

MARKET SUMMARY

Complete Recap of Today's Market Activity

Steady Gains in the PM Hours

Market Summary: Tuesday, July 1, 2025 - 1:12AM

It's common to see the effects of month/quarter-end trading most prominently in the PM hours and today's quarter-end session was no exception. A glut of bond buying just after 12:30pm got the part started and yields bottomed out just before the 4pm NYSE close. While 4pm is a time that's associated with stocks, it has come to be the larger of the two closing bells for the bond market on month/quarter-end days for a variety of reasons (de-emphasis of CME pit over the years, increased prevalence of ETF trading, large portfolio rebalancing that involves both stock/bond ETFs, thus arguing for one unified closing mark time). From here, econ data should take the wheel although it's always possible to see some new-month [positions](#) have an impact on the first day of a new month.



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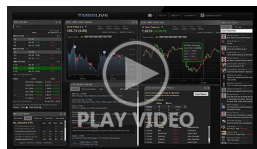
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Winning streak Continues

MBS & Treasury Markets

UMBS 5.5	100.06	0.00	10YR	4.207%	-0.018%	7/1/2025 1:11AM EST
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Slow, Sideways Start, But Month-End Volatility Always a Possibility

Month/quarter end trading is a somewhat esoteric and potentially frustrating concept for the typical market watcher because it seemingly violates the notion that market move for logical underlying reasons. To be fair, month-end volatility also has logical underlying reasons, but the logic requires a fairly deep dive (which is why we have on the topic). Today's only econ data is/was Chicago PMI which has already come and gone with no fanfare. Trading levels are best described as sideways from Friday and the intraday range, far narrower. If month-end volatility picks up, it would tend to be in the PM hours--especially in the 2pm-4pm ET time frame.

ALERT: MBS Down Just Over an Eighth From Highs

MBS MORNING: Minimal Impact From PCE Data

Today's Mortgage Rates

30YR Fixed	6.67%	+0.00%	15YR Fixed	5.91%	+0.00%	7/1/2025
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Mortgage Rates Take Another Step Toward April Lows

April 3rd and 4th saw the average top tier 30yr fixed well into the "mid 6's." Many lenders were able to quote 6.5% at the time. Just a few days ago, we noted there was still a ways to go before breaking below those early April levels, but the past few days have taken us within striking distance.

The average lender is now only 0.07% higher than they were on April 4th and that's a gap that can be traversed in as little as one day under the right circumstances. If it is destined to be traversed in the near future, it would likely be due to exceptional weakness in the forthcoming economic data--especially Thursday's big jobs report.

Conversely, if this week's economic data surprises to the upside, it would likely coincide with rates bouncing here and headline back into the recent range. And lastly, if this week's data doesn't cast a decisive vote in either direction, next week's inflation reports could easily break the tie.

The most interesting aspect of today's movement was the movement itself. It didn't happen due to any interesting data or news headlines. Both stocks and bonds (which dictate rates) improved as traders moved portfolios into position for the end of the month/quarter. This can cause market movement independent of economic data/news.

Time	Event	Actual	Forecast	Prior
Tuesday, Jul 01				
9:30AM	Fed Chair Powell Speech ☆			
9:45AM	Jun S&P Global Manuf. PMI ☆	52.9	52	52
10:00AM	Jun ISM Manufacturing Employment	45.0	47	46.8
10:00AM	May Construction spending (%)	-0.3%	-0.2%	-0.4%
10:00AM	May JOLTs Job Quits (ml) ☆	3.293M		3.194M
10:00AM	May USA JOLTS Job Openings (ml) ★	7.769M	7.3M	7.391M
10:00AM	Jun ISM Mfg Prices Paid ★	69.7	69	69.4
10:00AM	Jun ISM Manufacturing PMI ★★	49.0	48.8	48.5
10:10AM	Jul IBD economic optimism	48.6	50.1	49.2
7:00PM	Jun Total Vehicle Sales (ml)	15.3M	15.5M	15.65M
Wednesday, Jul 02				
7:00AM	Jun/27 MBA Purchase Index			165.2
7:00AM	Jun/27 MBA Refi Index			713.4
7:30AM	Jun Challenger layoffs (k)			93.816K
8:15AM	Jun ADP jobs (k) ☆		95K	37K
10:30AM	Jun/27 Crude Oil Inventory (ml)		-2.26M	-5.836M

Recent Housing News

- Pending Home Sales Data Scores Some Points, But Not Enough to Change The Game
- New Home Sales Drop to Lower End of Range After Hitting The Highs Last Month
- Mortgage Applications Buoyed by FHA Refis

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Rates Closing in on 8 Month Lows

After going to great lengths to explain why the Fed Funds Rate isn't the same as mortgage rates, we'll now have to discuss how the Fed nonetheless found a way to push rates lower this week. We already know the Fed held rates steady last week, and we've discussed the fact that mortgage rates wouldn't necessarily have fallen even if the Fed had cut the Fed Funds Rate. But mortgage rates definitel...

Mortgage Calculators

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-  Early Payoff
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-  Rent vs. Buy
-  Blended Rate