

MARKET SUMMARY

Complete Recap of Today's Market Activity

Big, Early Rally, Then Flat All Day

Market Summary: Friday, April 4, 2025 - 12:31AM

On any given day in the bond market, Sometimes everything that's going to happen ends up happening in the morning, thus leaving the rest of the day to drift almost perfectly sideways. Thursday was one of those days. Overseas markets dogpiled on Wednesday afternoon's tariff reaction, sending stocks ripping lower and bond yields following. By the time US markets began active trading, most of the gains were in for bonds. MBS, specifically, barely budged from 11:40am through the close.

Latest Video Analysis



Big, Early Rally, Then Flat All Day



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MBS & Treasury Markets

UMBS 5.5	100.73	+0.35	10YR	3.952%	-0.077%	4/4/2025 4:31AM EST
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Global Markets in Flight to Safety After Tariff News

While plenty of uncertainty remains over the finer points of Wednesday afternoon's tariff announcement, markets have heard enough to brace for impact on global trade. That "bracing" is being traded in the form of a flight to safety (sell stocks, buy bonds) that began yesterday and continued overnight. 10yr yields were already close to 4.0% before this morning's weaker ISM Services data, and have been inching closer since then.

That said, the additional "inching" isn't really in response to ISM. Almost all of today's trading looks like an afterthought compared to yesterday's initial tariff reaction and the early overnight trading.

UPDATE: Additional Gains After Weaker ISM Data, But They're Not Sticking

UPDATE: Bonds Reverse and Move Into Stronger Territory As Trump Says Tariffs are "Half"

Today's Mortgage Rates

30YR Fixed 6.60% -0.03%

15YR Fixed 6.02% -0.03%

4/4/2025

Lowest Mortgage Rates in More Than 5 Months

Yesterday afternoon's tariff announcement sent financial markets on a ride that ultimately resulted in sharply lower stock prices and moderately lower bond yields. Stocks don't always correlate with bond yields, but that has been a common pattern since late February.

The correlation between bond yields and , on the other hand, is perpetual and nearly flawless. After all, "yield" is just another word for "rate." Additionally, mortgage rates are based on mortgage-backed securities (MBS) which are basically bonds.

All that to say: rates have been benefitting from the market chaos that's been hurting stocks, and stocks got hurt quite a bit over the past 24 hours. Considering the average 30yr fixed rate was already close to its lowest levels since mid October yesterday, it's no surprise to see an official breakout today.

[thirtyyearmortgagerates]

Tariffs and stock market volatility are not the only games in town for rates. Economic data is also very important and tomorrow's jobs report is typically the most important economic report of any given month. Depending on the results, it could help rates move even lower or bounce back up into the recent range.

Economic Calendar

Last Week

This Week

Next Week

Time	Event	Actual	Forecast	Prior
Friday, Apr 04				
8:30AM	Mar Average earnings mm (%) ★	0.3%	0.3%	0.3%
8:30AM	Mar Non Farm Payrolls (k) ★★	228K	135K	151K
8:30AM	Mar Participation Rate ☆	62.5%		62.4%
8:30AM	Mar Unemployment rate mm (%) ★★	4.2%	4.1%	4.1%
11:25AM	Fed Chair Powell Speech ★★			
12:00PM	Fed Barr Speech ☆			
12:45PM	Fed Waller Speech ☆			
Monday, Apr 07				
10:30AM	Fed Kugler Speech ☆			
3:00PM	Feb Consumer credit (bl)		\$15.2B	\$18.08B

Recent Housing News








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- 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...

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