

MARKET SUMMARY

Complete Recap of Today's Market Activity

Holidays Came and Went Without any Bond Market Fanfare

Market Summary: Saturday, January 4, 2025 - 5:08PM

2 weeks ago today, we assumed the bond market would leave the office for the holidays and reassess during the first full week of 2025. For the most part, that's how things went down. 10yr yields could have ended the week anywhere between 4.5 and 4.6 depending on this morning's data. The higher levels got the nod due to slightly stronger ISM reading. The end. Bigger movement was always most likely to be on hold until and unless the early January data makes a strong, unified case for or against the economy. The early January data in question starts to roll in throughout the week, but as always, the biggest ticket is Friday's jobs report.



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MBS & Treasury Markets

UMBS 5.5	98.50	-0.11	10YR	4.599%	+0.036%	1/3/2025 5:00PM EST
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Treading Water at Weakest Levels

This is more of a "heads-up" alert as there haven't been any major changes in prices in the past few hours. Instead, Treasury yields have trickled gently to the highest levels of the day with the 10yr up 2.4bps at 4.587. MBS are been at their lowest levels of the day for about 30 minutes, and just far enough from AM rate sheet print times for some lenders to consider negative reprices.

The best way to use this alert is as a cue to lock if you were already planning on locking today. If you were not, again, there's nothing new and threatening happening right now--just a slow trickle of additional weakness.

MBS MORNING: Decent Data Keeping Bonds in Check

UPDATE: Losing Some Ground After ISM Data

Today's Mortgage Rates

30YR Fixed 7.10% +0.03%

15YR Fixed 6.49% +0.02% 1/3/2025

Mortgage Rates Slightly Higher Today, But Generally Flat Over Past 2 Weeks

The official holiday dates may be in the rearview, but as far as and underlying bond markets are concerned, this was the last day of the winter holiday season. The same logic would put the start of the holiday season at December 23rd--a day where the average top tier 30yr fixed rate was exactly the same as it was today.

Today's rates had a chance to end up slightly lower, but the bond market responded to a decent showing in this morning's only major economic report. The ISM Manufacturing Index (one of many monthly economic reports that can influence day-to-day rate momentum) didn't suggest any major surge in activity, but it did come in slightly stronger than the market expected.

The reaction was logically mild, sending the average 30yr rate up by 0.03%.

The stakes increase next week as market activity traditionally increases quickly on the first full week of the year. We'll also get several other economic reports including Friday's big jobs report--consistently in a class by itself when it comes to its power to influence interest rates.

Time	Event	Actual	Forecast	Prior
Friday, Jan 03				
10:00AM	Dec ISM Manufacturing PMI ★★	49.3	48.4	48.4
10:00AM	Dec ISM Manufacturing Employment	45.3	48	48.1
10:00AM	Dec ISM Manufacturing New Orders	52.5		50.4
10:00AM	Dec ISM Mfg Prices Paid ★	52.5	51.7	50.3
10:30AM	Dec/27 Nat gas-EIA, change bcf	-116Bcf	-127Bcf	-93Bcf
11:00AM	Fed Barkin Speech ☆			
1:00PM	Jan/03 Baker Hughes Total Rig Count	588		589
1:00PM	Jan/03 Baker Hughes Oil Rig Count	482		483
Monday, Jan 06				
9:15AM	Fed Cook Speech ☆			
9:45AM	Dec S&P Global Composite PMI ☆	55.4	56.6	54.9
9:45AM	Dec S&P Global Services PMI ★★	56.8	58.5	56.1
10:00AM	Nov Factory orders mm (%)	-0.4%	-0.3%	0.2%
10:00AM	Nov Factory ex-transp mm (%)	0.2%		0.1%
10:30AM	NY Fed Treasury Purchases 6 to 10 yrs (%)		\$25 million	
11:30AM	52-Week Bill Auction (b)	72		
11:30AM	26-Week Bill Auction (b)	84		
11:30AM	3-Month Bill Auction	4.205%		4.230%
11:30AM	6-Month Bill Auction	4.110%		4.135%
1:00PM	3-Year Note Auction	4.332%		4.117%
1:00PM	3-Yr Note Auction (b)	58		

Recent Housing News








- Home Prices Remain The Housing Market's Biggest Mixed Blessing
- Mortgage Application Activity Evaporates as Data Catches Up With Rates
- Pending Home Sales at Highest Level in Almost 2 Years

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Mortgage Rates' Holiday Break Ends With Next Week's Economic Data

Even as most of the world has spent the past two days thinking or saying "I can't believe it's 2025 already," mortgage rates won't get back from vacation until next week. They managed to make it through the entire holiday season without any major drama. That was in sharp contrast to the preceding month which saw a decent drop heading into early December and a sharp spike that accelerated aft...

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