

Crude Notions About Underlying Bid

Market Summary: Tuesday, October 21, 2025 - 2:07PM

On the one hand, there's not much going on for the bond market these days. The jobs report is a flat-out requirement in terms of informing major changes in momentum. On the other hand, there are a few concerns in the background that have been helping the general uncertainty resolve in favor of buyers. One of last week's contenders was regional bank losses. An ongoing consideration is the level of reserves on the Fed balance sheet (not a huge consideration, and mostly baked-in, but probably modestly positive for bonds when the Fed stops letting reserves go lower). Then there's oil. Oil should never be mistaken as a primary indicator for bonds. It is infinitely better described as logically correlating due to global economic momentum. But there's no denying oil's role in inflation, and that's yet another small nudge in favor of better bond buying--or at least it can be.



Brian Murtaugh

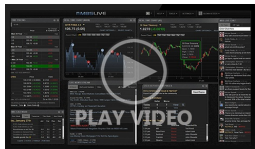
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Latest Video Analysis



Strange Combo of Excitement and Boredom

MBS & Treasury Markets

UMBS 5.0	99.95	+0.05	10YR	3.964%	-0.015%	10/21/2025 5:00PM EST
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MBS MORNING: Better Buying at 8:20am Open; No Data

MBS MORNING: Bonds Partially Unwinding Yesterday's Liquidity Panic

Today's Mortgage Rates

30YR Fixed	6.17%	-0.05%	15YR Fixed	5.75%	-0.05%	10/21/2025
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Another Boring Day With Mortgage Rates Near 3-Year Lows

ended last week at the lowest levels in just over a month. It was the 3rd best day in over a year and the 24th best day in over 3 years. The other 23 days weren't too much lower either. The only difference today is a microscopic improvement that makes it the 2nd best day in over a year.

In other words, we're hanging out near 3 year lows with minimal volatility. In order to see sharper, more sustained momentum, we'd likely need the government shutdown to end. That would allow the most consequential economic reports (like the jobs report) to be released. It would also allow data collection to resume for future jobs reports.

Between now and then, there is other data to guide the rate market, but it's just not as heavy hitting. This week is particularly light in that regard, but there's one exception. The BLS received an exception to compile September's CPI inflation data, to be released this Friday. It's not quite on par with the jobs report, but it can certainly get rates moving (for better or worse, depending on the details).

Economic Calendar

Last Week | This Week | Next Week

Time	Event	Actual	Forecast	Prior
Tuesday, Oct 21				
9:00AM	Fed Waller Speech ☆			
10:30AM	NY Fed Treasury Purchases 1 to 2.5 yrs (%)		\$75 million	
3:30PM	Fed Waller Speech ☆			
Wednesday, Oct 22				
7:00AM	Oct/17 Mortgage Market Index	316.2		317.2
7:00AM	Oct/17 MBA Refi Index	1,214.7		1168.0
7:00AM	Oct/17 MBA Purchase Index	157.3		166.0
10:30AM	Oct/17 Crude Oil Inventory (ml)		2.2M	3.524M
1:00PM	20-Yr Bond Auction (bl)	13		

Recent Housing News

- Mortgage Apps Dip, But Demand Still Running Strong After September Surge
- Refi Demand Ebbs Gradually As Rates Remain Rangebound
- 4% Gain in Pending Home Sales Isn't Exactly What it Seems

Mortgage Rates Aren't Too Far From 3 Year Lows

If we stopped paying attention at noon on Thursday, it was an uneventful week due to an absence of important economic data, a holiday closure, and a lack of volatility in the underlying bond market. After that, things got interesting. To be fair, things were fairly interesting at the end of the previous week owing to an escalation in trade war tensions with China. With minutes to go on Friday, ...

Mortgage Calculators

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