

MARKET SUMMARY

Complete Recap of Today's Market Activity

Waiting on ISM Services as Early Data Fails to Inspire

Market Summary: Wednesday, February 4, 2026 - 11:30AM

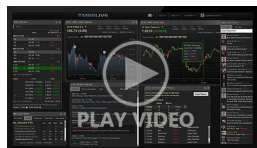
Today's two key reports are ADP Employment (8:15am ET) and ISM Services (10am ET). The former came out a bit softer than expected, but bonds didn't react. 15 minutes later, Treasury released financing estimates for the quarter. These were as-expected and unchanged from the previous quarter, but Treasury noted that issuance would likely need to increase in fiscal year 2027. Higher issuance = higher rates, all else equal. This wasn't necessarily a surprise or even "new" info, but the reminder may have been worth a bit of selling at 8:30am. ISM remains the day's biggest source of potential volatility.

Market Movement Recap

08:24 AM No major reaction to ADP data. MBS down 2 ticks (.06) and 10yr up 0.7bps at 4.27

10:03 AM Weaker ISM Services and a slight rally in bonds. 10yr was 4.29, but now down to 4.272. MBS are 2 ticks (.06) off the lows, but still down 2 ticks on the day.

Latest Video Analysis



Mostly Sideways. Volatility Elsewhere



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UMBS 5.0	99.81	-0.02	10YR	4.278%	+0.015%	2/4/2026 11:29AM EST
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- MBS MORNING: Data-Free Day Thanks to Shutdown
- MBS MORNING: Big Beat in ISM Manufacturing. Bonds Aren't Thrilled

Today's Mortgage Rates

30YR Fixed	6.20%	+0.00%	15YR Fixed	5.76%	+0.00%	2/4/2026
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Mortgage Rates Drift Up to 2-Week Highs

The bad news: moved up to their highest levels in 2 weeks today.

The good news: the rate range has been very narrow during that time, so there's not too much of a difference between 2-week highs (6.20%) and lows (6.15%).

Today's move wasn't a product of anything that happened today. Rather, the culprit was the focal point of our coverage yesterday. Specifically, an economic report on the manufacturing sector was exceptionally strong yesterday.

The result was a weaker bond market and, thus, an implication for higher rates. But the report came out after most mortgage lenders had published rates for the day and the average lender didn't see quite enough weakness in bonds to justify a mid-day rate change yesterday. Instead, they simply waited until this morning to make the expected changes.

Time	Event	Actual	Forecast	Prior
Wednesday, Feb 04				
7:00AM	Jan/30 MBA Purchase Index	165.4		193.3
7:00AM	Jan/30 MBA Refi Index	1269.7		1332.2
7:00AM	Jan/30 Mortgage Market Index	330.8		363.3
8:15AM	Jan ADP jobs (k) ☆	22K	48K	41K
8:30AM	Jan Total Vehicle Sales (ml)	14.9M	15.5M	16M
9:20AM	NY Fed Bill Purchases 1 to 4 months (%)		\$8.304 billion	
9:45AM	Jan S&P Global Composite PMI ☆	53	52.8	52.7
9:45AM	Jan S&P Global Services PMI ☆	52.7	52.5	52.5
10:00AM	Jan ISM Services Employment ☆	50.3	52.3	52.0
10:00AM	Jan ISM Services Prices ☆	66.6		64.3
10:00AM	Jan ISM N-Mfg PMI ★★	53.8	53.5	54.4
10:00AM	Jan ISM Biz Activity ☆	57.4		56.0
10:00AM	Jan ISM Services New Orders ☆	53.1		57.9
10:30AM	Jan/30 Crude Oil Inventory (ml)	-3.455M	-2M	-2.296M
6:30PM	Fed Cook Speech ☆			
Thursday, Feb 05				
7:30AM	Jan Challenger layoffs (k)			35.553K
8:30AM	Jan/31 Jobless Claims (k) ☆		212K	209K
8:30AM	Jan/24 Continued Claims (k) ☆		1850K	1827K
10:50AM	Fed Bostic 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