

# MARKET SUMMARY

Complete Recap of Today's Market Activity

## Jobs Report Not Bad Enough to Justify The Lead-Off

Market Summary: Friday, June 6, 2025 - 4:24PM

The bond market was likely taking a bit of a lead-off ahead of today's jobs report, inspired by a string of weaker economic data over the past week. Wednesday's ADP and ISM data had an especially notable impact, prompting us to note the asymmetric risk associated with NFP at the time. In other words, traders were gearing up for a number that was even lower than the 130k consensus. When the actual number came out at 139k, there was a rush to get back into a more neutral position. While it's true that last month's NFP was revised to 147k from 177k, this is not significant evidence of weakness in the bigger picture. 177k was a big beat at the time and 147k is still quite healthy given current immigration dynamics. Top it all off with a relatively steady 4.2% unemployment rate and this report simply wasn't bad enough to justify the lead-off.

### Latest Video Analysis



Bonds Dial Back Ahead of Big Jobs Report

### MBS & Treasury Markets

UMBS 5.5	98.58	-0.41	10YR	4.508%	+0.113%	6/6/2025 5:00PM EST
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## Steady Losses; New Lows

Nothing new or exciting has happened since the jobs report this morning, but bonds have been selling to progressively weaker levels, even if the pace is super slow. With each tick lower in MBS, negative reprice risk increases incrementally. Lenders who priced in line with the market this morning are just now seeing an eighth of a point of weakness and could thus technically consider negative reprices.

Other lenders tend to price a bit more conservatively on mornings like this and thus could need to see a bit more weakness before getting into reprice risk territory.

MBS are down a total of 11 ticks (.34) on the day and 10yr yields are up 9.1bps at 4.486. Both are the weakest levels of the day.



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**MBS MORNING:** Jobs Report Not Bad Enough to Justify The Lead-Off

**ALERT:** NFP Right in Line With Forecast; Some Selling

Today's Mortgage Rates

30YR Fixed	6.97%	+0.08%	15YR Fixed	6.22%	+0.08%	6/6/2025
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Mortgage Rates Jump Back Toward 7% After Jobs Report

have enjoyed a nice run since May 21st, with the MND Index (average top tier 30yr fixed scenarios) falling from a recent peak of 7.08% to this week's low of 6.87%. As recently as yesterday afternoon, rates were still much closer to those lows at 6.89%.

One day can make a big difference and today turned out to be that day. We knew there was a risk of volatility due to the release of the big jobs report this morning. Unfortunately for rates, the news was less dire than markets were prepared for.

Specifically, traders of the bonds that influence were moving into a defensive position after this week's previous economic reports foreshadowed some extra weakness in today's jobs report. In this case, the defensive position would equate to "buying more bonds" which, in turn, pushes rates lower.

In other words, they'd taken a lead-off toward lower rates based on the suspicion that the data might come out a bit worse than forecast. As it happened, however, the data was right in line with forecasts. With that, the proverbial runner was quick to return to base with the rate index heading back up to 6.97%.

This is a fairly middle-of-the-road rate over the past month and a half. The implication is that we're right back in the same holding pattern observed over the past few weeks as we wait for a more compelling shift in the economic data or other key events.

Economic Calendar

Last Week | This Week | Next Week

Time	Event	Actual	Forecast	Prior
Friday, Jun 06				
8:30AM	May Average earnings mm (%) ★	0.4%	0.3%	0.2%
8:30AM	May Non Farm Payrolls (k) ★★	139K	130K	177K
8:30AM	May Participation Rate ☆	62.4%		62.6%
8:30AM	May Unemployment rate mm (%) ★★	4.2%	4.2%	4.2%
10:00AM	Fed Bowman Speech ☆			
3:00PM	Apr Consumer credit (bl)	\$17.87B	\$10.85B	\$10.17B
Monday, Jun 09				
10:00AM	Apr Wholesale inventories mm (%) ☆		0%	0.4%
11:00AM	May Consumer Inflation Expectations ☆			3.6%








Recent Housing News

- Application Demand Ebbs For Both Purchases and Refis
- Pending Home Sales Slip, But the Broader Story Remains the Same
- Purchase and Refi Demand Diverge Again

## Calmer, Friendlier Week For Rates Amid Mixed Signals For Housing

In addition to being shorter than normal due to the Memorial Day holiday, there wasn't much meat on this week's event calendar - at least not as far as the rate market was concerned. Earnings releases caused some volatility in the stock market, but rates drifted sideways to slightly lower after a larger drop on Tuesday. Interestingly enough, Tuesday's drop was more to do with bond market improve...

### Mortgage Calculators

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