

MARKET SUMMARY

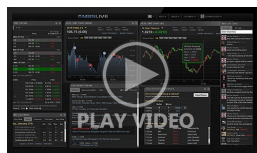
Complete Recap of Today's Market Activity

Data-Driven Sell-Off Dominates The Day. No Jobs Report on Friday

Market Summary: Tuesday, February 3, 2026 - 7:54AM

Very little changed after this morning's commentary. At the time, we were watching bonds sell-off somewhat sharply in response to an exceptionally strong ISM Manufacturing report. As is often the case with data-driven selling sprees, the worst was over in the first 10 minutes and the rest of the day was broadly sideways. That said, it wasn't without its interesting updates. Chief among them was news that this Friday's jobs report would be postponed due to the government shutdown (and same story with tomorrow's JOLTS data).

Latest Video Analysis



Data-Driven Sell-Off Dominates The Day. No Jobs Report on Friday

MBS & Treasury Markets

| | | | | | | |
|----------|-------|-------|------|--------|---------|----------------------|
| UMBS 5.0 | 99.72 | -0.03 | 10YR | 4.290% | +0.015% | 2/3/2026 12:54PM EST |
|----------|-------|-------|------|--------|---------|----------------------|

Big Beat in ISM Manufacturing. Bonds Aren't Thrilled

Some would say there were warning signs, such as last week's Chicago PMI surging to the 2nd highest level since 2022, but that was generally dismissed as a noisy outlier in a data set that is volatility-prone. In this case, however, Chicago PMI was prescient. Today's ISM Manufacturing data surged to the highest level since 2022, both in terms of the headline and new orders. Even though this report isn't as much of a market mover as the non-manufacturing version, this is a big enough beat to make an exception. Bonds are clearly responding, and not in a rate-friendly way.

ALERT: Selling Off After ISM Data

MBS MORNING: Why Don't Bonds Care About The Massive Miss in PPI?



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Today's Mortgage Rates

| | | | | | | |
|------------|-------|--------|------------|-------|--------|----------|
| 30YR Fixed | 6.20% | +0.03% | 15YR Fixed | 5.76% | +0.00% | 2/3/2026 |
|------------|-------|--------|------------|-------|--------|----------|

Mortgage Rates Only Modestly Higher Despite Bond Market Weakness

Weakness in the bond market generally means higher . Today was no exception. A key economic report on the manufacturing sector was much stronger than expected. Bonds lost ground as a result and mortgage lenders were forced to set rates higher than Friday's latest levels.

But the caveat is that the average lender was only marginally higher. The level of movement in the bond market suggested a bigger change. In other words, mortgage rates fared a bit better than the market suggested.

When this happens, it's most frequently due to timing. If bonds lose ground moderately, but those losses happen **after** mortgage lenders announce the day's rates, many lenders will simply wait until the following day to adjust rates accordingly. This could explain some of today's resilience.

Economic Calendar

Last Week | This Week | Next Week

| Time | Event | Actual | Forecast | Prior |
|-------------------|---|--------|-----------------|---------|
| Tuesday, Feb 03 | | | | |
| 8:00AM | Fed Barkin Speech ☆ | | | |
| 10:10AM | Feb IBD economic optimism | 48.8 | 47.9 | 47.2 |
| Wednesday, Feb 04 | | | | |
| 7:00AM | Jan/30 MBA Purchase Index | | | 193.3 |
| 7:00AM | Jan/30 MBA Refi Index | | | 1332.2 |
| 7:00AM | Jan/30 Mortgage Market Index | | | 363.3 |
| 8:15AM | Jan ADP jobs (k) ☆ | | 48K | 41K |
| 9:20AM | NY Fed Bill Purchases 1 to 4 months (%) | | \$8.304 billion | |
| 9:45AM | Jan S&P Global Composite PMI ☆ | | 52.8 | 52.7 |
| 9:45AM | Jan S&P Global Services PMI ☆ | | 52.5 | 52.5 |
| 10:00AM | Jan ISM Services Employment ☆ | | 52.3 | 52.0 |
| 10:00AM | Jan ISM Services Prices ☆ | | | 64.3 |
| 10:00AM | Jan ISM N-Mfg PMI ★★ | | 53.5 | 54.4 |
| 10:00AM | Jan ISM Biz Activity ☆ | | | 56.0 |
| 10:00AM | Jan ISM Services New Orders ☆ | | | 57.9 |
| 10:00AM | Jan Total Vehicle Sales (ml) | | 15.5M | 16M |
| 10:30AM | Jan/30 Crude Oil Inventory (ml) | | | -2.296M |
| 6:30PM | Fed Cook Speech ☆ | | | |

Recent Housing News

- [November Was Best Month of Home Price Appreciation in More Than a Year](#)
- [Logical Pull-Back in Mortgage Apps as Rates Rebound](#)
- [Unsurprising Surge in Refi Demand Pushes Mortgage Apps Past 3 Year High](#)

Read My Latest Newsletter

Best Month For Home Price Gains in Over a Year, But Context Matters

This week's newsletter is all about context when it comes to economic data and market movement. One point of view may provide a clear takeaway while zooming out completely changes the picture. Let's start with an easy one. The early January mortgage rate rally led to an obvious surge in refinance applications. Taken together with the mini refi boom in September 2025, things look pretty ac...

Mortgage Calculators

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