

MARKET SUMMARY

Complete Recap of Today's Market Activity

Bonds Are Back in The Office

Market Summary: Monday, January 5, 2026 - 10:48AM

By 10am ET, today's trading volume has already surpassed that seen on December 23rd and 26th (both full trading days)--proof positive that the market is shifting out of holiday mode. Over the past 3 weeks, bonds did a perfect job of holding inside the forgettable sideways range marked by 4.10-4.20 in 10yr yields. A breakout on either side of that range becomes a stronger possibility this week thanks not only to increased participation, but most importantly due to Friday's jobs report. There are other relevant reports between now and then with Wednesday morning's JOLTS/ISM combo being the most notable. Today's ISM Manufacturing was slightly weaker but hasn't had a big impact so far. Lastly, for those curious, both stocks and bonds have completely shrugged off the weekend's news on Venezuela.

Latest Video Analysis



Modest Incidental Weakness



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MBS & Treasury Markets

UMBS 5.0	99.85	+0.17	10YR	4.160%	-0.031%	1/5/2026 5:00PM EST
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ALERT: Negative Reprice Risk Increasing

ALERT: Down an Eighth From AM Highs

Today's Mortgage Rates

30YR Fixed	6.19%	-0.01%	15YR Fixed	5.74%	-0.01%	1/5/2026
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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
Monday, Jan 05				
10:00AM	Dec ISM Manufacturing Employment	44.9		44.0
10:00AM	Dec ISM Mfg Prices Paid ★	58.5	59.0	58.5
10:00AM	Dec ISM Manufacturing PMI ★★	47.9	48.3	48.2
2:00PM	Dec Total Vehicle Sales (ml)	16M	15.7M	15.6M
Tuesday, Jan 06				
9:20AM	NY Fed Bill Purchases 1 to 4 months (%)		\$8.165 million	
9:45AM	Dec S&P Global Services PMI ☆	52.5	52.9	54.1
9:45AM	Dec S&P Global Composite PMI ☆	52.7	53.0	54.2

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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