

MARKET SUMMARY

Complete Recap of Today's Market Activity

Empty Calendar and Range-Holding

Market Summary: Friday, January 2, 2026 - 12:21PM

Friday is merely a day to be watched in case it misbehaves. The econ calendar is essentially empty (just S&P manufacturing PMI), overnight volatility was minimal, and bonds are fairly close to unchanged in the first few hours. The sort of serious trading that sends bigger picture signals won't arrive until next week. As such, even if today's trading misbehaves (e.g. 10yr breaking above 4.20%), it wouldn't be as alarming as next week holding above 4.20%.

Market Movement Recap

09:35 AM Modestly stronger overnight and little-changed so far. MBS up 2 ticks (.06) and 10yr down 0.3bps at 4.165

Latest Video Analysis



Token Year-End Volatility

MBS & Treasury Markets

UMBS 5.0	99.73	+0.00	10YR	4.182%	+0.013%	1/2/2026 12:20PM EST
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Down an Eighth From AM Highs

Bonds have been losing ground slowly and steadily so far this morning and although we're just barely weaker on the day, MBS are flirting with an eighth of a point of weakness compared to the AM highs. Because those highs coincided with many lenders' rate sheet print times, there is a modicum of negative reprice risk to consider (emphasis on modicum though, unless we lose a few more ticks/bps).



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MBS MORNING: Monitoring For Misbehavior

ALERT: Quick Selling Pressure At Year-End Trading Cut-Off

Today's Mortgage Rates

30YR Fixed	6.20%	+0.00%	15YR Fixed	5.75%	-0.01%	1/2/2026
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Mortgage Rates Staying Steady to Close Out 2025

Although Freddie Mac's weekly mortgage rate survey (released today) suggested the lowest rates since October 2024, our daily numbers offer a bit more nuance. To be sure, October 28th and September 16th both saw distinctly lower rates this year.

Today's rates are right in line with yesterday's as well as last Friday's. In other words, this week is flat compared to Friday although the average rate is lower so far.

The bond market closes early today and will be fully closed tomorrow. Bonds reopen on Friday and then will be fully open for a normal week of trading next week.

[thirtyyearmortgagerates]

Economic Calendar

Last Week | This Week | Next Week

Time	Event	Actual	Forecast	Prior
Friday, Jan 02				
9:45AM	Dec S&P Global Manuf. PMI ☆	51.8	51.8	52.2
10:00AM	Nov Construction spending (%)			
Monday, Jan 05				
10:00AM	Dec ISM Manufacturing Employment			44.0
10:00AM	Dec ISM Mfg Prices Paid ★		59.0	58.5
10:00AM	Dec ISM Manufacturing PMI ★★		48.3	48.2
2:00PM	Dec Total Vehicle Sales (ml)		15.7M	15.6M

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

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