

MARKET SUMMARY

Complete Recap of Today's Market Activity

Modest Incidental Weakness

Market Summary: Friday, January 2, 2026 - 4:28PM

Despite a bit of incidental selling today, the bond market has survived the winter holiday season without even attempting to break outside the narrow prevailing range. This is especially true for shorter duration Treasuries and MBS. It has been and continues to be the case that we won't get a sense of the next wave of momentum until next week at the earliest. It could take even longer if the econ data fails to make a compelling case for better or worse.

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

01:29 PM weakest levels of the day. MBS down 1 tick (.03) and 10yr up 1.7bps at 4.186

Latest Video Analysis



Modest Incidental Weakness



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UMBS 5.0	99.64	-0.08	10YR	4.192%	+0.023%	1/2/2026 4:27PM EST
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Negative Reprice Risk Increasing

MBS are now down 2 ticks (.06) on the day and 5 ticks (.16) from many lenders' rate sheet print times. Jumpier lenders could actively be considering negative reprices. The average lender will be in the same boat if we lose another tick or two.

10yr yields are at the highs of the day, up 2.3bps at 4.192.

- ALERT: Down an Eighth From AM Highs
- MBS MORNING: Monitoring For Misbehavior

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 Stay Flat to End The Week

Heading into the week, we knew there was a high bar for any legitimate mortgage rate fireworks. In addition to a dearth of scheduled events with the power to cause volatility, the last two weeks of the year don't tend to see big changes in the bond market. There are exceptions, but 2025 wasn't one of them.

In fact, bond yields and have been locked in a narrow, sideways range since September as the market waits for the most important economic reports to hit their stride again after being hobbled by the government shutdown. Yes, the big-ticket reports were already released on December, but the market expects them to be gradually more representative in the coming months.

Next week brings several of these reports including Friday's jobs report--arguably the most important on any given month. With this data, we should see the return of more directional volatility in the rate market. The direction will depend on whether the data is stronger or weaker than expected.

[thirtyyearmortgagerates]

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...

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