

MARKET SUMMARY

Complete Recap of Today's Market Activity

Forget This Week. Here Comes The Data!

Market Summary: Friday, December 12, 2025 - 9:51PM

Friday saw bonds give up the post-Fed gains, because the post-Fed gains were incidental. Between the well-telegraphed rate cut, lack of meaty econ data, and equivocal dot plot, the present week's absence of new momentum is both logical and forgettable. Next week could be a different story. Not only will we finally get the Nov jobs report on Tuesday, we'll also get October Retail Sales (Tue) and November CPI (Thu). Whereas the Fed was almost wholly incapable of offering any meaningful surprises, the upcoming data could easily combine to push bonds out of their recent range, or back toward the lower boundary.

Latest Video Analysis



Forget This Week. Here Comes The Data!



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MBS & Treasury Markets

UMBS 5.0	99.25	-0.13	10YR	4.183%	+0.026%	12/12/2025 5:00PM EST
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Choose Your Own Market Movement Adventure.

There's a noticeable divergence between long and short term bonds since the Fed announcement, and it's becoming more pronounced today. We can consider a few different reasons with the most basic being that the Fed rate cut outlook keeps shorter-term yields locked down at lower levels thus forcing the long end of the curve to absorb more of the selling impulse on selling days. As far as 2yr yields are concerned, it's not even really a selling day (they're currently DOWN microscopically). Meanwhile, 10yr yields are almost 4bps higher.

We can also consider an underlying concern among traders that was encapsulated in a comment this morning from Fed's Goolsbee, who said there was little to suggest the labor market was decaying fast enough to warrant this week's rate cut, especially in the absence of more timely econ data. The tacit conclusion is that if next Tuesday's jobs report is strong, markets will increasingly feel like the Fed just made a mistake. Last but not least, the least stressful thesis is that 2025 ended on Fed day and everything we see between now and the 2nd week of January is noise. Choose your own adventure.

ALERT: Down More Than an Eighth From Highs

MBS MORNING: Follow-Through Rally. What's Up With Big Swings in Jobless Claims?

Today's Mortgage Rates

30YR Fixed 6.32% +0.06%

15YR Fixed 5.77% +0.01%

12/12/2025

Anyone Who Tells You They Know What Happens Next For Rates is Lying

Friday saw move back up near the highest levels of the week, and thus the highest levels of the past 3 months. Thus ends another week where mortgage rates end higher despite a Fed rate cut.

We've beaten this horse to death, but here are the two key reasons Fed rate cuts don't necessarily result in lower mortgage rates, in as few words as possible:

1. Different Kinds of Rates
 - Fed Funds Rate = loans of 24 hours or less.
 - Mortgage rates = loans up to 30 years.
 - Rates can have vastly different behavior when they apply to loans of vastly different time frames
2. Vastly different levels of timeliness
 - Fed only meets to consider rate cuts 8 times a year whereas mortgage rates move daily.
 - As such, mortgage rates can get in position well in advance of the Fed actually cutting.

All told, this week's Fed announcement had only a small, temporary impact on financial markets, and it was completely reversed on Friday.

In contrast, the upcoming week actually has significant new market movers. These include Retail Sales for October, CPI inflation data for November, and the much-anticipated November jobs report (as well as half of the October jobs report). Unlike the Fed rate cut, markets can't accurately predict how these reports will come out. If they're mostly stronger than expected, rates will break up and out of their recent range. If the reports are weaker, rates should retreat back down into that same range.

Anyone who tells you they know that rates will do one or the other with any degree of certainty is either lying or undereducated. And if such a person happened to be right, it would only have been a lucky guess.

Time	Event	Actual	Forecast	Prior
Friday, Dec 12				
8:00AM	Fed Paulson Speech ☆			
8:30AM	Fed Hammack Speech ☆			
10:35AM	Fed Goolsbee Speech ☆			
Monday, Dec 15				
12:00AM	Roll Date - UMBS 15YR, Ginnie Mae 15YR			
8:30AM	Dec NY Fed Manufacturing ☆	-3.90	10	18.70
9:30AM	Fed Miran Speech ☆			
10:00AM	Dec NAHB housing market indx ☆	39	38	38
10:30AM	Fed Williams Speech ☆			
12:00PM	NOPA Crush Report (%)			

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Once Again, Fed Rate Cut Was Meaningless For Mortgage Rates

Friends don't let friends believe the myth that Fed rate cuts result in lower mortgage rates. If you'd rather not immerse yourself in the "why," here is a solid "what:" This isn't an anomaly. The Fed Funds Rate governs loans that last less than 24 hours whereas a mortgage can last 30 years. Loans of different durations frequently see their interest rates walk vastly different path...

Mortgage Calculators

- 📊 Mortgage Payment w Amortization
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