

MARKET SUMMARY

Complete Recap of Today's Market Activity

Stabilizing After Early Weakness; Do Fed Minutes Matter?

Market Summary: Wednesday, February 19, 2025 - 3:36PM

Bonds extended yesterday's selling streak in the overnight session, but not in an alarming or serious way. Momentum reversed at 9am without any clear catalyst apart from the technical ceiling at 4.57% in 10yr yields. Yields have dropped a few bps since then to return to just-barely-stronger levels. The day's only notable calendar event is the release of FOMC Minutes at 2pm. Not to be confused with an actual Fed day, the minutes are simply a more detailed account of the Fed day 3 weeks ago. They can occasionally offer market-moving revelations, but it's hard to imagine what they could convey in the present environment that hasn't already been widely discussed by Powell and other speakers over the past 3 weeks.

Latest Video Analysis



Bonds Give Up Friday's Gains

MBS & Treasury Markets

UMBS 5.5	98.92	+0.16	10YR	4.532%	-0.020%	2/19/2025 5:00PM EST
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Stabilizing After Early Weakness; Do Fed Minutes Matter?

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ALERT: MBS at New Lows

MBS MORNING: Limited Volatility After Losing Some Ground Over The Weekend



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Today's Mortgage Rates

30YR Fixed 7.02% +0.00%

15YR Fixed 6.44% -0.02%

2/19/2025

Mortgage Rates Bounce Back Up

Mortgage lenders were unable to update their rates yesterday as the bond market was closed for the Presidents Day holiday. Three day weekends can occasionally result in extra volatility on the first day of the new week because--in many cases--the rest of the world's financial markets continue moving. This leaves the US bond market (which is responsible for dictating) with the need to cover 2 days worth of ground.

In today's case, that ground led toward higher rates both yesterday and today. The net effect was a return to the rates just a hair below those seen last Thursday, thus erasing most of Friday's gains. The silver lining is that Thursday's rates were already near the lowest in just under 2 months.

Economic Calendar

Last Week

This Week

Next Week

Time	Event	Actual	Forecast	Prior
Wednesday, Feb 19				
12:00AM	Roll Date - Ginnie Mae 30YR			
7:00AM	Feb/14 MBA 30-yr mortgage rate (%)	6.93%		6.95%
7:00AM	Feb/14 MBA Mortgage Applications	-6.6%		2.3%
7:00AM	Feb/14 Mortgage Market Index	214.9		230.0
7:00AM	Feb/14 MBA Refi Index	593.6		640.6
7:00AM	Feb/14 MBA Purchase Index	144.0		153.1
8:30AM	Jan Housing starts number mm (ml)	1.366M	1.4M	1.499M
8:30AM	Jan House starts mm: change (%)	-9.8%		15.8%
8:30AM	Jan Build permits: change mm (%)	0.1%		-0.7%
8:30AM	Jan Building Permits (ml)	1.483M	1.46M	1.482M
8:55AM	Feb/15 Redbook yy (%)	6.3%		5.3%
10:30AM	NY Fed Treasury Purchases 22.5 to 30 yrs (%)		\$50 million	
11:30AM	17-Week Bill Auction (%)	4.215%		4.230%
1:00PM	20-Year Bond Auction	4.83%		4.9%
1:00PM	20-Yr Bond Auction (bl)	16		
2:00PM	FOMC Minutes ★★			
4:30PM	Feb/14 API weekly crude stocks (ml)	3.34M	2.2M	9.043M
5:00PM	Fed Jefferson Speech ☆			
Thursday, Feb 20				
8:30AM	Feb Philly Fed Business Conditions	27.8		46.3

Time	Event	Actual	Forecast	Prior
8:30AM	Feb Philly Fed Business Index ☆	18.1	20	44.3
8:30AM	Feb/08 Continued Claims (ml)	1869K	1870K	1850K
8:30AM	Feb/15 Jobless Claims (k) ★	219K	215K	213K
8:30AM	Feb/15 Jobless claims 4-wk avg (k)	215.25K		216K
8:30AM	Feb Philly Fed CAPEX Index	14.00		39.00
8:30AM	Feb Philly Fed Employment	5.3		11.9
8:30AM	Feb Philly Fed New Orders	21.9		42.9
8:30AM	Feb Philly Fed Prices Paid	40.50		31.90
9:35AM	Fed Goolsbee Speech ☆			
10:00AM	Jan CB Leading Index MoM (%)	-0.3%	-0.1%	-0.1%
10:30AM	Feb/14 Nat gas-EIA, change bcf	-196Bcf	-188Bcf	-100Bcf
11:30AM	8-Week Bill Auction	4.235%		4.240%
11:30AM	4-Week Bill Auction	4.245%		4.250%
12:00PM	Feb/14 EIA Refinery Crude Runs Change	-0.015M		0.082M
12:00PM	Feb/14 EIA Heating Oil Stocks Change	-0.343M		0.159M
12:00PM	Feb/14 EIA Crude Oil Imports Change	-0.961M		-0.184M
12:00PM	Feb/14 EIA Gasoline Stocks Change	-0.151M	0.7M	-3.035M
12:00PM	Feb/14 Crude Oil Inventory (ml)	4.633M	3M	4.07M
12:00PM	Feb/14 EIA Gasoline Production Change	-0.156M		0.18M
12:00PM	Feb/14 EIA Distillate Stocks Change	-2.051M	-1.2M	0.135M
12:00PM	Feb/14 EIA Distillate Fuel Production Change	0.18M		-0.009M
12:00PM	Feb/14 EIA Cushing Crude Oil Stocks Change	1.472M		0.872M
12:00PM	Feb/20 15-Year Mortgage Rate	6.04%		6.09%
12:00PM	Feb/20 30-Year Mortgage Rate	6.85%		6.87%
12:05PM	Fed Musalem Speech ☆			
1:00PM	30-Year TIPS Auction	2.403%		2.055%
1:00PM	30-Yr Bond Auction (bl) ☆	9		
2:30PM	Fed Barr Speech ☆			
4:30PM	Feb/19 Central Bank Balance Sheet	\$6.78T		\$6.81T
5:00PM	Fed Kugler Speech ☆			








Recent Housing News

- Refi Demand at 3 Month High Thanks to Lower Rates
- Refinance Applications Tick Back Up as Rates Play Ball
- Pending Home Sales Pull Back From Best Levels Since April 2023

The Unlikely Story of Mortgage Rates Falling to 2 Month Lows Despite Higher Inflation

The final two days of the present week weren't on many bingo cards as of Wednesday afternoon. At the time, rates were jumping higher in response to inflation data. That same morning, the Consumer Price Index (CPI) showed consumer inflation accelerating much faster than expected last month. CPI is one of the most important economic reports as far as interest rates are concerned...

Mortgage Calculators

-  [Mortgage Payment w Amortization](#)
-  [Loan Comparison](#)
-  [Advanced Loan Comparison](#)
-  [Early Payoff](#)
-  [Should I Refinance?](#)
-  [Rent vs. Buy](#)
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