

## Complete Recap of Today's Market Activity

**Market Summary:** Wednesday, December 17, 2025 - 11:52AM

## Market Movement Recap

10:42 AM Back near unchanged levels. MBS unchanged and 10yr up only 0.3 bps at 4.144

## Latest Video Analysis



## Unemployment Not High Enough For a Full-Fledged Rally

## MBS & Treasury Markets

UMBS 5.0 99.44 -0.10 10YR 4.158% +0.017% 12/17/2025 11:51AM EST

Wednesday is largely a placeholder as 2025's relevant trading days evaporate. Apart from the year-end influences on the 29th-31st, Thursday's CPI arguably represents the last opportunity to trade big ticket econ data until the early January jobs report. CPI has stepped in to fill the shoes that yesterday's jobs report was apparently unable to fill. Specifically, it will round out the first half of the Fed's next round of rate cut deliberations in late January. As a placeholder, today's trading is meaningless if yields remain under 4.20 and above 4.10. With a modest morning recovery bringing yields to 4.10.

# THE RATE UPDATE

Don Frio is a Mortgage Loan Originator Federally registered with Peoples Bank & Trust

**NMLS 257781**

Member  
**FDIC**

fiverr. fiverr. fiverr.



**Dan Frio**  
NMLS 246527

Call FREE  
**844-775-5626**

or [DFrioRFBTBorMortgage.com](https://www.DFrioRFBTBorMortgage.com)

3201 Orchard Road, Oswego, IL 60543  
[www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org)

[thefiverrupdates.com](https://www.thefiverrupdates.com)

Sr Mortgage Loan Officer,  
The Frio Team Powered by  
Peoples Bank & Trust

524 Main St  
Hazard ky 41701  
246527



## UPDATE: First Move is Stronger After Jobs Report

## Today's Mortgage Rates

30YR Fixed 6.27% +0.00%

15YR Fixed 5.76% +0.01%

12/17/2025

### Mortgage Rates Only Slightly Lower, But Volatility Risks Remain

There was a decent chance that rates would have made a fairly big move today in response to the release of November's jobs report. This is the most important economic data as far as rates are concerned and today's was the first full release since before the government shutdown.

In general, weaker employment data promotes lower rates and vice versa. While today's jobs report was weaker on balance, it wasn't weak enough to unequivocally shift the narrative of a labor market that is merely cooling in a gradual and manageable way.

The average lender moved back down to levels that were close to those seen last Thursday. In the bigger picture, rates are in a consolidation pattern inside the same relatively narrow range seen since early September.

**MND 30yr Fixed Mortgage Rate Index**



Volatility remains a risk as the week progresses. If there's one additional report the market may be waiting to see before trading today's jobs report more aggressively, it's this Thursday's Consumer Price Index (CPI). This is the heaviest hitting monthly inflation report and inflation is the other half of the Fed's rate-setting equation.

Time	Event	Actual	Forecast	Prior
Wednesday, Dec 17				
12:00AM	Roll Date - Ginnie Mae 30YR			
7:00AM	Dec/12 MBA Purchase Index	176.5		181.6
7:00AM	Dec/12 MBA Refi Index	1148.3		1190.6
7:00AM	Dec/12 Mortgage Market Index	315.6		327.9
8:15AM	Fed Waller Speech ☆			
9:05AM	Fed Williams Speech ☆			
10:30AM	Dec/12 Crude Oil Inventory (ml)	-1.274M	-1.1M	-1.812M
12:30PM	Fed Bostic Speech ☆			
1:00PM	20-Yr Bond Auction (bl)	13		
Thursday, Dec 18				
8:30AM	Dec Philly Fed Prices Paid			56.10
8:30AM	Nov y/y Headline CPI (%) ☆		3.1%	
8:30AM	Dec/13 Jobless Claims (k) ☆		225K	236K
8:30AM	Dec/06 Continued Claims (k) ☆		1930K	1838K
8:30AM	Dec Philly Fed Business Index ☆		3	-1.7
8:30AM	Nov m/m Headline CPI (%) ★		0.3%	
8:30AM	Nov y/y CORE CPI (%) ★★		3%	
8:30AM	Nov m/m CORE CPI (%) ★★★		0.3%	
10:00AM	Oct CB Leading Index MoM (%)			-0.3%
10:00AM	Nov CB Leading Index MoM (%)			
1:00PM	5-Yr Note Auction (bl) ★	24		

### 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

### Read My Latest Newsletter

## 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
-  Loan Comparison
-  Advanced Loan Comparison
-  Early Payoff
-  Should I Refinance?
-  Rent vs. Buy
-  Blended Rate