

WEEKLY Economic Landscape

June 18, 2026

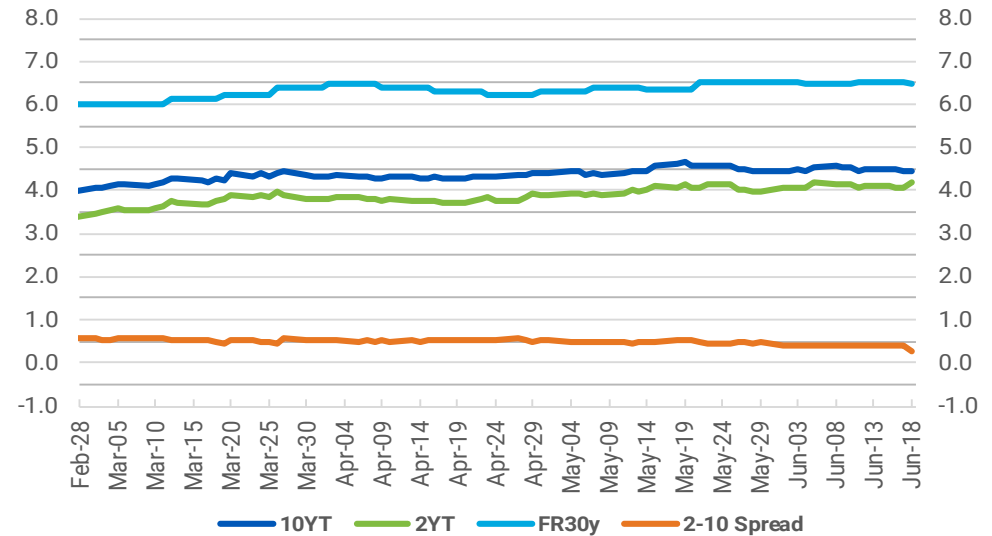
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PMMS Rates	Current	1wk Ago	4wks Ago	6mths Ago	1yr Ago
30-Yr FRM	6.47	6.52	6.51	6.21	6.84
15-Yr FRM	5.81	5.84	5.85	5.47	5.97
MBA Index ¹	Current	1wk Ago	4wks Ago	6mths Ago	1yr Ago
Purchase	170.8	176.9	170.4	176.5	165.8
Refinance	810.2	848.7	920.2	1,148.3	692.4
ARM	487.6	515.6	585.2	487.7	375.3
MBA Weekly Survey Rate and Point (incl. orig fee) Averages ²					
FR30 conforming		FR30 jumbo		FR15 conforming	
6.60%	0.63 pts	6.62%	0.57 pts	6.02%	0.65 pts
Weekly Economic Data					
Data Series	Prior	Prior Revised	Current		
Jobless Claims - DOL	229 K	230 K	226 K		
Retail Sales - USCB	0.5%	0.4%	0.9%		
Housing Market Index - NAHB	37	37	35		
Pending Home Sales - NAR	1.4%	0.3%	3.8%		
New Residential Construction - USCB	1.47 M	1.39 M	1.18 M		

Sources: Moody's Analytics / Freddie Mac / MBA / Marketwatch / DOL / USCB / NAHB / NAR
¹seasonally adjusted; ²for 80% LTV

- **Treasury yields** were mixed this week with the 10yT down 8 bps to 4.44% while the 2yT increased 4 bps to 4.17%. Mortgage rates were lower as Freddie Mac reported the PMMS-30 decreased 5 bps to 6.47% and the PMMS-15 fell 3 bps to 5.81%.
- **MBA mortgage application** volume decreased 3.8% seasonally adjusted as the Purchase index was down 3.4% while the Refinance index fell 4.5%. The adjustable-rate share of application volume fell to 8.5% from 8.6% last week.
- **Initial jobless claims** were 226 K seasonally adjusted during the week ending June 13th, down 4 K from last week's upwardly revised figure. Meanwhile, the four-week moving average for continuing claims rose to 1.79 M.

Treasury Market Yields



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

- **Retail sales** increased 0.9% in May and were up 6.9% year-over-year. Excluding auto sales and gas, retail sales rose 0.5% in May and were up 5.6% year-over-year.
- **The National Association of Home Builders' Housing Market Index** showed that homebuilder confidence fell 2 points to 35 in June, remaining well below the neutral index level of 50. On a monthly basis, only the Northeast regional index increased.
- **The NAR's Pending Home Sales index** rose 3.8% in May and was up 4.8% year-over-year. All four regions posted monthly gains with the Northeast experiencing the largest at 8.7%. On a year-over-year basis, the Midwest posted the strongest gain at 9.3%.
- **Residential construction** decreased in May, with housing starts falling 15.4% to a seasonally adjusted annual rate of 1.18 M and down 8.7% year-over-year. Single-family starts decreased 1.9% and multifamily starts fell 41.6% on a monthly basis.

UPCOMING ECONOMIC RELEASES

- **Wednesday, June 24, 2026:**
Mortgage Application Survey (MBA), New-Home Sales (USCB)
- **Thursday, June 25, 2026:**
Jobless Claims (DOL), GDP (BEA), PCE Deflator (BEA)



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