



## Lowest Rates in a Year. Tomorrow's Fed Announcement Could Push Them in EITHER Direction

Rates have been flirting with long term lows over the past 2 weeks, but today made it official. Today's average top tier 30yr fixed rate perfectly matched that seen on September 16th, 2025. That's the lowest it's been since September 2024, and we're so close to those lows that it's just as fair to say rates are the lowest they've been in over 3 years.

Today's move didn't come in response to anything specific. In fact, most of the justification for it was seen in yesterday's trading session and simply didn't have an opportunity to impact the average lender until this morning. Incidentally, there are similar vibes this afternoon as bonds have once again improved too late in the day for most lenders to go to the trouble of adjusting mortgage rates.

That means that if bonds (upon which rates are based) manage to hold their current levels through tomorrow morning, rates could be a bit lower again tomorrow. Of course, after that, there's a fair amount of potential volatility associated with the Fed announcement at 2pm ET.

We already know the Fed will be cutting rates tomorrow and that rate cut has no bearing on what happens to mortgage rates going forward. Rather, it would be the tone of the Fed's press conference, or the nature of any changes in the Fed's bond buying policies (something that might be included in tomorrow's statement).

Bottom line: rates are already low today. The Fed rate cut won't make them go any lower. Other info from the Fed could make them go EITHER higher or lower, depending on what's said.



**Gregory Richardson**  
EVP - Capital Markets,  
Primis Mortgage Company  
**M:** (704) 651-8419