

WEEKLY Economic Landscape

April 23, 2026

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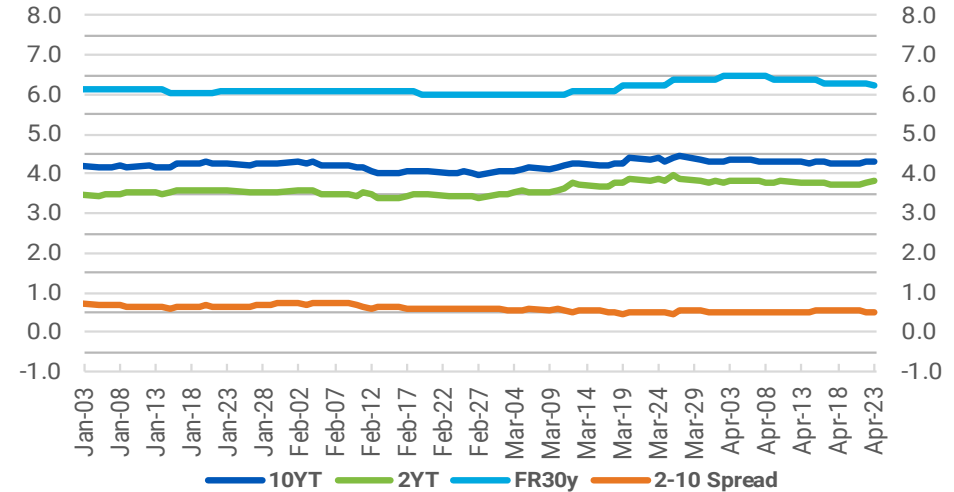
PMMS Rates	Current	1wk Ago	4wks Ago	6mths Ago	1yr Ago
30-Yr FRM	6.23	6.30	6.38	6.19	6.83
15-Yr FRM	5.58	5.65	5.75	5.44	6.03
MBA Index ¹	Current	1wk Ago	4wks Ago	6mths Ago	1yr Ago
Purchase	175.6	159.5	163.6	157.3	153.4
Refinance	1,023.1	966.8	1,145.0	1,214.7	673.6
ARM	517.8	503.2	538.2	732.0	375.4
MBA Weekly Survey Rate and Point (incl. orig fee) Averages ²					
FR30 conforming		FR30 jumbo		FR15 conforming	
6.35%	0.61 pts	6.43%	0.45 pts	5.75%	0.69 pts
Weekly Economic Data					
Data Series	Prior	Prior Revised	Current		
Jobless Claims - DOL	207 K	208 K	214 K		
Retail Sales - USCB	0.6%	0.7%	1.7%		
Pending Home Sales - NAR	1.8%	2.5%	1.5%		

Sources: Moody's Analytics / Freddie Mac / MBA / Marketwatch / DOL / USCB / NAR

¹seasonally adjusted; ²for 80% LTV

- **Treasury yields** moved higher this week with the 10yT increasing 1 bp to 4.30% and the 2yT rising 3 bps to 3.81%. Mortgage rates were lower as Freddie Mac reported the PMMS-30 decreased 7 bps to 6.23% and the PMMS-15 also fell 7 bps to 5.58%.
- **MBA mortgage application** volume increased 7.9% seasonally adjusted as the Purchase index was up 10.1% while the Refinance index rose 5.8%. The adjustable-rate share of application volume decreased to 8.0% from 8.4% last week.
- **Initial jobless claims** were 214 K seasonally adjusted during the week ending April 18th, an increase of 6 K when compared with last week's upwardly revised figure. The four-week moving average for continuing claims was flat at 1.81 M.

Treasury Market Yields



Sources: Moody's Analytics / Freddie Mac / US Federal Reserve Bank

- **Retail sales** increased 1.7% in March and 4.0% year-over-year with gains largely driven by higher energy prices. Excluding autos and gasoline, retail sales rose 0.6% for March and 4.2% year-over-year.
- **The NAR's Pending Home Sales index** rose 1.5% in March. On a year-over-year basis, the index was down by 1.1% as the South was the only region to show growth with a gain of 2.3%.

UPCOMING ECONOMIC RELEASES

- **Friday, April 24, 2026:**
Consumer Sentiment Survey (UM)
- **Tuesday, April 28, 2026:**
Purchase-Only House Price Index (FHFA)
- **Wednesday, April 29, 2026:**
Mortgage Application Survey (MBA), New Residential Construction (USCB)
- **Thursday, April 30, 2026:**
Jobless Claims (DOL), GDP (BEA), PCE Deflator (BEA)



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