

MARKET SUMMARY

Complete Recap of Today's Market Activity

Month End Buying Pushes Back on Mid-Day Weakness

Market Summary: Monday, March 31, 2025 - 6:35PM

Bonds began the day in stronger territory as investors reacted to weekend tariff news with a **risk-off** move. Stocks bounced shortly after the NYSE open and bond yields were pulled higher in concert. That prevailing correlation broke down around 3pm due to month/quarter end bond buying (3pm is the official close for bonds, even though trading continues until 5pm). There was no major reaction to econ data or Fed speakers today. The data becomes more relevant in the coming days.

Latest Video Analysis



Month End Buying Pushes Back on Mid-Day Weakness



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MBS & Treasury Markets

| | | | | | | |
|----------|-------|-------|------|--------|---------|----------------------|
| UMBS 5.5 | 99.91 | +0.10 | 10YR | 4.208% | -0.027% | 3/31/2025 5:00PM EST |
|----------|-------|-------|------|--------|---------|----------------------|

Negative Reprices Becoming More Likely

MBS continue losing ground at roughly the same pace noted in the previous alert. This alert is just an amplification of the negative reprice risk. Several lenders have already pulled the trigger. More will likely follow.

MBS are down only 1 tick (.03) on the day, but nearly 6 ticks (.19) from rate sheet print times.

10yr yields are now up 0.7bps on the day at 4.242.

ALERT: MBS Down an Eighth From Rate Sheet Time Frame

MBS MORNING: Stronger Start as Tariffs Continue Driving Flight to Safety

Today's Mortgage Rates

30YR Fixed 6.74% -0.02% | 15YR Fixed 6.13% -0.02% 3/31/2025

Mortgage Rates Inch Lower, But Remain Broadly Sideways

"Sideways" has been the dominant theme for for well over a month now. The average top tier 30yr fixed rate fell below 6.82% on February 25th, and moved down to 6.70% the following week. We haven't been outside of that range since then.

Today was just another day in that regard, or perhaps even a prime example considering it was smack dab in the middle of that range.

While it's not always apparent by the time mortgage lenders set rates for the day, the underlying bond market continues experiencing volatility behind the scenes. Recently, that volatility often aligns with the stock market as investors react to the economic implications of fiscal policies. This could cause more movement on Wednesday when tariff details are expected to come out.

In addition, this week's economic data is more than capable of moving the needle--especially Friday's jobs report.

As always, there's no way to know which direction rates will move in response to key events. If there were, investors would move in that direction before the event, thus taking the probability back to 50% for either outcome.

Economic Calendar

Last Week | This Week | Next Week

| Time | Event | Actual | Forecast | Prior |
|------------------------|------------------------------------|---------|----------|---------|
| Monday, Mar 31 | | | | |
| 9:45AM | Mar Chicago PMI ☆ | 47.6 | 45.2 | 45.5 |
| 12:00PM | 2025 Prospective Plantings - Corn | 95.326M | 94.35M | 90.036M |
| 12:00PM | 2025 Prospective Plantings - Soy | 83.495M | 83.82M | 86.51M |
| 12:00PM | 2025 Prospective Plantings - Wheat | 45.35M | 46.50M | 47.498M |
| Tuesday, Apr 01 | | | | |
| 9:45AM | Mar S&P Global Manuf. PMI ☆ | 50.2 | 49.8 | 52.7 |
| 10:00AM | Mar ISM Manufacturing Employment | 44.7 | | 47.6 |
| 10:00AM | Feb Construction spending (%) | 0.7% | 0.3% | -0.2% |
| 10:00AM | Feb JOLTS Job Quits (ml) ☆ | 3.195M | | 3.266M |
| 10:00AM | Mar ISM Mfg Prices Paid ★ | 69.4 | 65 | 62.4 |
| 10:00AM | Feb USA JOLTS Job Openings ★ | 7.568M | 7.63M | 7.74M |
| 10:00AM | Mar ISM Manufacturing PMI ★★ | 49 | 49.5 | 50.3 |
| 10:40AM | Apr IBD economic optimism | 49.1 | 50.1 | 49.8 |

Recent Housing News








- Pending Home Sales Crack Half-Hearted Smile Amid Longer Term Depression
- Purchase Applications Improve; Refinancing Ebbs
- New Home Sales Should Come With a Warning

Read My Latest Newsletter

Inflation Told Rates to Rise. Rates Didn't Listen

Heading into the week, market watchers knew (or thought they knew) that Friday's PCE inflation data had a chance to help or hurt interest rates more than any other economic report. When PCE came out higher than expected on Friday morning, market watchers knew (or thought they knew) what would happen next. But instead, the opposite happened. Events like this se...

Mortgage Calculators

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