

MARKET SUMMARY

Complete Recap of Today's Market Activity

Stocks Save Bonds From Modest Losses

Market Summary: Friday, March 14, 2025 - 1:06AM

You won't always be able to count on the market dynamics we've seen over the past few weeks, but during that time, they've been pretty reliable. Specifically, steep losses in stocks have been helping the bond market more often than not, and today was another example. Bonds started out in slightly weaker territory after the PPI data suggested higher PCE inflation. PCE doesn't come out for 2 weeks, and PPI's top line numbers were good, but markets care more about PCE, hence the paradoxical reaction. Stocks began swooning in earnest in the 11am hour, and bond yields followed suit. After topping out at 4.35%, 10yr yields fell to 4.25+ before leveling off.

Latest Video Analysis



Saved By Stocks Again



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MBS & Treasury Markets

| | | | | | | |
|----------|-------|-------|------|--------|---------|----------------------|
| UMBS 5.0 | 97.66 | -0.21 | 10YR | 4.313% | +0.043% | 3/14/2025 5:00PM EST |
|----------|-------|-------|------|--------|---------|----------------------|

Paradoxical Inflation Report Reaction, PPI Edition

Seemingly overnight (i.e. over the past 30 days when it comes to markets reacting to economic data), the CPI and PPI inflation numbers that normally impact bonds have been overlooked in favor of a handful of line items buried within each report. The line items in question are those that impact the PCE price index (released 2 weeks from now). In today's case, those specific line items pointed toward higher PCE inflation even though headline/core PPI inflation was lower than forecast.

To recap, PCE is a more important inflation number than CPI or PPI, but CPI/PPI come out 2 weeks earlier and several of their components flow directly into the PCE calculation. For the 2nd day in a row, those components were higher (bad for bonds), even though CPI/PPI came in lower.

UPDATE: Big Drop in Producer Prices. Mixed Reaction Due to PCE Implications

MBS MORNING: Why Aren't Bonds Happier About CPI?

Today's Mortgage Rates

| | | | | | | |
|------------|-------|--------|------------|-------|--------|-----------|
| 30YR Fixed | 6.81% | +0.03% | 15YR Fixed | 6.25% | +0.02% | 3/14/2025 |
|------------|-------|--------|------------|-------|--------|-----------|

Mortgage Rates Recover After Starting Slightly Higher

hit their highest levels in just over 2 weeks yesterday and they were on track to remain unchanged today. In fact, the average lender offered the exact same 30yr fixed rate when this morning's initial barrage of rate sheets came out.

Lenders typically publish their first rates of the day around 10am ET, and they prefer to avoid any do-overs. But because rates are based on bonds, when the underlying bond market moves enough, lenders can opt to update their offerings. In the mortgage industry, these instances are referred to as "reprices."

Reprices can happen in either direction. Today's were positive (i.e. lower rates). This was made possible by bond market improvement that came at the expense of stock market weakness. Stocks and bonds don't always have this type of push and pull relationship, but it has been more common in recent weeks as stocks swoon.

Despite the improvement, the general trend in rates has been sideways to slightly higher, but inside the lowest, narrowest range since October.

Economic Calendar

Last Week | This Week | Next Week

| Time | Event | Actual | Forecast | Prior |
|----------------|--|--------|----------|-------|
| Friday, Mar 14 | | | | |
| 10:00AM | Mar Consumer Sentiment (ip) ☆ | 57.9 | 63.1 | 64.7 |
| 10:00AM | Mar Sentiment: 5y Inflation (%) ☆ | 3.9% | | 3.5% |
| 10:00AM | Mar U Mich conditions ☆ | 63.5 | 65 | 65.7 |
| 10:00AM | Mar Sentiment: 1y Inflation (%) ☆ | 4.9% | | 4.3% |
| Monday, Mar 17 | | | | |
| 12:00AM | Roll Date - UMBS 15YR, Ginnie Mae 15YR | | | |
| 8:30AM | Feb Retail Sales (ex-autos) (%) | 0.3% | 0.4% | -0.4% |
| 8:30AM | Feb Retail Sales (%) ☆ | 0.2% | 0.6% | -0.9% |
| 8:30AM | Mar NY Fed Manufacturing ☆ | -20 | -0.75 | 5.7 |
| 8:30AM | Feb Retail Sales Control Group MoM ★ | 1% | 0.2% | -0.8% |
| 10:00AM | Jan Business Inventories (%) ☆ | 0.3% | 0.3% | -0.2% |
| 10:00AM | Mar NAHB housing market indx ☆ | 39 | 42 | 42 |
| 12:00PM | NOPA Crush Report (%) | | | |

Recent Housing News

- [Big Bounce in Refi Demand Thanks to Lower Rates](#)
- [Why Didn't Refi Demand Spike This Week?](#)
- [New Home Sales Drop 10.5%. Should You Care?](#)

Read My Latest Newsletter

The Secret Reason That Rates Bounced This Week

There's a lot for financial markets to digest at the moment. Over the past few weeks, the net effect of that digestion has been good for bonds/rates and bad for stocks. But the prevailing correlation broke down this week and few people in the U.S. truly understand why. That's forgivable, considering there has been a lot to react to in terms of economic data and fiscal updates. Monday's weaker&n...

Mortgage Calculators

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