

MARKET SUMMARY

Complete Recap of Today's Market Activity

Best Closing Levels in Nearly a Month

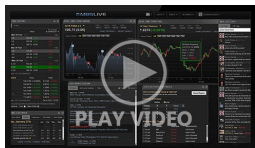
Market Summary: Tuesday, November 25, 2025 - 9:57PM

Bonds improved only moderately on Tuesday in a move that's just as easily chalked up to random holiday-week volatility as any of the day's data/events. If we're determined to give credit to particulars, we can cite things like the 13.5k decline in weekly ADP payrolls, or the market's favorable reaction to rumors that Kevin Hassett is the front-runner to be the next Fed Chair (Hasset is assumed to be extremely **dovish**). Most notably, bonds took no damage from another day of upward momentum in stock prices. Yields closed out with 10s right at 4.0%--the best end of day marks since the day before the October 29th Fed announcement (6th lowest close in more than a year).

Market Movement Recap

08:35 AM	Lots of data but no reaction. MBS up 2 ticks (.06) and 10yr down 0.7bps at 4.02
10:04 AM	holding best levels after more data. MBS up 3 ticks (.09) and 10yr down 2.3bps at 4.005
12:22 PM	Rates rallying on Hassett Fed Chair rumors. MBS up 6 ticks (.19) and 10yr down 3.5bps at 3.993
04:24 PM	Heading out with MBS still up 6 ticks (.19) and 10yr down 2.6bps at 4.001

Latest Video Analysis



Best Closing Levels in Nearly a Month



Anthony E. Clark

Executive Branch Manager,
West Capital Lending

westcapitalending.com/.../anthony-clark

P: (949) 751-1062

M: (714) 376-2346

aclark@westcapitalending.com

17911 Von Karman Ave
Irvine California 92614

Corporate NMLS# 1566096
Individual NMLS# 970244



UMBS 5.0	99.89	+0.19	10YR	3.998%	-0.030%	11/25/2025 5:00PM EST
----------	-------	-------	------	--------	---------	-----------------------

10yr Flirting With 4.0%, But Not Because of Data

ADP's weekly employment report showed another contraction at -13.5k, but unlike last week, no one seems to care. We also got the delayed release of Retail Sales with a notably weak -0.1 vs 0.3 control group, and backlogged PPI that was just a hair cooler than expected. There too, zero bond market reaction. Thanksgiving week trading vibes are in full effect. Fortunately, the trading that immediately preceded the data was moderately stronger, leaving MBS to start the day up nearly an eighth of a point and 10yr yields down nearly 2bps at 4.011.

Before the day is done, we'll get the home price update that includes new conforming loan limits, several other reports, and a 5yr Treasury auction.

- MBS MORNING: Bonds Inch to Best Levels in Over 3 Weeks
- ALERT: Down an Eighth From Highs

Today's Mortgage Rates

30YR Fixed	6.20%	-0.12%	15YR Fixed	5.75%	-0.05%	11/25/2025
------------	-------	--------	------------	-------	--------	------------

Lowest Mortgage Rates Since 10/28 And Very Close to 3-Year Lows

moved nicely lower on Tuesday with the average lender very close to the 2025 lows seen in late October. These levels are effectively right in line with the lowest since late 2022.

If today's drop seems abrupt, that's because it is. In fact, it's a bigger drop than the underlying bond market justifies. There's a reason for this and we covered it in detail back in September:

Rather than credit any of the recent underlying events, the improvement in rates/bonds has more to do with idiosyncratic trading conditions that are often seen on major holiday weeks. That said, some of today's data and events contributed. These include another week reading in weekly employment numbers from ADP as well as a reaction to rumors that rate-friendly Kevin Hassett will be the next Fed Chair.

[thirtyyearmortgagerates]

Time	Event	Actual	Forecast	Prior
Tuesday, Nov 25				
8:15AM	ADP Employment Change Weekly ★★	-13.5K		-2.5K
8:30AM	Sep Core Producer Prices MM (%) ★	0.1%	0.2%	-0.1%
8:30AM	Sep PPI YoY ★	2.7%	2.7%	2.6%
8:30AM	Sep Producer Prices (%) ★	0.3%	0.3%	-0.1%
8:30AM	Sep Retail Sales Control Group MoM ★★	-0.1%	0.3%	0.7%
8:30AM	Sep Retail Sales (%) ★★	0.2%	0.4%	0.6%
9:00AM	Sep CaseShiller 20 mm nsa (%)	-0.5%		-0.6%
9:00AM	Sep Case Shiller Home Prices-20 y/y (%) ☆	1.4%	1.4%	1.6%
9:00AM	Sep FHFA Home Price Index m/m (%)	0%		0.4%
9:00AM	Sep FHFA Home Prices y/y (%) ☆	1.7%		2.3%
10:00AM	Aug Business Inventories (%) ☆	0%	0.1%	0.2%
10:00AM	Nov CB Consumer Confidence (%) ☆	88.7	93.4	94.6
10:00AM	Oct Pending Home Sales (%) ☆	1.9%	0.5%	0.0%
1:00PM	2-Yr Note Auction (bl)	28		
1:00PM	2-Year FRN Auction (%)	0.168%		0.190%
1:00PM	5-Yr Note Auction (bl) ★	70		
2:30PM	Oct Federal budget (bl)	\$284B	\$-223B	\$198B
Wednesday, Nov 26				
7:00AM	Nov/21 MBA Refi Index			1156.8
7:00AM	Nov/21 Mortgage Market Index			316.9
7:00AM	Nov/21 MBA Purchase Index			168.7
8:30AM	Sep Core CapEx (%) ☆			0.6%
8:30AM	Sep Durable goods (%) ☆		0.3%	2.9%
8:30AM	Q3 GDP deflator (%)		2.8%	2.1%
8:30AM	Q3 GDP (%) ★		3%	3.8%
8:30AM	Q3 GDP Final Sales (%)			7.5%
8:30AM	Q3 Core PCE Prices QoQ ☆		2.9%	2.6%
8:30AM	Nov/15 Continued Claims (k) ☆			1974K
8:30AM	Nov/22 Jobless Claims (k) ☆		225K	220K
9:45AM	Nov Chicago PMI ☆		44.3	43.8
10:30AM	Nov/21 Crude Oil Inventory (ml)			-3.426M
11:30AM	7-Yr Note Auction (bl) ★		44	
2:00PM	Fed Beige Book ☆			

Recent Housing News

- [Conforming Loan Limit Rises to \\$832,750 Amid Lowest Home Price Growth Since 2012](#)
- [Small Steps Higher, Same Stubbornly Low Territory for Existing Home Sales](#)
- [Rising Rates Pull Applications Lower, but Year-Over-Year Gains Hold Firm](#)

Read My Latest Newsletter

Jobs Report and Stock Losses Help Rates Hold The Range

This week marked the return of delayed economic data from the government shutdown. Specifically, we received the important jobs report that was set to come out in early October. While this is September's data, and thus a bit stale, it was nonetheless responsible for the biggest volume spike in the bond market since the last Fed meeting. Such is the power of the jobs report relative to other econom...

Mortgage Calculators

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