

MARKET SUMMARY

Complete Recap of Today's Market Activity

Data Helped, But Wild Cards Remain on Deck

Market Summary: Tuesday, April 1, 2025 - 7:20PM

This morning's economic data wasn't immediately and obviously worthy of credit for the bond rally that followed, largely because the bond rally that followed was fairly small. Most of the day's gains were in place beforehand. The data (lower ISM/employment, job openings, and job quits) helped keep bonds near the stronger end of the day's range, and thus, the stronger end of the 5 week range. There's more data on Wednesday, but the biggest wild card may be the long-awaited tariff announcement in the afternoon.

Latest Video Analysis



Data Helped, But Wild Cards Remain on Deck



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| | | | | | | |
|----------|--------|-------|------|--------|---------|---------------------|
| UMBS 5.5 | 100.07 | +0.17 | 10YR | 4.163% | -0.044% | 4/1/2025 5:00PM EST |
|----------|--------|-------|------|--------|---------|---------------------|

Bonds Look Past Higher Manufacturing Prices

There have certainly been days where the "prices paid" component of the ISM Manufacturing data has been responsible for sending bond yields higher. Today is not one of them, even though prices surged to the 2nd consecutive multi-year high.

This likely would not be the case if it was the only data in play, but thankfully for bonds, the rest of the 10am data was friendly. Even in the same report, the employment metric fell several points and is close to longer-term lows.

In addition, job openings and job quits both moved lower (both good for bonds).

ALERT: Negative Reprices Becoming More Likely

ALERT: MBS Down an Eighth From Rate Sheet Time Frame

Today's Mortgage Rates

30YR Fixed 6.71% -0.03%

15YR Fixed 6.12% -0.01% 4/1/2025

Lowest Mortgage Rates in Nearly a Month

While continue operating in a range that is generally flat and narrow over the past 5 weeks, it's also true that today's rates are on the lower edge of that range. Because there's not much of a gap between the highs and the lows, it didn't take a major move to facilitate today's little victory, but it is notable that we've seen 3 victories in a row now.

In other words, rates have fallen by a modest amount on each of the past 3 business days. To reemphasize the narrowness of the range, we were at the highest levels 4 days ago.

30yr Fixed Mortgage Rate Index



source: MND.NEWS

Today's victory wasn't necessarily a given. It relied on the bond market's reaction to today's economic data. Bonds drive rates, and econ data can be a key motivation for bonds. Weaker data tends to help bonds improve, thus pushing rates lower.

Several of this morning's economic reports were slightly weaker than expected. In and of themselves, they may not have helped rates, but with the unified message of economic uncertainty, it was enough to usher rates toward the lower range boundary.

| Time | Event | Actual | Forecast | Prior |
|--------------------------|--|--------|----------|---------|
| 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 |
| Wednesday, Apr 02 | | | | |
| 7:00AM | Mar/28 MBA Refi Index | 710.4 | | 752.4 |
| 7:00AM | Mar/28 MBA Purchase Index | 158.2 | | 155.8 |
| 8:15AM | Mar ADP jobs (k) ☆ | 155K | 105K | 77K |
| 9:00AM | Mar Total Vehicle Sales (ml) | 17.77M | 15.9M | 16.0M |
| 10:00AM | Feb Factory orders mm (%) | 0.6% | 0.5% | 1.7% |
| 10:30AM | Mar/28 Crude Oil Inventory (ml) | 6.165M | -2M | -3.341M |
| 11:30AM | 17-Week Bill Auction | 4.200% | | 4.200% |
| 4:00PM | Reciprocal Tariff Plan Announcement (%) ★★ | | | |
| 4:30PM | Fed Kugler Speech ☆ | | | |

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

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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