

# MARKET SUMMARY

Complete Recap of Today's Market Activity

## Not Reading Too Much Into Friday's Weakness

Market Summary: Monday, June 16, 2025 - 9:51AM

At first glance, with only one report on the calendar, it's only logical to give Consumer Sentiment credit for sparking today's bond market selling spree. Closer inspection adds nuance. First off, selling began in earnest at 8:20am--the unofficial opening bell for bond market trading and a time of day where inclined sellers/buyers are often lined up and waiting to trade accordingly. Then there's the fact that the post-data selling didn't begin until 6 minutes after the data--an odd eventuality given the tendency for reactions to be perfectly immediate. Last but not least, we can entertain several reasons that traders might be interested in moving to the sidelines ahead of next week's potential geopolitical developments and Fed announcement.

### Market Movement Recap

09:48 AM    Choppy and slightly weaker overnight, but sideways and holding ground since then. MBS down 2 ticks (.06) and 10yr up 2.4 bps at 4.426

### Latest Video Analysis



Not Reading Too Much Into Friday's Weakness

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UMBS 5.5	98.94	-0.10	10YR	4.452%	+0.050%	6/16/2025 5:00PM EST
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## Weakest Levels; Ongoing Reprice Risk

Bonds have been selling fairly steadily throughout the session in an intentional move to the sidelines ahead of higher-than-normal potential volatility over the weekend. This isn't just about econ data. The selling started at 8:20am (the CME pit open) and hasn't correlated with news headlines or other events in a timely way.

10yr yields are now up 8bps on the day at 4.443 and MBS are down nearly 3/8ths of a point. Many lenders are seeing well over an eighth of a point of weakness since morning rate sheets. As such, negative reprices are an ongoing possibility.

-  **ALERT:** Additional Weakness After Sentiment Data
-  **MBS MORNING:** Opening Weaker Despite Israel/Iran Headlines

## Today's Mortgage Rates

30YR Fixed	6.91%	+0.02%	15YR Fixed	6.17%	+0.01%	6/16/2025
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## Mortgage Rates Bounce But Remain Lower on The Week

The top tier 30yr fixed mortgage rate index rose 0.04% on Friday, which would be a medium-sized defeat in and of itself. In the broader context, however, it was an acceptable adjustment on what has otherwise been a solid week. Specifically, today's rates are still 0.08% lower than last Friday's.

There were no standout individual sources of inspiration today. Keen observers may note that today's Consumer Sentiment data seemed to coincide with mid-day upward pressure in rates, but that was a bit deceptive. The upward pressure began in earnest at 8:20am ET, which is essentially the opening bell for the bond market.

It's true that the weakness accelerated after the Consumer Sentiment data, but not until 6 minutes afterward, and that's an uncommon delay when it comes to rates responding to economic data.

All that to say: it looks like the rate market was somewhat determined to lose some ground today. This can happen on weeks like this one where there has been a solid improvement through Thursday and where the following week brings additional sources of potential volatility.

Time	Event	Actual	Forecast	Prior
Monday, Jun 16				
8:30AM	Jun NY Fed Manufacturing ☆	-16.00	-5.5	-9.20
12:00PM	NOPA Crush Report (%)			
1:00PM	20-Yr Bond Auction (bl)	13		
Tuesday, Jun 17				
12:00AM	Roll Date - UMBS 15YR, Ginnie Mae 15YR			
8:30AM	May Export prices mm (%)		-0.1%	0.1%
8:30AM	May Retail Sales Control Group MoM ★		0.3%	-0.2%
8:30AM	May Import prices mm (%)		-0.2%	0.1%
8:30AM	May Retail Sales (%) ☆		-0.7%	0.1%
8:30AM	May Retail Sales (ex-autos) (%)		0.1%	0.1%
9:15AM	May Industrial Production (%) ☆		0.1%	0%
10:00AM	Apr Business Inventories (%) ☆		0%	0.1%
10:00AM	Jun NAHB housing market indx ☆		36	34
1:00PM	5-Yr Note Auction (bl) ★	23		
8:00PM	International Monetary Market (IMM) Date (%)			

Recent Housing News

- Purchase Demand Near 2 Year Highs; Refis Bounce Back
- Application Demand Ebbs For Both Purchases and Refis
- Pending Home Sales Slip, But the Broader Story Remains the Same

Read My Latest Newsletter

Good News on Inflation, But Don't Expect a Fed Rate Cut

The juxtaposition of last week's jobs report and this week's Consumer Price Index (CPI) created a fair amount of volatility, but for fans of low mortgage rates, it's too soon to care. Whether we're talking about interest rates in general or the Federal Reserve, both are sensitive to any major changes in the economy and inflation. Among economic data, last week's jobs report is the most capable ...

# Mortgage Calculators

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