

# MARKET SUMMARY

Complete Recap of Today's Market Activity

## ISM Data Makes For a Strong Start

Market Summary: Monday, March 3, 2025 - 2:51PM

Bonds began the day in moderately weaker territory with most of the losses seen right at the start of the overnight session in Asia. With it being the start of a new month, the volatility is well within the range of normal expectations. Traders were already buying the dip in bonds in the first 2 hours of the domestic session, but gains kicked into higher gear after the ISM data at 10am ET. At face value, the headline of 50.3 vs 50.5 wasn't grounds for a rally. Digging deeper, we see that it was only prices propping up the headline while the rest of the components tanked (employment and "new orders" specifically). While it's true that bonds don't like higher prices, in this case, the economic implications from the other components outweigh the price pressures--especially with a weak employment reading several days before NFP.

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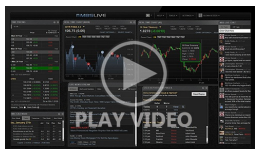
2700 King Ave  
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### Market Movement Recap

10:09 AM Bouncing back to positive territory after ISM data. MBS unchanged and 10yr down 2.1bps at 4.194

01:10 PM Stock losses spilling over to help bonds again. 10yr down 4.1bps at 4.174. MBS up 2 ticks (.06).

### Latest Video Analysis



Bonds End The Week and The Month at Best Levels

UMBS 5.5 100.09 +0.02 | 10YR 4.187% -0.029% 3/3/2025 2:50PM EST

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**UPDATE:** Erasing Overnight Weakness After ISM Data

**MBS MORNING:** No Major Reaction to PCE Data

### Today's Mortgage Rates

30YR Fixed 6.74% +0.00% | 15YR Fixed 6.23% +0.01% 3/3/2025

### Rates Are Getting Really Close to 4 Month Lows

After more than a week of consistent and meaningful improvement, finally showed us that they were at least capable of moving in the other direction yesterday. Thankfully, that demonstration was short-lived.

The average lender got back to the recently typical business of offering the lowest conventional 30yr fixed rates in several months. As of today, you'd have to go back to December 9th to see anything lower, but if rates improve just a tiny bit more, you'd have to keep feeding quarters into the time machine until reaching October 18th.

At that point, it would take quite bit more doing to extend the "best in x months" time frame, but no one's complaining. The average lender is easily back into the upper middle 6% range with many of the more aggressive lenders actually in the mid 6% range for top tier scenarios.

This is a surprising turn of events given the interest rate fears being parroted by many pundits as the market considered the potential impact of tariff implementation. To be fair, fiscal policies will take much more time to make their impacts known on the economy and . For now, the gains are courtesy of softer economic data, as-expected PCE inflation (announced just today), and investor concern over the economic impact from fiscal policy.

[thirtyyearmortgagerates]

Time	Event	Actual	Forecast	Prior
<b>Monday, Mar 03</b>				
9:45AM	Feb S&P Global Manuf. PMI ☆	52.7	51.6	51.2
10:00AM	Feb ISM Mfg Prices Paid ★	62.4	56.2	54.9
10:00AM	Feb ISM Manufacturing Employment	47.6		50.3
10:00AM	Feb ISM Manufacturing New Orders	48.6		55.1
10:00AM	Jan Construction spending (%)	-0.2%	0%	0.5%
10:00AM	Feb ISM Manufacturing PMI ★★	50.3	50.5	50.9
11:30AM	52-Week Bill Auction (b)	68		
11:30AM	26-Week Bill Auction (b)	76		
11:30AM	3-Month Bill Auction	4.210%		4.195%
11:30AM	6-Month Bill Auction	4.135%		4.180%
11:35AM	Fed Musalem Speech ☆			
<b>Tuesday, Mar 04</b>				
6:00AM	Feb LMI Logistics Managers Index Current			62.0
8:55AM	Mar/01 Redbook yy (%)			6.2%
10:00AM	Mar IBD economic optimism		53.1	52
10:30AM	NY Fed Treasury Purchases 6 to 10 yrs (%)		\$50 million	
11:30AM	52-Week Bill Auction (b)	70		
2:20PM	Fed Williams Speech ☆			
4:30PM	Feb/28 API weekly crude stocks (ml)			-0.640M

## Recent Housing News

- Why Didn't Refi Demand Spike This Week?
- New Home Sales Drop 10.5%. Should You Care?
- Home Price Growth is Probably The Last Thing to Worry About These Days

## Read My Latest Newsletter

## Mortgage Rates Closing in on 4 Month Lows

Rates have been almost perfectly consistent in moving lower since February 13th and broadly consistent since January 15th. There's one big reason for that and it's simpler than you might think. We'll set the stage with a quick look at Treasuries, which serve as a benchmark for other interest rates like mortgages. The chart uses "candlesticks" because they show an entire day's worth of move...

## Mortgage Calculators

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