MARKET SUMMARY

Complete Recap of Today's Market Activity

Modest Early Weakness

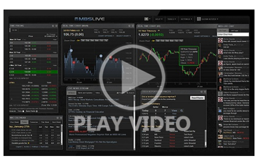
Market Summary: Wednesday, October 22, 2025 - 1:25PM

Think back to October 17th. MBS opened slightly weaker and ended the day down about an eighth of a point. That was the last time we had a weaker start, and there are some parallels to today. In both cases, the weakness was modest. In both cases, the previous session closed at the best levels in at least a month. In fact, yesterday's 5.0 MBS prices matched their best close in over a year. We can definitely forgive (and possibly even *expect*) a small pull-back after such a consistent rally. As discussed in yesterday's video, it was beginning to seem like a good moment for broader consolidation.

Market Movement Recap

10:33 AM	Losing some ground after opening stronger. MBS down 2 ticks (.06) and 10yr up 0.5bps at 3.974

Latest Video Analysis



Slow, Steady Gains Continue

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MBS & Treasury Markets

UMBS 5.0	99.95	0.00	10YR	3.947%	-0.023%	10/22/2025 5:25PM EST

Modest Early Weakness. Was it About Time?

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And a bonus chart in light of yesterday's discussion of oil prices... Clearly not a 1:1 correlation, but fans of the oil/Treasury connection could at least say the rebound is not doing us any favors.

MBS MORNING: Crude Notions About Underlying Bid

MBS MORNING: Better Buying at 8:20am Open; No Data

Today's Mortgage Rates

30YR Fixed	6.17%	+0.00%	15YR Fixed	5.73%	-0.02%	10/22/2025

Another Winning Day For Mortgage Rates

The bonds that underly were only slightly stronger today, but that's never a bad thing when they closed near the best levels in a year the previous day. Additionally, those bonds improved by the end of the day yesterday, meaning that mortgage lenders were going into today with a bit of a cushion.

When lenders set rates, they are basically looking at a constantly-moving bond market and locking in rates that will be in effect for the rest of the day. Mid-day changes only happen if bonds make a big enough move and yesterday's wasn't big enough for most lenders.

Yesterday's cushion combined with today's modest additional improvement for fairly decent drop in the average top tier 30yr fixed rate. We're also now in the zone of rates where movement happens more quickly due to the underlying architecture of the mortgage bond market. In not so many words, this causes rates to accelerate toward levels that end in 0.125 or .625 for reasons that are too esoteric to dig into today (if you want to nerd out, here you go:).

Some lenders are offering their lowest rates in over a year, and some in over 3 years. The average lender is right in line with 1-year lows and close enough to 3-year lows.

Economic Calendar

Last Week | This Week | Next Week

Time	Event	Actual	Forecast	Prior
Wednesday, Oct 22				
7:00AM	Oct/17 Mortgage Market Index	316.2		317.2
7:00AM	Oct/17 MBA Refi Index	1214.7		1168.0
7:00AM	Oct/17 MBA Purchase Index	157.3		166.0
10:30AM	Oct/17 Crude Oil Inventory (ml)	-0.961M	1.2M	3.524M
1:00PM	20-Yr Bond Auction (bl)	13		
Thursday, Oct 23				
8:30AM	Oct/11 Continued Claims (on hold, shutdown) (k)		1930K	
8:30AM	Oct/18 Jobless Claims (on hold, shutdown) (k) ★		223K	
10:00AM	Sep Exist. home sales % chg (%) ☆			-0.2%
10:00AM	Sep Existing home sales (ml) ☆		4.1M	4M
1:00PM	5-Yr Note Auction (bl) ★		26	

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

Read My Latest Newsletter

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

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