

# MARKET SUMMARY

Complete Recap of Today's Market Activity

## What to Watch in Today's Dot Plot

Market Summary: Wednesday, December 10, 2025 - 10:42AM

Bonds were modestly weaker overnight, but have moved back into positive territory after this morning's Employment Cost Index and NYSE. This means 10yr yields are at the bleeding edge of the 3-month range heading into this afternoon's Fed announcement. The rate cut is about as close to a foregone conclusion as normal, so the focus remains squarely on the dot plot (and the press conference, to a lesser extent). The last dot plot showed one more cut in 2025 and one additional cut in 2026, but 2026's dots are much more dispersed. With some of the more [hawkish](#) speeches recently, the risk is that some of the more central dots migrate up from 3.375 to 3.625--effectively suggesting the Fed is done cutting until further notice. We suspect some of the bond market weakness of the past 2 weeks is trading that fear, but there could be more weakness if it's confirmed. On the other hand, if 2026 retains the single rate cut, it should be rate-friendly.

### Latest Video Analysis



All About Dot Plot and Powell



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## MBS & Treasury Markets

UMBS 5.0	99.41	+0.43	10YR	4.144%	-0.042%	12/10/2025 5:00PM EST
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**MBS MORNING:** Job Openings Data Causing Weakness in Bonds

**ALERT:** Losing Some Ground After JOLTS

## Today's Mortgage Rates

30YR Fixed	6.30%	-0.05%	15YR Fixed	5.80%	+0.01%	12/10/2025
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### 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 (%) ★	0.8%	0.9%	0.9%
10:30AM	Dec/05 Crude Oil Inventory (ml)	-1.812M	-2.3M	0.574M
2:00PM	Nov Federal budget (bl)	\$-173B	\$-205B	\$-284B
2:00PM	Fed Interest Rate Decision ★★	3.75%	3.75%	4.0%
2:00PM	FOMC Economic Projections ★★			
2:00PM	Interest Rate Projection - 1st Yr	3.4%		3.4%
2:00PM	Interest Rate Projection - 2nd Yr	3.1%		3.1%
2:00PM	Interest Rate Projection - 3rd Yr	3.1%		3.1%
2:00PM	Interest Rate Projection - Longer	3%		3%
2:00PM	Interest Rate Projection - Current	3.6%		3.6%
2:30PM	Fed Press Conference ★★			
2:30PM	Powell Press Conference ★★			
Thursday, Dec 11				
8:30AM	Sep Trade Gap (bl)	-52.80B	\$-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	Dec/06 Jobless Claims (k) ☆	236K	220K	191K
8:30AM	Nov/29 Continued Claims (k) ☆	1,838K	1950K	1939K
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...

### Mortgage Calculators

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