

# MARKET SUMMARY

Complete Recap of Today's Market Activity

## Bonds End Unchanged After Another Quiet Session

Market Summary: Sunday, December 28, 2025 - 6:05PM

This is essentially placeholder commentary to serve as Friday's recap even though no commentary is needed this week. Bonds saw some incidental strength in the AM and weakness heading into the PM. The net effect was unchanged trading levels by the 3pm CME close.

### Latest Video Analysis



Bonds End Unchanged After Another Quiet Session



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### MBS & Treasury Markets

|          |       |       |      |        |         |                       |
|----------|-------|-------|------|--------|---------|-----------------------|
| UMBS 5.0 | 99.85 | +0.03 | 10YR | 4.133% | +0.001% | 12/26/2025 5:00PM EST |
|----------|-------|-------|------|--------|---------|-----------------------|

## MBS Down an Eighth From Highs

This is more of a heads-up than a high-urgency reprice alert. If you were going to lock or float today, nothing that's happening right now should change your mind. But the "lock" crowd has a bit less incentive to wait.

MBS are off the AM highs to the tune of 5 ticks (16). Jumper lenders could technically justify a negative reprice, but it's worth considering that pricing strategies on days like today can be very different than normal. For example if your opening rate sheet was no better than Wednesday's, the risk would be lower as your lender is telling you they're on auto-pilot.

**MBS MORNING:** Technically Open, But Unofficially Still a Holiday Trading Session

**MBS MORNING:** Bonds Are Open... Sort Of

Today's Mortgage Rates

|            |       |        |            |       |        |            |
|------------|-------|--------|------------|-------|--------|------------|
| 30YR Fixed | 6.20% | -0.01% | 15YR Fixed | 5.74% | +0.00% | 12/26/2025 |
|------------|-------|--------|------------|-------|--------|------------|

Mortgage Rates Match 2-Month Lows

Because are determined by the bond market, a boring market day typically translates to a boring mortgage rate day. But that's not entirely true today.

While the level of movement is indeed very small, it only took a small movement to get the average 30yr fixed rate down to their lowest levels since the end of October.

Next week should be another slow one for rates, but things should pick up progressively as 2026 gets underway.

Economic Calendar

Last Week | This Week | Next Week

| Time           | Event                           | Actual | Forecast | Prior   |
|----------------|---------------------------------|--------|----------|---------|
| Friday, Dec 26 |                                 |        |          |         |
| Monday, Dec 29 |                                 |        |          |         |
| 10:00AM        | Nov Pending Home Sales (%) ☆    |        | 1%       | 1.9%    |
| 10:30AM        | Dec/19 Crude Oil Inventory (ml) |        | -2.6M    | -1.274M |

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

-  Mortgage Payment w Amortization
-  Loan Comparison
-  Advanced Loan Comparison
-  Early Payoff
-  Should I Refinance?
-  Rent vs. Buy
-  Blended Rate