

MARKET SUMMARY

Complete Recap of Today's Market Activity

What to Expect From The Fed Today

Market Summary: Wednesday, September 17, 2025 - 4:24PM

The Fed rate announcement is at 2pm ET. A single 25bp rate cut is fully priced in to the bond market and that cut will not be responsible for any volatility you see at 2pm. A 50bp cut is something that some people have mentioned, but not something that is worth realistically considering. 2pm volatility will primarily be a factor of the dot plot (Fed member rate expectations released in the Summary of Economic Projections). In the dots, 2025's year-end level is the most important. Since today's cut takes the FFR (Fed Funds Rate) to 4.125, the question is whether the median 2025 dot will be 3.875 or 3.625 (2 more cuts vs the 3 cuts that the market is currently pricing in with a 75% probability). It will almost certainly be one or the other. At 2:30pm, Fed Chair Powell's press conference always has the potential to add to or push back against the prevailing 2-2:30pm momentum, but typically, if the dots produce a big reaction, they matter more than Powell.

Market Movement Recap

- 09:48 AM Modestly stronger overnight and little-changed so far this morning. MBS up 1 tick (.03) and 10yr down half a bp at 4.027
- 11:34 AM Just barely weaker now. MBS down 1 tick (.03) and 10yr up less than half a bp at 4.035
- 02:06 PM Stronger after the dot plot. MBS up just over an eighth and 10yr down 3.3bps at 3.998
- 02:40 PM MBS now down 2 ticks (.06) on the day. 10yr yields are up 2.3bps at 4.053
- 02:56 PM MBS now down a quarter point on the day and 10yr up 5bps at 4.08

Latest Video Analysis



Big Shift Toward 5.0 MBS Continues



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MBS & Treasury Markets

UMBS 5.0	99.98	+0.02	10YR	4.026%	-0.005%	9/16/2025 8:24PM EST
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Negative Reprice Risk Increasing

Rally reversal continues. MBS now down a quarter point on the day and 10yr up 5bps at 4.08.

General reason: Powell's push-back on dots as predictive of 3 cuts in 2025.

Negative reprices are becoming more likely.

ALERT: Gains Vanish As Press Conference Begins

UPDATE: First Reaction to Fed Announcement is Stronger

Today's Mortgage Rates

30YR Fixed	6.22%	+0.09%	15YR Fixed	5.75%	+0.04%	9/17/2025
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Mortgage Rates HIGHER (Not Lower) After Fed Rate Cut

Several things happen on Fed Day--especially on the 4 out of 8 examples with updated rate forecasts from Fed members. The official announcement of a rate cut is typically the least important aspect. In fact, it is usually entirely unimportant in terms of its impact on .

Instead, the bonds that determine mortgage rates are much more likely to react to the Fed's dot plot (the chart showing each Fed member's rate forecast over the next few years) and the press conference with the Fed Chair.

The dots are released at 2pm at the same time as the rate cut announcement. The press conference follows at 2:30pm and usually lasts 50 minutes. This staggered timing makes for plenty of back and forth volatility on occasion and today was a prime example.

The dots helped bonds because they signaled better odds for two additional cuts in 2025 as opposed to only one. The market was mostly expecting that, but it wasn't fully priced-in to prevailing rates. Things changed during Powell's press conference and bonds ended up more than reversing the initial move.

Powell framed today's cut as a "risk management" cut and emphasized that the forecasts in the dot plot do not represent a plan for future cuts. Rather, the Fed will continue to take things on a meeting by meeting basis and make decisions based on the new data that becomes available over that time.

As the underlying bond market responded, most mortgage lenders issued mid-day changes to the rates announced this morning. The net effect is that mortgage rates are most certainly HIGHER this afternoon compared to yesterday's latest levels, not to mention this morning's.

Time	Event	Actual	Forecast	Prior
Wednesday, Sep 17				
12:00AM	Roll Date - UMBS 15YR, Ginnie Mae 15YR			
7:00AM	Sep/12 MBA Purchase Index	174.0		169.1
7:00AM	Sep/12 MBA Refi Index	1596.7		1012.4
7:00AM	Sep/12 Mortgage Market Index	386.1		297.7
8:30AM	Aug Housing starts number mm (ml)	1.307M	1.37M	1.428M
8:30AM	Aug Building Permits (ml)	1.312M	1.37M	1.362M
10:30AM	Sep/12 Crude Oil Inventory (ml)	-9.285M	-1.5M	3.939M
2:00PM	Fed Interest Rate Decision ★★	4.25%	4.25%	4.5%
2:00PM	FOMC Economic Projections ★★			
2:00PM	Interest Rate Projection - 1st Yr	3.4%		3.6%
2:00PM	Interest Rate Projection - Current	3.6%		3.9%
2:00PM	Interest Rate Projection - 2nd Yr	3.1%		3.4%
2:00PM	Interest Rate Projection - Longer	3%		3%
2:00PM	Interest Rate Projection - 3rd Yr	3.1%		3.1%
2:30PM	Fed Press Conference ★★			
2:30PM	Powell Press Conference ★★			
Thursday, Sep 18				
8:30AM	Sep/06 Continued Claims (k)		1950K	1939K
8:30AM	Sep/13 Jobless Claims (k) ★		240K	263K
8:30AM	Sep Philly Fed Business Index ☆		2.3	-0.3
8:30AM	Sep Philly Fed Prices Paid			66.80
10:00AM	Aug CB Leading Index MoM (%)		-0.2%	-0.1%
1:00PM	10-yr Note Auction (bl) ★	19		








Recent Housing News

- Obvious Signs of Life in Mortgage Apps Thanks to Rate Rally
- Refi Demand Improves While Purchase Applications Edge Lower
- Home Prices Still Growing, But at The Slowest Pace Since 2012

The Fed is Cutting Rates Next Week, But Not Mortgage Rates

Markets have settled into a cycle that favors the jobs report as the only critical economic data as far as rates are concerned. This week's inflation data had a chance to claim/preserve a role as a strong supporting actor, but instead, it basically stood aside and left focus on the labor market and the Fed's interpretation of recent labor market weakness. A majority of the notion of "recent lab...

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