

MARKET SUMMARY

Complete Recap of Today's Market Activity

Bonds Sticking to Predictable Script So Far This Week

Market Summary: Wednesday, July 9, 2025 - 1:51PM

Anyone who's spent much time around MBS Live knows about our favorite mantra regarding predictions. Specifically, they are for suckers--at least in the context of predicting future interest rate movement. Occasionally, though, there are conditions that result in somewhat reliable patterns or "paths of least resistance." Any time the bond market has been rallying with regularity--especially when we see several successive days at the lowest yields in many weeks--and then encounters a big data flash point that prompts a sell-off (like last week's jobs report), the path of least resistance is to undergo a bit of a correction. Subsequently, that correction tends to show signs of leveling-off, as we noted yesterday afternoon. From there, the path of least resistance is a broadly sideways range trade as we wait for more meaningful data/events to make a case for a breakout. Today's supply of such events is still light even though it includes Fed Minutes and a 10yr Treasury auction (we don't see either being up to the task of stoking any sort of large or sustainable momentum).

Market Movement Recap

- 09:38 AM Consistent buying starting right at the 8:20am CME open. 10yr now down 3 bps at 4.38 and MBS up 2 ticks (.06)
- 12:25 PM MBS at best levels, up 5 ticks (.16) and 10yr down almost 4bps at 4.371
- 01:10 PM Very decent 10yr auction and some more improvement. 10yr yield down 5bps at 4.357 and MBS up 6 ticks (.19).

Latest Video Analysis



Correction Starting to Level Off



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UMBS 5.5	99.70	+0.25	10YR	4.336%	-0.070%	7/9/2025 5:51PM EST
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MBS MORNING: Heads: They Win. Tails: You Lose

MBS MORNING: Slow Start; Light Calendar This Week

Today's Mortgage Rates

30YR Fixed	6.77%	-0.04%	15YR Fixed	5.98%	-0.04%	7/9/2025
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Mortgage Rates Still Lower Than May/June Despite Drifting Higher

Bad news first: have been moving steadily higher in July with the average top tier 30yr fixed scenario rising from 6.67% to 6.81% in just 4 business days. This isn't an incredibly abrupt move, but it's slightly brisk compared to the average day of rate movement.

The good news is twofold. First off, we often tend to see slightly brisk movement in the opposite direction after experiencing a consistent trend in the other direction. The month of June was arguably such a trend, and it took rates to their lowest levels in several months.

Secondly, and more simply, apart from the last few days of June, today's rates are still the lowest since late April.

[thirtyyearmortgagerates]

Time	Event	Actual	Forecast	Prior
Wednesday, Jul 09				
7:00AM	Jul/04 MBA Refi Index	829.3		759.7
7:00AM	Jul/04 MBA Purchase Index	180.9		165.3
10:00AM	May Wholesale inventories mm (%) ☆	-0.3%	-0.3%	0.1%
10:30AM	Jul/04 Crude Oil Inventory (ml)	7.07M	-2M	3.845M
10:30AM	NY Fed Treasury Purchases Bill 0 to 1 yrs (%)		\$75 million	
1:00PM	10-yr Note Auction (bl) ★	39		
2:00PM	FOMC Minutes ★★			
Thursday, Jul 10				
8:30AM	Jul/05 Jobless Claims (k) ★		235K	233K
8:30AM	Jun/28 Continued Claims (ml)		1980K	1964K
10:00AM	Fed Musalem Speech ☆			
1:00PM	30-Yr Bond Auction (bl) ☆	22		
1:00PM	30-Year Bond Auction ☆			4.844%
1:15PM	Fed Waller Speech ☆			
2:30PM	Fed Daly Speech ☆			

Recent Housing News

- Big Jump in Mortgage Demand, But Rates Are Already Rising Again
- Refis Pick Up Steam as Rate Relief Returns
- Pending Home Sales Data Scores Some Points, But Not Enough to Change The Game

Read My Latest Newsletter

Rates Take a Breather After Surprisingly Strong Jobs Report

After a few good weeks for interest rates, things hit a bit of a speed bump this week thanks to a stronger-than-expected jobs report. The week started quietly. There was no important economic news on Monday, but behind the scenes, there was still plenty going on. Big financial firms often need to “rebalance” their investments at the end of a month or quarter—especially if stoc...

Mortgage Calculators

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