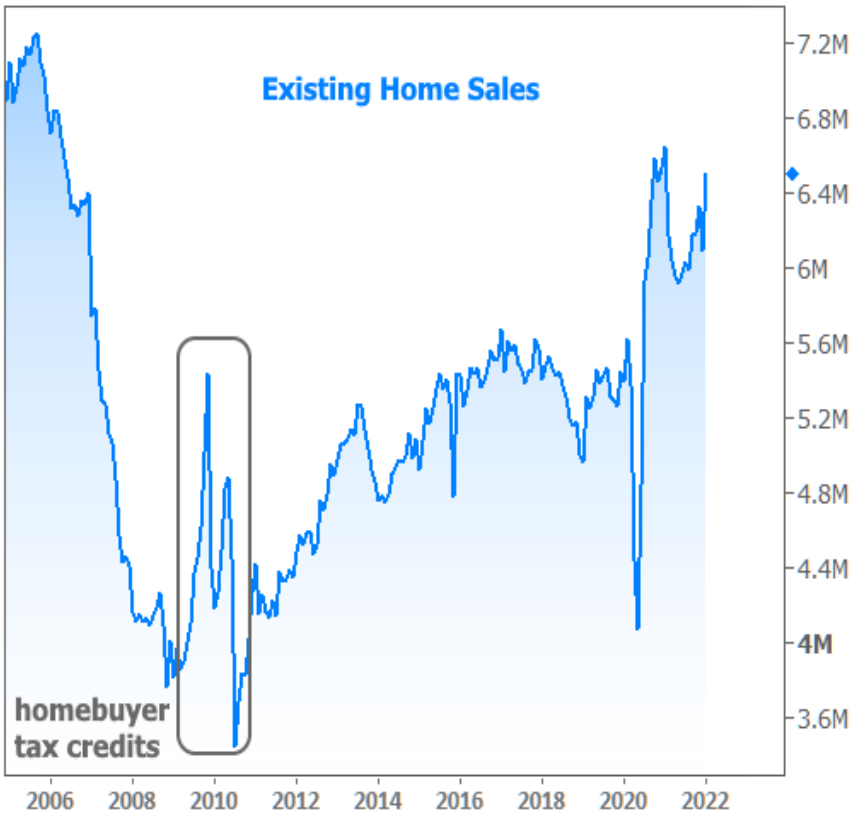
Again, due to the varying levels of performance between the mortgage and Treasury markets, the key levels in 10yr Treasuries won't necessarily coincide with any specific mortgage rate, but they can help us identify shifts in broad bond market momentum.

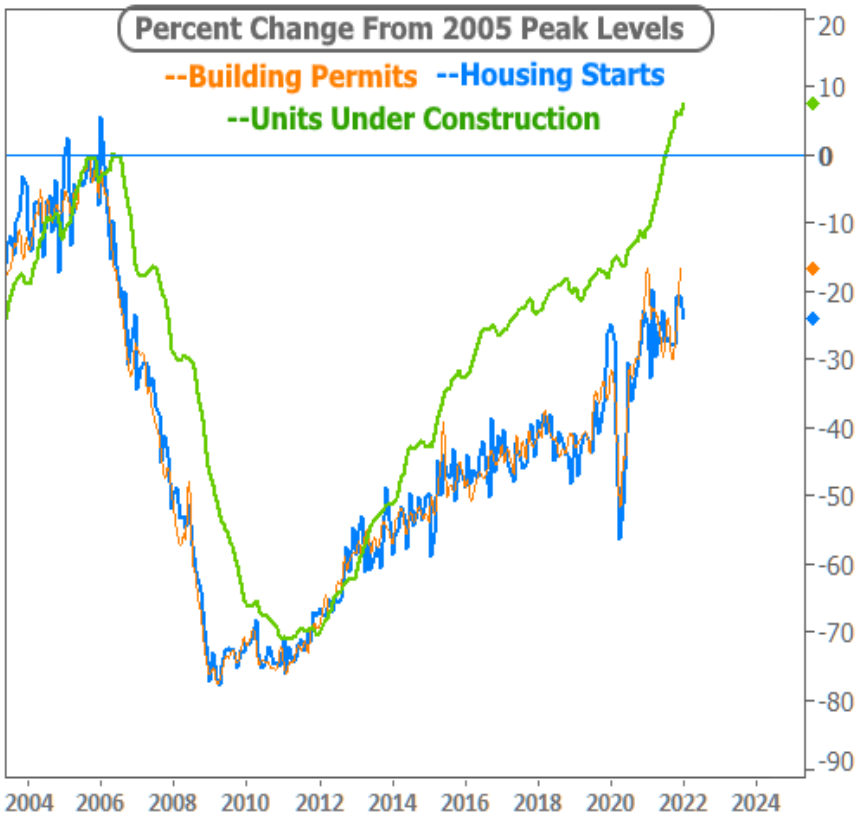
In terms of broad housing market momentum, we have yet to see the impact of the rising rate environment on January's data. Both sales and construction remained very strong.

© 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://mortgageratesupdate.com/tonymosconmls1919591





© 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://mortgageratesupdate.com/tonymosconmls1919591

It's important to note, especially in light of the headline (i.e. "housing still strong") that big surges in mortgage rates almost always translate to a certain level of decline in home sales and construction numbers. Things could always be different this time around. After all, it has been a very uncommon cycle for many reasons. But the point is simply to account for the possibility that history repeats itself. On a positive note, previous rate spikes have fallen well short of causing any overly burdensome contraction in the housing market. They're easiest to visualize in the Existing home sales chart above, in the 2nd half of 2013 and 2018... small potatoes in the bigger picture.

Subscribe to my newsletter online at: http://mortgageratesupdate.com/tonymosconmls1919591

Recent Economic Data

Date	Event	Actual	Forecast	Prior
Tuesday, Feb 15				
8:30AM	Jan Core Producer Prices YY (%)	8.3	7.9	8.3
8:30AM	Feb NY Fed Manufacturing	3.10	12.15	-0.70
Wednesday, Feb 16				
7:00AM	w/e MBA Purchase Index	279.0		282.3
7:00AM	w/e MBA Refi Index	1988.8		2183.5
8:30AM	Jan Import prices mm (%)	2.0	1.3	-0.2
8:30AM	Jan Retail Sales (%)	3.8	2.0	-1.9
9:15AM	Jan Industrial Production (%)	1.4	0.4	-0.1
10:00AM	Feb NAHB housing market indx	82	83	83
10:00AM	Dec Business Inventories (%)	2.1	2.1	1.3
2:00PM	FOMC Minutes			
Thursday, Feb 17				
8:30AM	Jan Building permits: number (ml)	1.899	1.760	1.885
8:30AM	Jan Build permits: change mm (%)	0.7		9.8
8:30AM	Jan Housing starts number mm (ml)	1.638	1.700	1.702
8:30AM	Feb Philly Fed Business Index	16.0	20.0	23.2
8:30AM	Jan House starts mm: change (%)	-4.1		1.4
8:30AM	w/e Jobless Claims (k)	248	219	223
Friday, Feb 18				
10:00AM	Jan Existing home sales (ml)	6.50	6.10	6.18
10:00AM	Jan Exist. home sales % chg (%)	6.7	-1.0	-4.6
10:00AM	Jan Leading index chg mm (%)	-0.3	0.2	0.8
Tuesday, Feb 22				
9:00AM	Dec Case Shiller Home Prices-20 y/y (%)	+18.6	18.0	18.3
9:00AM	Dec FHFA Home Prices y/y (%)	17.6		17.5
9:00AM	Dec CaseShiller Home Prices m/m (%)	+1.5	1.1	1.2
9:00AM	Dec FHFA Home Price Index m/m (%)	1.2		1.1
10:00AM	Feb Consumer confidence	110.5	110.0	113.8
1:00PM	2-Yr Note Auction (bl)	52		

Event Importance:

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

© 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://mortgageratesupdate.com/tonymosconmls1919591

Date	Event	Actual	Forecast	Prior
Wednesday, Feb 23				
7:00AM	w/e MBA Purchase Index	250.7		279.0
7:00AM	w/e MBA Refi Index	1677.7		1988.8
1:00PM	5-Yr Note Auction (bl)	53		
Thursday, Feb 24				
8:30AM	Q4 GDP Prelim (%)	7.0	7.0	6.9
10:00AM	Jan New Home Sales (%) (%)	-4.5		11.9
10:00AM	Jan New Home Sales (ml)	0.801	0.806	0.811
1:00PM	7-Yr Note Auction (bl)	50		
Friday, Feb 25				
8:30AM	Jan Core PCE Inflation (y/y) (%)	5.2	5.1	4.9
10:00AM	Jan Pending Home Sales (%)	-5.7	1.0	-3.8
10:00AM	Jan Pending Sales Index	109.5		117.7
10:00AM	Feb Consumer Sentiment (ip)	62.8	61.7	61.7
10:00AM	Feb Sentiment: 1y Inflation (%)	4.9		5.0
10:00AM	Feb Sentiment: 5y Inflation (%)	3.0		3.1

Experienced, Dedicated, and Trustworthy

Tony Mosco of Suncoast Mortgage Firm exemplifies professionalism, responsiveness, and unwavering integrity in guiding clients through the home purchase or refinance process. Dedicated to his clients' best interests, Tony takes the time to thoroughly educate them on a wide range of loan options, empowering them to make well-informed decisions. With a steadfast commitment to finding the most suitable program for each client's unique needs, he consistently delivers above-and-beyond service. Tony holds a Bachelor of Science in Business Administration and a Master of Business Administration with a Finance concentration from The University of Tampa, ensuring a strong foundation of expertise in every client interaction.

Tony Mosco 

© 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://mortgageratesupdate.com/tonymosconmls1919591