

MARKET SUMMARY

Complete Recap of Today's Market Activity

Technicals Help Reconcile Selling Pressure

Market Summary: Monday, December 8, 2025 - 7:38AM

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.

Latest Video Analysis



Technicals Help Reconcile Selling Pressure



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MBS & Treasury Markets

UMBS 5.0	99.43	-0.12	10YR	4.152%	+0.015%	12/8/2025 7:37AM 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
Monday, Dec 08				
11:00AM	Nov Consumer Inflation Expectations ☆			3.2%
1:00PM	3-Yr Note Auction (bl)		58	
Tuesday, Dec 09				
6:00AM	Nov NFIB Business Optimism Index		98.4	98.2
8:15AM	ADP Employment Change Weekly ★★			-13.5K
10:00AM	Sep USA JOLTS Job Openings (ml) ★		7.2M	7.227M
10:00AM	Sep JOLTs Job Quits (ml) ☆			3.091M
10:00AM	Oct USA JOLTS Job Openings (ml) ★			
10:00AM	Oct JOLTs Job Quits (ml) ☆			
11:30AM	6-Week Bill Auction (%)			3.700%
12:00PM	WASDE Report (%)			
12:00PM	WASDE Report (%)			
12:00PM	WASDE Report (%)			
1:00PM	10-yr Note Auction (bl) ★	39		

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