

MARKET SUMMARY

Complete Recap of Today's Market Activity

Range-Bound Cruise Control

Market Summary: Monday, December 22, 2025 - 3:36PM

2025 is effectively over when it comes to meaningful shifts in the bond market. The coming days will be so heavily-affected by light volume/[liquidity](#) that any apparently significant shifts would be taken with a grain of salt anyway. Even as we look back over the past 4 months, we see a persistence of the very narrow 4.00-4.20 range in 10yr yields. The past 3 weeks have been especially narrow. While the recent micro range in 10s is on the high side of the broader range, this has more to do with shifts in the yield curve. For instance, 2yr yields are hugging the lower end of their 4-month range. MBS and mortgage rates are somewhere in between, which is why they've been outperforming 10yr yields relative to the highs/lows of their respective ranges.

Market Movement Recap

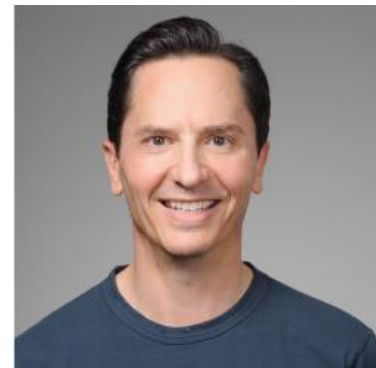
09:25 AM modestly weaker overnight and holding sideways so far. MBS down 2 ticks (.06) and 10yr up 2bps at 4.16

01:52 PM MBS still down 2 ticks (.06) and 10yr up 2.8bps at 4.168

Latest Video Analysis



Bond Market in Holiday Mode



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MBS & Treasury Markets

UMBS 5.0	99.64	-0.03	10YR	4.165%	+0.025%	12/22/2025 3:35PM EST
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Range-Bound Cruise Control

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MBS and mortgage rates are somewhere in between, which is why they've been outperforming 10yr yields relative to the highs/lows of their respective ranges.

MBS MORNING: Slightly Weaker. No, It's Not Japan

MBS MORNING: Big Drop in Annual CPI, But Only a Cautious Rally So Far

Today's Mortgage Rates

30YR Fixed	6.24%	-0.01%	15YR Fixed	5.74%	-0.01%	12/22/2025
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Mortgage Rates Hold Steady to Start Holiday-Shortened Week

are tied to movement in the bond market and bonds were close enough to Friday's levels that mortgage rates were essentially unchanged today. This keeps the average lender in the lower portion of the narrow range seen over the past 4 months. If rates manage to move noticeably lower from here, they'll be challenging the lowest levels in more than 3 years.

Meaningful momentum may be hard to come by over the next 2 weeks. During that time, the bond market will be fully closed for 2 days, partially closed on 2 days, and much lighter in volume and participation for the rest of the time. This can lead to random, small-scale volatility but it rarely results in lasting momentum. For that, we'll be waiting until the major econ data begins coming out in January--most notably the Jan 9th jobs report.

Time	Event	Actual	Forecast	Prior
Monday, Dec 22				
9:20AM	NY Fed Bill Purchases 4 to 12 months (%)		\$6.801 million	
1:00PM	2-Yr Note Auction (bl)	69		
Tuesday, Dec 23				
8:15AM	ADP Employment Change Weekly ★★			16.25K
8:30AM	Q3 Corporate profits (%)			0.2%
8:30AM	Q3 Core PCE Prices QoQ ☆		2.9%	2.6%
8:30AM	Oct Durable goods (%) ☆		-1.5%	0.5%
8:30AM	Oct Core CapEx (%) ☆			0.9%
8:30AM	Q3 GDP (%) ★		3.2%	3.8%
9:15AM	Oct Industrial Production (%) ☆		0.1%	0.1%
10:00AM	Dec CB Consumer Confidence (%) ☆		92	88.7
1:00PM	5-Yr Note Auction (bl) ★		70	

Recent Housing News

- Highest Existing Home Sales in 8 Months But Don't Get Excited
- Three Straight Months of Improvement in Builder Confidence, But There's a Catch
- Mortgage Apps Still Strong vs Last Year, But Down Slightly Last Week

Read My Latest Newsletter

Mortgage Market in Holiday Mode Despite Big-Ticket Data

The two most important economic reports of the month were released this week. Both showed promising results for rates, and although rates improved, the reaction was smaller than expected . First up was November's jobs report, which came out on Tuesday morning. It showed the highest unemployment rate since 2021 at 4.6%--well above the 4.4% forecast. Under normal circumstances, this woul...

Mortgage Calculators

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