

Investment Portfolio Management:

- Fixed Income Portfolio Management
- Alternative Portfolio Management
- Credit Analysis & Reporting

Asset Liability Management & IRR:

- ALM Reporting
- ALM Related Reports
- What-if-Scenario Analysis

Valuations and Advisory Services:

- Transaction Advisory & Purchase Accounting Reports
- Mortgage Servicing Rights Valuations
- Current Expected Credit Loss (CECL)

Daily Market Watch

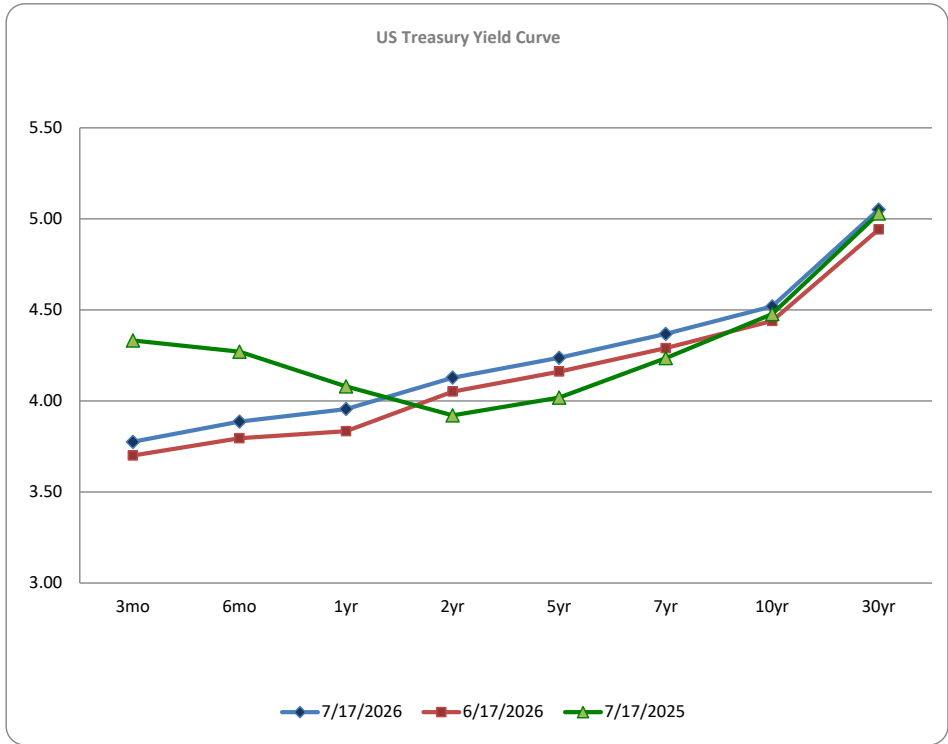
Friday, July 17, 2026

	Current	Yest	Dec-25	1 Yr Ago
Treasury				
3 Mo	3.78	3.78	3.62	4.33
6 Mo	3.89	3.92	3.59	4.27
1 Yr	3.96	4.01	3.46	4.08
2 Yr	4.13	4.21	3.45	3.92
3 Yr	4.17	4.26	3.50	3.89
5 Yr	4.24	4.34	3.68	4.02
7 Yr	4.37	4.47	3.89	4.24
10 Yr	4.52	4.61	4.12	4.48
30 Yr	5.05	5.12	4.81	5.03
Bullet Agencies				
2 Yr	4.18	4.21	3.49	3.95
3 Yr	4.23	4.26	3.52	3.91
5 Yr	4.32	4.36	3.70	4.03
10 Yr	4.64	4.66	4.28	4.61
15 Yr	5.20	5.21	4.97	5.25
Bank Qualified Muni A Curve				
2 Yr	2.75	2.67	2.78	2.66
3 Yr	2.86	2.76	2.71	2.71
5 Yr	3.06	2.95	2.74	2.82
10 Yr	3.57	3.48	3.15	3.54
15 Yr	4.01	3.95	3.76	4.20

	Current	Yest	Dec-25	1 Yr Ago
SOFR				
1 Mo	3.67	3.71	3.70	4.35
3 Mo	3.73	3.79	3.66	4.33
6 Mo	3.83	3.93	3.58	4.22
1 Yr	3.98	4.09	3.42	4.01
FHLB Borrowings (Boston)				
1 Mo	3.89	3.89	3.89	4.55
3 Mo	3.83	3.83	3.83	4.56
6 mo	3.76	3.76	3.76	4.46
1 Yr	3.65	3.65	3.65	4.23
2 Yr	3.65	3.65	3.65	4.09
3 Yr	3.70	3.70	3.70	4.07
5 Yr	3.89	3.89	3.89	4.20
10 Yr	4.54	4.54	4.54	4.91
Generic Current Coupon MBS				
FNMA 15 Year Pools				4.92
FNMA 30 Year Pools				5.52
Taxable Municipal A Curve				
2 Yr	4.14	4.40	3.75	4.32
3 Yr	4.52	4.55	3.86	4.33
5 Yr	4.70	4.74	4.13	4.54
10 Yr	5.06	5.07	4.65	5.08

Market Information	Current	Dec-25	1 Yr Ago
Fed Funds	3.63	3.64	4.33
SOFR	3.62	3.71	4.34
Prime Rate	6.75	6.75	7.50
DowJones	52,553	48,367	44,255
S&P	7,534	6,896	6,264
Nasdaq	25,882	23,419	20,730
Unemployment	4.20	4.40	4.40
MI Unemployment	5.10	5.00	5.00
Gold	3,992.7	4,327.6	3,330.1
15Y FHLMC Primary Mortgage Market Survey	5.93	5.50	5.86
30Y FHLMC Primary Mortgage Market Survey	6.55	6.18	6.72

Yesterday's Economic Releases	Survey	Actual	Prior
New York Fed Services Business Activity	--	8.7	-10.1
Philadelphia Fed Business Outlook	12.5	41.4	10.3
Retail Sales Advance MoM	0.2%	0.2%	0.9%
Retail Sales Ex Auto MoM	-0.1%	-0.2%	0.8%
Retail Sales Ex Auto and Gas	0.4%	0.4%	0.5%
Retail Sales Control Group	0.5%	0.5%	0.7%
Initial Jobless Claims	217k	208k	215k
Initial Claims 4-Wk Moving Avg	--	214.25k	218.75k
Continuing Claims	1818k	1805k	1814k
NAHB Housing Market Index	35	34	35
Business Inventories	0.3%	0.3%	0.5%
Pending Home Sales MoM	-0.5%	-5.4%	3.8%
Pending Home Sales NSA YoY	2.0%	2.3%	2.1%



Today's Economic Releases	Survey	Actual	Prior
Import Price Index MoM	-0.7%	--	1.9%
Import Price Index ex Petroleum MoM	0.4%	--	0.8%
Import Price Index YoY	6.5%	--	6.7%
Export Price Index MoM	-0.7%	--	1.3%
Export Price Index YoY	10.2%	--	11.2%
Housing Starts	1310k	--	1177k
Housing Starts MoM	11.2%	--	-15.4%
Building Permits	1403k	--	1410k
Building Permits MoM	0.1%	--	-0.9%
Industrial Production MoM	0.2%	--	0.1%
Manufacturing Production MoM	0.1%	--	0.0%
Capacity Utilization	76.2%	--	76.2%
U. of Mich. Sentiment	51.0	--	49.5
U. of Mich. Current Conditions	48.7	--	47.7
U. of Mich. Expectations	51.9	--	50.7
U. of Mich. 1 Yr Inflation	4.4%	--	4.6%
U. of Mich. 5-10 Yr Inflation	3.3%	--	3.3%

Next Fed Meeting: July 29th, 2026

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