

MARKET SUMMARY

Complete Recap of Today's Market Activity

Surprisingly Big Sell Off Relative to The Inspiration

Market Summary: Friday, May 9, 2025 - 4:08AM

Bonds ended up selling off somewhat sharply today with the bulk of the blame apparently reserved for the UK/US trade deal. In fact, the pace of the selling wasn't something we would have predicted when the details emerged this morning. This raises questions about what other motivations could be in play. Certainly, the "precedent thesis" is relevant (i.e. what does today's deal imply about how other trade deals may look?). The simplest way to approach it would be to conclude that tariffs will go up enough to increase inflation, but not so much as to hinder growth--both bad for bonds and for the Fed's rate cut prospects.

Latest Video Analysis



Surprisingly Big Sell Off Relative to The Inspiration



Gray Buffington

President, HERO
MORTGAGE

heromortgage.com

P: (479) 531-3750

M: (479) 531-3750

609 SW 8th Street
Bentonville Arkansas 72712
RMLO 273613
NMLS 1946359



MBS & Treasury Markets

UMBS 5.5	99.05	-0.06	10YR	4.390%	+0.013%	5/9/2025 8:08AM EST
----------	-------	-------	------	--------	---------	---------------------

Negative Reprices Becoming Likely

MBS are now down 14 ticks (.44) and 10yr yields are up 10.3bps. Lenders are seeing at least a quarter point of weakness vs rate sheet print times. As such, negative reprices are becoming likely if you haven't seen them already. Some lenders will be back for a 2nd reprice.

ALERT: More New Lows

MBS MORNING: Slow Start, Two-Way Trading After Data

30YR Fixed	6.89%	-0.02%	15YR Fixed	6.21%	-0.01%	5/9/2025
------------	-------	--------	------------	-------	--------	----------

Mortgage Rates Move Higher After Trade Deal

moved back up to the higher levels seen earlier this week after the official announcement of a trade deal between the U.S. and the U.K.

Most lenders actually began the day fairly close to yesterday's latest levels, but were ultimately forced to raise rates in response to weakness in the bond market.

The rationale for this market reaction can be debated. Some market watchers conclude that a trade deal is simply "good for stocks and bad for bonds" because it's economically bullish. While that sentiment CAN account for some of the movement, it's not the whole story.

Bonds (which dictate rates) have specific concerns regarding inflation, foreign demand, and issuance needs. These are high level topics that are beyond the scope of a daily mortgage rate recap, but suffice it to say "rates have a lot on their minds" when it comes to how trade policy shakes out. Unfortunately, it's sort of a no win situation in the short term. The only exception would have been a full exemption from tariffs.

In the bigger picture, today's mortgage rate increase is unremarkable--sort of average--and it leaves the rate index well below the early April highs, despite being well above the range seen during the month of March.

Time	Event	Actual	Forecast	Prior
Friday, May 09				
6:15AM	Fed Williams Speech ☆			
6:45AM	Fed Barr Speech ☆			
8:30AM	Fed Kugler Speech ☆			
10:00AM	Fed Goolsbee Speech ☆			
11:30AM	Fed Williams Speech ☆			
11:30AM	Fed Waller Speech ☆			
7:45PM	Fed Hammack Speech ☆			
7:45PM	Fed Musalem Speech ☆			
7:45PM	Fed Cook Speech ☆			
Monday, May 12				
12:00AM	Roll Date - UMBS 30YR			
10:25AM	Fed Kugler Speech ☆			
10:30AM	NY Fed Treasury Purchases 4 to 6 yrs (%)		\$75 million	
12:00PM	WASDE Report (%)			
2:00PM	Apr Federal budget, \$ (bl)		\$255B	\$-161B

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

Read My Latest Newsletter

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