

MARKET SUMMARY

Complete Recap of Today's Market Activity

Quiet Calendar Ahead of Thursday's CPI

Market Summary: Wednesday, December 17, 2025 - 3:14PM

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.

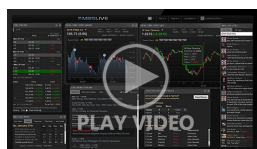
Market Movement Recap

08:37 AM Modestly weaker overnight. MBS down 3 ticks (.09) and 10yr up 2.6bps at 4.167

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

02:39 PM Bouncing back a bit. MBS down 1 tick (.03) and 10yr up 0.7bps at 4.148

Latest Video Analysis



Unemployment Not High Enough For a Full-Fledged Rally



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UMBS 5.0	99.49	-0.05	10YR	4.150%	+0.010%	12/16/2025 8:14PM EST
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MBS Nearly an Eighth Off Best Levels

Bonds staged a decent recovery heading into the 11am hour, but they've been selling somewhat steadily since then. While the selling seems to have leveled off for now, it leaves 5.0 MBS teetering on the edge of an eighth of a point of weakness vs the 11am highs. Most lenders publish rate sheets more than an hour before that and MBS were lower at that time.

In other words, compared to rate sheet print times, we're only down about 2 ticks (.06). As such, we'd need to see another 2 ticks of weakness before assuming much negative reprice risk.

10yr yields were briefly unchanged at 11am but are now up 1.8bps at 4.158.

- MBS MORNING: Quiet Calendar Ahead of Thursday's CPI
- MBS MORNING: Frustratingly Flat After Deceptively Friendly 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

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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
-  Loan Comparison
-  Advanced Loan Comparison
-  Early Payoff
-  Should I Refinance?
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-  Blended Rate