

MARKET SUMMARY

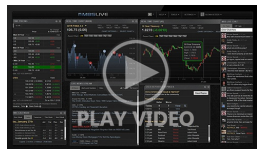
Complete Recap of Today's Market Activity

Selling Spree Continues, But Gently

Market Summary: Tuesday, May 6, 2025 - 4:22AM

Bonds were focused on this morning's ISM Services Index with some traders waiting to see more evidence of economic fallout from tariff-related uncertainty. Instead, the index moved slightly higher and was rather uneventful by the time all sub-components were considered. Not enough fuel there for bond bulls, so the bears kept the 3 day selling spree going, ultimately getting 10yr yields back over the 4.34 technical level that got so much play time in March.

Latest Video Analysis



Selling Spree Continues



Brad Vigil

Mortgage Broker, Assist Home Loans

www.assisthomeloans.com

P: (720) 835-1784

M: (602) 741-7660

brad@assisthomeloans.com

Denver CO

CO & CA NMLS #2064421



MBS & Treasury Markets

UMBS 5.5	99.11	+0.03	10YR	4.338%	-0.007%	5/6/2025 8:22AM EST
----------	-------	-------	------	--------	---------	---------------------

Another ISM Report That Wasn't Weak Enough to Help Bonds

The ISM Services PMI is this morning's key data, and arguably, the most relevant economic report of the week. Last week's ISM Manufacturing data wasn't strong, but it wasn't nearly as weak as traders were prepared to see. Today's services PMI is in the same vein--coming in higher than expected at the headline level and offering no relief on prices. The result is a modest extension of the selling pressure seen over the past few days. Yields are now back at the top of the March range. As the week continues, the Treasury auction cycle and Fed announcement are the remaining key events.

ALERT: Losing Ground After ISM Data

UPDATE: Slightly Weaker After Corporate Issuance Announcement

Today's Mortgage Rates

30YR Fixed	6.90%	+0.00%	15YR Fixed	6.22%	+0.03%	5/5/2025
------------	-------	--------	------------	-------	--------	----------

Mortgage Rates Roughly Unchanged to Start New Week

faced a slight headwind on Monday as economic data caused weakness in the bond market. This would typically result in higher mortgage rates, but in today's case, the damage was minimal.

One thing to keep in mind is that mortgage rates don't change in real time with the market. Lenders set rates once in the morning and only change them when the bond market experiences a certain threshold of volatility. A small handful of lenders met that threshold and ended up raising rates this afternoon, but the average lender remained right in line with Friday.

The implication is that if the bond market were to start tomorrow exactly where it's ending today, most lenders would be in a position to set tomorrow's rates slightly higher. This is purely hypothetical, however as there's no way to know which direction bonds will move overnight.

Economic Calendar

Last Week | This Week | Next Week

Time	Event	Actual	Forecast	Prior
Tuesday, May 06				
8:30AM	Mar Trade Gap (bl)	\$-140.5B	\$-137B	\$-122.7B
10:10AM	May IBD economic optimism	47.9	50.2	49.1
10:30AM	NY Fed Treasury Purchases 0 to 1 yrs (%)		\$75 million	
1:00PM	10-Year Note Auction ★			4.435%
1:00PM	10-yr Note Auction (bl) ★		42	
Wednesday, May 07				
7:00AM	May/02 MBA Purchase Index	-1.0		146.6
7:00AM	May/02 MBA Refi Index			649.0
10:30AM	May/02 Crude Oil Inventory (ml)		-2.5M	-2.696M
2:00PM	Fed Interest Rate Decision ★★		4.5%	4.5%
2:30PM	Fed Press Conference ★★			
3:00PM	Mar Consumer credit (bl)		\$9.5B	\$-0.81B

Recent Housing News

- Home Price Appreciation Remains, But Interesting Trend Emerges
- Mortgage Applications Contract Slightly, But Remain Above 2 Year Average
- Existing Home Sales at 5 Month Lows

Rates Move Up After Stronger Economic Data

Whether you refer to it as "strong," or "not as bad as feared," this week's economic reports were better than the market was prepared for. The result is moderately higher rates. Interest rates are driven by movement in the bond market, and the bond market is always interested in economic data. Occasionally, the economic data can be boring enough or other events can be important enough to cause ...

Mortgage Calculators

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