

MARKET SUMMARY

Complete Recap of Today's Market Activity

Technicals Help Reconcile Selling Pressure

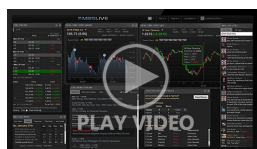
Market Summary: Friday, December 5, 2025 - 10:34PM

In the realm of market commentary, **technicals** are a vastly overused explanation for past movement, let alone for the prediction of future movement. In this week's case, however, the consolidation pattern in bond yields offers one of the only ways to understand the otherwise inexplicable selling pressure. Long story short, the weakness was just the right size and pace to complete the pattern heading into events with more power to inspire definitive reactions and lasting momentum.

Market Movement Recap

09:29 AM	Modestly weaker overnight but recovering a bit. MBS down 1 tick (.03) and 10yr up 1.2bps at 4.11
10:59 AM	10yr yields are up 3bps at 4.128. MBS are down only 3 ticks (.09) on the day.
12:20 PM	MBS down an eighth and 10yr up 3.1bps at 4.129

Latest Video Analysis



Technicals Help Reconcile Selling Pressure



Dan Clifton

The Home Loan Guru,
Clifton Mortgage Solutions

CliftonMortgageSolutions.com

P: (888) 681-0777

M: (407) 252-3039

dan@cliftonmortgagesolutions.com

1177 Louisiana Ave
Winter Park FL 32789

NMLS #284174



MBS & Treasury Markets

UMBS 5.0	99.63	0.00	10YR	4.097%	-0.001%	12/4/2025 11:59PM EST
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Negative Reprices Becoming More Likely

Mini snowball selling in bonds now has 10yr yields up 4bps at 4.138 and MBS down 5 ticks (.16) on the day. Lenders who priced near 9:30am are seeing 6 ticks (.19) of weakness and are thus more likely to be considering negative reprices.

ALERT: MBS Down an Eighth From AM Highs

MBS MORNING: Inconsequential Data and Modest Movement

Today's Mortgage Rates

30YR Fixed	6.27%	+0.03%	15YR Fixed	5.76%	+0.00%	12/5/2025
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Mortgage Rates Could See More Volatility Next Week

Average drifted slightly higher to end the week, though they remained under the levels seen on Monday and Tuesday. Even then, none of this week's movement was especially abrupt. That's interesting considering there was a decent amount of economic data throughout the week.

It could be that the rate market is simply waiting for the heavier hitting events on the horizon. Next Tuesday's Job Openings data is on the watch list. It will be the first major October employment data from the Bureau of Labor Statistics (the same agency that publishes the big jobs report) since the end of the government shutdown. That's especially notable in this case because we won't **ever** get a full jobs report for October, and the portion that remains won't come out until the following week.

Then on Wednesday, the The Fed will announce its rate decision. Markets are fairly convinced the Fed will cut rates, but the confidence isn't as iron-clad as normal. Additional surprises could arrive with the Fed's dot plot (updated rate forecasts from each Fed members) as well as Fed Chair Powell's press conference.

As always, keep in mind that a on longer-term rates like mortgages. It's actually been more common to see mortgage rates rise following Fed rate cuts.

Time	Event	Actual	Forecast	Prior
Friday, Dec 05				
10:00AM	Sep Core PCE Inflation (y/y) (%) ★	2.8%	2.9%	2.9%
10:00AM	Sep Personal Income (%)	0.4%	0.3%	0.4%
10:00AM	Sep Inflation-Adjusted Spending (Consumption) (%)	0.3%	0.3%	0.6%
10:00AM	Sep Core PCE (m/m) (%) ★★	0.2%	0.2%	0.2%
10:00AM	Dec U Mich conditions ☆	50.7	51.3	51.1
10:00AM	Dec Sentiment: 1y Inflation (%) ☆	4.1%		4.5%
10:00AM	Dec Sentiment: 5y Inflation (%) ☆	3.2%		3.4%
10:00AM	Dec Consumer Sentiment (ip) ☆	53.3	52	51.0
3:00PM	Oct Consumer credit (bl)	\$9.18B	\$10.5B	\$13.09B
Monday, Dec 08				
11:00AM	Nov Consumer Inflation Expectations ☆			3.2%
1:00PM	3-Yr Note Auction (bl)		58	

Recent Housing News

- Mortgage Apps Ebb Despite Strongest Purchase Demand in Years
- 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

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Are Rates About to Make a Move Because of The Fed?

December 10th will be the most interesting Fed announcement in more than a year. It's the first time since mid-2024 where a rate cut (or lack thereof) has not been a foregone conclusion. This means the Fed has a chance, albeit a small one, to surprise the market. The market currently sees a better-than-85% chance of a cut at next week's meeting according to Fed Funds Futures (contra...

Mortgage Calculators

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