

MARKET SUMMARY

Complete Recap of Today's Market Activity

Bonds Lose Almost All The Gains After Inflation Warnings in The Data

Market Summary: Thursday, April 24, 2025 - 7:40AM

Bonds started out sharply stronger today after Trump walked back previous comments on Fed Chair Powell. Headlines regarding lower tariffs for China also helped, but they helped stocks more. The good times began unravelling with the 9:45am S&P PMI data. Both manufacturing and services PMIs showed sharp increases in prices. This is one of the first clear examples of tariffs impacting inflation data. Markets were quite willing to trade the data this time (unlike with the recent CPI/PPI releases--probably because those showed lower inflation in a world that feared higher inflation) with bonds ultimately almost fully erasing the AM gains.

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Latest Video Analysis



Bonds Lose Almost All The Gains After Inflation Warnings in The Data

MBS & Treasury Markets

| | | | | | | |
|----------|-------|-------|------|--------|---------|-----------------------|
| UMBS 5.5 | 99.09 | +0.32 | 10YR | 4.326% | -0.063% | 4/24/2025 11:40AM EST |
|----------|-------|-------|------|--------|---------|-----------------------|

Additional Negative Reprice Risk

This is an amplification of the previous alert as bonds continue to slide. MBS are still up a quarter point but down roughly 3/8ths from highs. Even the later pricing lenders are seeing enough weakness to justify negative reprices.

ALERT: MBS Still up Big But Well Off Highs (Hit by PMI Price Data)

MBS MORNING: What's Up With Today's Big Bond Rally?!

Today's Mortgage Rates

30YR Fixed 6.92% -0.02%

15YR Fixed 6.30% +0.01%

4/24/2025

Mortgage Rates Pulled in Two Directions, But End Day Lower

are an extension of the financial market, so it's no surprise that they've been more volatile than normal over the past few weeks as markets react to fiscal headlines. The latest dust-up involved Trump's criticism of Fed Chair Powell which resulted in higher rates over the weekend.

Now today we've had several comments from Trump (starting yesterday evening) saying that he was never planning to fire Powell and just generally conveying a more measured tone. Financial markets responded favorably.

Had this been the only news of the day, rates would have dropped almost an eighth of a point. We can arrive at this conclusion due to trading levels in the bond market at the time. But other news pushed back in the other direction.

Specifically, a closely watched gauge of business activity showed the sharpest spike in prices in 13 months in the services sector and 29 months for the manufacturing sector. Higher inflation begets higher rates, all other things being equal.

Many mortgage lenders were forced to raise rates during the day, ultimately resulting in today's average being only modestly lower than yesterday's.

Economic Calendar

Last Week

This Week

Next Week

| Time | Event | Actual | Forecast | Prior |
|-------------------------|-----------------------------------|--------|----------|-------|
| Thursday, Apr 24 | | | | |
| 8:30AM | Apr/19 Jobless Claims (k) ★ | 222K | 222K | 215K |
| 8:30AM | Mar Core CapEx (%) ☆ | 0.1% | 0.2% | -0.3% |
| 8:30AM | Mar Durable goods (%) ☆ | 9.2% | 2% | 0.9% |
| 8:30AM | Apr/12 Continued Claims (ml) | 1841K | 1880K | 1885K |
| 10:00AM | Mar Existing home sales (ml) ☆ | 4.02M | 4.13M | 4.26M |
| 10:00AM | Mar Exist. home sales % chg (%) ☆ | -5.9% | -3% | 4.2% |
| 1:00PM | 7-Yr Note Auction (bl) ★ | 44 | | |
| 5:00PM | Fed Kashkari Speech ☆ | | | |
| Friday, Apr 25 | | | | |
| 10:00AM | Apr U Mich conditions ☆ | | 56.5 | 63.8 |
| 10:00AM | Apr Consumer Sentiment (ip) ☆ | | 50.8 | 57.0 |
| 10:00AM | Apr Sentiment: 5y Inflation (%) ☆ | | 4.4% | 4.1% |
| 10:00AM | Apr Sentiment: 1y Inflation (%) ☆ | | 6.7% | 5% |

Recent Housing News








- Don't Read Too Much Into Builder Confidence (Yet)
- Home Construction Remains Volatile Despite Steady Flow of Building Permits
- Mortgage Applications Pull Back From 5 Month Highs

Read My Latest Newsletter

Mortgage Rates Are Actually Much Lower This Week

Last week, there was a curious, but not uncommon juxtaposition of widespread headlines claiming "lower mortgage rates" and our own headlines suggesting one of the biggest weekly jumps in years. Neither were incorrect, but only one was timely. Survey-based, weekly data served as fuel for the "lower rate" headlines because it failed to capture most of the rate spike. The methodology, which ...

Mortgage Calculators

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