

Calmly Closing at Best Levels Since April

Market Summary: Tuesday, August 5, 2025 - 5:17AM

As far as post-NFP Mondays go, this was a calm one. Bonds never strayed too far from 'unchanged' and managed to close at just slightly stronger levels. For MBS, this marked the best closing levels since early April, and we're very close to the best levels since October (a fact reflected in lender rate sheets being the lowest since October). Treasury yields aren't doing quite as well versus April's lows (a fact that reflects the lingering impacts of tariffs and fiscal policy on Treasury-specific demand). Actionable econ data was absent, but will return on Tuesday morning with almost all the focus being on ISM Services.

Latest Video Analysis



Calmly Closing at Best Levels Since April



Matthew M. Loan
Senior Loan Officer,
Mortgage Company, LLC.

mbslive.net
P: (704) 867-5309
M: (980) 867-5309
1050 W. Main St.
Charlotte NC 28031
NMLS: #987654321



MBS & Treasury Markets

UMBS 5.5	100.12	-0.11	10YR	4.216%	+0.023%	8/5/2025 9:17AM EST
----------	--------	-------	------	--------	---------	---------------------

Holding Friday's Gains

The new week is less interesting than the previous week in terms of scheduled events with the only top tier data being Tuesday's ISM Non Manufacturing PMI. In addition, the Treasury auction cycle may be a bit more interesting than normal in light of the recent rally and last week's quarterly refunding details (not because the details were surprising, but because they eliminated uncertainty). After a big post-NFP rally, the following Monday is always a bit of a barometer as to the market's level of comfort in the newfound range. In that sense, we're learning one--possibly two things this morning. On a positive note, the ground holding in bonds tells us there are no major regrets. On a cautious note, the absence of additional gains means we need to keep an eye on the 4.20 technical level (July 1st lows) for potential resistance.

- ALERT: Down an Eighth From AM Highs
- MBS MORNING: Big Old Rally After HUGE Downward NFP Revisions

Today's Mortgage Rates

30YR Fixed	6.58%	+0.01%	15YR Fixed	5.93%	+0.02%	8/5/2025
------------	-------	--------	------------	-------	--------	----------

Lowest Mortgage Rates Since Early October

are driven by movement in the bond market and bonds take cues from economic data, among other things. The monthly jobs report is routinely the most closely watched economic report as far as bonds are concerned and Friday's caused a significant amount of bond buying (which, in turn, pushes rates down).

Friday's reaction was so big that the average mortgage lender didn't fully adjust their rate offerings to match the market movement. This is typical of very large swings in bonds. It also meant that we merely needed today's bond market levels to hold steady in order for rates to continue lower and that's exactly what happened.

In fact, bonds ultimately improved just a hair, but even before that, mortgage lenders were out with their lowest rates since early October.

[thirtyyearmortgagerates]

Economic Calendar

Last Week | This Week | Next Week

Time	Event	Actual	Forecast	Prior
Tuesday, Aug 05				
8:30AM	Jun Trade Gap (bl)	\$-60.2B	\$-61.6B	\$-71.5B
9:45AM	Jul S&P Global Services PMI ☆	55.7	55.2	52.9
9:45AM	Jul S&P Global Composite PMI ☆	55.1	54.6	52.9
10:00AM	Jul ISM N-Mfg PMI ★★	50.1	51.5	50.8
10:00AM	Jul ISM Services Employment ☆	46.4		47.2
10:00AM	Jul ISM Services New Orders ☆	50.3		51.3
10:00AM	Jul ISM Services Prices ☆	69.9		67.5
10:00AM	Jul ISM Biz Activity ☆	52.6		54.2
10:10AM	Aug IBD economic optimism	50.9	49.2	48.6
1:00PM	3-Yr Note Auction (bl)	58		
Wednesday, Aug 06				
7:00AM	Aug/01 MBA Purchase Index			155.6
7:00AM	Aug/01 MBA Refi Index			739.3
10:30AM	Aug/01 Crude Oil Inventory (ml)			7.698M
1:00PM	10-yr Note Auction (bl) ★		42	
2:00PM	Fed Cook Speech ☆			

Recent Housing News

- [Mortgage Applications Fall as Rates Held Near Highs](#)
- [Pending Home Sales Slip Again, Underscoring Market Stagnation](#)
- [Home Prices Still Rising Year-Over-Year, But Momentum Is Fading](#)

Read My Latest Newsletter

The Jobs Report Was a Mess—Mortgage Rates Loved It

Last week, we said all bets were off until we saw Friday’s jobs report—and that no other piece of economic data moves mortgage rates more reliably. This week proved why that warning is always worth repeating. It’s not that the rest of the week was boring. In fact, the calendar from Monday through Thursday was packed with potentially interesting updates. Highlights included the...

Mortgage Calculators

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