

MARKET SUMMARY

Complete Recap of Today's Market Activity

Frustratingly Flat After Deceptively Friendly Jobs Report

Market Summary: Tuesday, December 16, 2025 - 1:03PM

If there was one metric in this morning's data that should be helping the bond market, it's the uptick in the unemployment rate from 4.4% in September to 4.6% in November (a new cycle high). This is mitigated somewhat by the uptick in participation rate (0.1%) and the slightly higher payroll count (64k vs 50k f'cast). In addition, BLS noted lower response rates for the household survey (unemployment rate) and a generally unknown impact from the government shutdown. Perhaps important is the fact that the unrounded unemployment rate only rose 0.13% versus the 0.2% rounded figure. Bond market volume has been predictably stratospheric, but the movement has been frustratingly flat. All in all, the jobs data simply confirms exactly what the Fed has been saying: modest ongoing weakness in labor market, but nothing catastrophic. It leaves room to focus on Thursday's CPI as policy-setting counterpoint.



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Market Movement Recap

08:36 AM Modestly stronger after jobs report. MBS up almost an eighth and 10yr down 1.1bps at 4.165

09:27 AM Paradoxically modestly weaker now with MBS unchanged and 10yr up 1.3bps at 4.191

12:56 PM Back near best levels of the day. MBS up 5 ticks (.16) and 10yr down 2.1bps at 4.156

Latest Video Analysis



Fairly Calm Monday. Jobs Report on Deck

MBS & Treasury Markets

UMBS 5.0	99.51	+0.14	10YR	4.157%	-0.020%	12/16/2025 1:02PM EST
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UPDATE: First Move is Stronger After Jobs Report

ALERT: MBS Down an Eighth From Highs

Today's Mortgage Rates

30YR Fixed	6.27%	-0.02%	15YR Fixed	5.75%	-0.01%	12/16/2025
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Mortgage Rates Slightly Lower as Volatility Risks Increase

were just slightly lower to start the new week. This leaves the average lender's top tier 30yr fixed rate almost dead center in the narrow range that's been intact since early September.

The absence of any significant movement on Monday is a logical outcome given the absence of any major economic data releases or headlines. But Tuesday could be a different story.

At 8:30am ET, the Bureau of Labor Statistics (BLS) will release the first jobs report with data collected after the government shutdown. This report normally would have come out on December 5th, but by the time the government reopened on Nov 13th, BLS had missed much of its normal data collection/processing window.

The jobs report (officially, The Employment Situation) is the single most important piece of economic data as far as are concerned. It includes 2 key metrics: a count of new nonfarm payroll (NFP) creation as well as an update on the unemployment rate. Both are important, but the unemployment rate has recently taken precedence over NFP.

If unemployment comes in lower than expected, rates would likely face upward pressure, potentially challenging the upper boundary of the recent range. On the other hand, a weaker/higher result should keep rates well within the range, perhaps near the lower boundary.

[thirtyyearmortgagerates]

Time	Event	Actual	Forecast	Prior
Tuesday, Dec 16				
8:15AM	ADP Employment Change Weekly ★★	16.25K		4.75K
8:30AM	Nov Participation Rate ☆	62.5%		62.4%
8:30AM	Oct Average earnings mm (%) ★	0.4%	0.3%	0.2%
8:30AM	Nov Average earnings mm (%) ★	0.1%	0.3%	0.4%
8:30AM	Oct Retail Sales (%) ★★	0%	0.1%	0.2%
8:30AM	Oct Retail Sales Control Group MoM ★★	0.8%	0.4%	-0.1%
8:30AM	Oct Non Farm Payrolls (k) ★★	-105K	51K	119K
8:30AM	Nov Non Farm Payrolls (k) ★★	64K	50K	-105K
8:30AM	Nov Unemployment rate mm (%) ★★	4.6%	4.4%	4.4%
9:45AM	Dec S&P Global Composite PMI ☆	53.0		54.2
9:45AM	Dec S&P Global Manuf. PMI ☆	51.8	52	52.2
9:45AM	Dec S&P Global Services PMI ☆	52.9	54	54.1
10:00AM	Sep Business Inventories (%) ☆	0.2%	0.2%	0%
7:00PM	International Monetary Market (IMM) Date (%)			
Wednesday, Dec 17				
12:00AM	Roll Date - Ginnie Mae 30YR			
7:00AM	Dec/12 MBA Purchase Index			181.6
7:00AM	Dec/12 MBA Refi Index			1190.6
7:00AM	Dec/12 Mortgage Market Index			327.9
8:15AM	Fed Waller Speech ☆			
8:30AM	Nov Retail Sales (%) ★★			0%
8:30AM	Nov Retail Sales Control Group MoM ★★			
9:05AM	Fed Williams Speech ☆			
10:00AM	Oct Business Inventories (%) ☆			0.2%
10:30AM	Dec/12 Crude Oil Inventory (ml)		-2.4M	-1.812M
12:30PM	Fed Bostic Speech ☆			
1:00PM	20-Yr Bond Auction (bl)	13		

Recent Housing News

- Mortgage Apps Bounce Back, Led By Refi Reversal
- Mortgage Apps Ebb Despite Strongest Purchase Demand in Years
- Conforming Loan Limit Rises to \$832,750 Amid Lowest Home Price Growth Since 2012

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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