

MARKET SUMMARY

Complete Recap of Today's Market Activity

Wednesday is All About Dot Plot and Powell

Market Summary: Wednesday, December 10, 2025 - 6:26AM

Bonds lost ground moderately and logically on Tuesday in response to the JOLTS data. From here, this week's volatility potential hinges on the Fed. Fed Funds Futures suggest that there's been no change in rate cut prospects for Wednesday's meeting. It remains a nearly a 90% probability and thus a non-event when the cut is announced. The more important events will be the 2pm ET release of the dot plot (individual Fed member forecasts for the Fed Funds Rate) and the 2:30pm press conference with Fed Chair Powell. While it may be fashionable to hold the cynical view that Powell's pressers "always" hurt rates, that's certainly not the case and we have no way to know if it will be the case on Wednesday. At the very least, the bearish set-up over the past 2 weeks should tell you that anything can happen (considering Fed rate cut days have often pushed back against the prevailing trend in rates).

Latest Video Analysis



All About Dot Plot and Powell



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MBS & Treasury Markets

UMBS 5.0	99.00	+0.03	10YR	4.203%	+0.017%	12/10/2025 6:24AM EST
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Job Openings Data Causing Weakness in Bonds

Tuesday is a fairly straightforward session for the bond market. By now, we assume most of the pre-Fed positioning would be out of the way, and we know there was a decent amount of anticipation for the JOLTS data (job openings and labor turnover survey). True to form, volume spiked to its highest levels since the 11/20 delayed release of the jobs report. Unfortunately for bonds, job openings came in higher. The saving grace is that the "quits" rate fell to the lowest levels of the cycle (lower quits = good for rates, all else equal). The net effect is still a sell-off in bonds, but not as forceful a sell-off as it could have been without the mixed signals.

ALERT: Losing Some Ground After JOLTS

MBS MORNING: Yields Testing Range Ceiling Ahead of Auctions, Data, And The Fed

Today's Mortgage Rates

30YR Fixed 6.35% -0.01%

15YR Fixed 5.79% -0.01%

12/9/2025

Can The Fed Pull Mortgage Rates Off The Ceiling?

were surprisingly steady on Tuesday with most lenders roughly in line with Monday's levels. Why surprising? Because the bond market was noticeably weaker and bonds dictate day to day mortgage rate movement.

In Tuesday's case, we can actually reconcile the steadiness with the timing of bond market movement. Specifically, bonds didn't lose ground until after the 10am release of the Job Openings data from the Bureau of Labor Statistics. Most mortgage lenders consider bond market levels before 10am when setting rates for the day.

The implication is that if bonds are at the same levels tomorrow morning, the average lender would set rates higher.

Tomorrow afternoon brings another potential source of volatility in the form of the latest Fed announcement. The most important thing to understand about tomorrow's probably Fed rate cut is that it is NOT a mortgage rate cut. In fact, mortgage rates have been more likely to move higher following recent Fed cuts.

Even then, the cut itself is not the news the market is waiting for. Rather, traders are interested to see each Fed member's rate outlook via the quarterly release of the Fed's economic projections. In addition, every Fed meeting includes a press conference with the Fed Chair and bonds have often made the biggest moves in response.

Bottom line: the rate cut means nothing for mortgage rates. Volatility will come from the 2pm ET dot plot (the chart that shows each Fed members' rate outlook) and the 2:30pm press conference.

Time	Event	Actual	Forecast	Prior
Wednesday, Dec 10				
12:00AM	Roll Date - UMBS 30YR			
7:00AM	Dec/05 MBA Refi Index	1190.6		1041.9
7:00AM	Dec/05 MBA Purchase Index	181.6		186.1
7:00AM	Dec/05 Mortgage Market Index	327.9		313.0
8:30AM	Sep Wholesale inventories (o (%)) ☆		-0.2%	0%
8:30AM	Q3 Employment costs (%) ★		0.9%	0.9%
10:30AM	Dec/05 Crude Oil Inventory (ml)		-1.2M	0.574M
2:00PM	Nov Federal budget (bl)		\$-205B	\$-284B
2:00PM	Fed Interest Rate Decision ★★		3.75%	4.0%
2:00PM	FOMC Economic Projections ★★			
2:00PM	Interest Rate Projection - 1st Yr			3.4%
2:00PM	Interest Rate Projection - 2nd Yr			3.1%
2:00PM	Interest Rate Projection - 3rd Yr			3.1%
2:00PM	Interest Rate Projection - Longer			3%
2:00PM	Interest Rate Projection - Current			3.6%
2:30PM	Fed Press Conference ★★			
Thursday, Dec 11				
8:30AM	Sep Trade Gap (bl)		\$-63.3B	\$-59.6B
8:30AM	Oct PPI YoY ★			2.7%
8:30AM	Oct Core Producer Prices MM (%) ★			0.1%
8:30AM	Oct Producer Prices (%) ★			0.3%
8:30AM	Nov PPI YoY ★			
8:30AM	Dec/06 Jobless Claims (k) ☆		220K	191K
8:30AM	Nov Core Producer Prices MM (%) ★			
8:30AM	Nov/29 Continued Claims (k) ☆		1950K	1939K
8:30AM	Nov Producer Prices (%) ★			
1:00PM	30-Yr Bond Auction (bl) ☆	22		
1:00PM	30-Year Bond Auction ☆			4.694%

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

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...

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