

MARKET SUMMARY

Complete Recap of Today's Market Activity

No Whammies in Wednesday's Data. JOLTS Rescheduled for Thursday

Market Summary: Wednesday, February 4, 2026 - 6:59PM

With the big jobs report on hold until next Wednesday, this morning's ADP/ISM duo had to do most of the week's heavy lifting in terms of important econ data. The response was underwhelming, at best. ADP was a complete non-event, but also fairly close to consensus. ISM was mixed and generally helped bonds hold their ground with yields moving down from highs at 10am. The day's range remained inside yesterday's and there were minimal losses by the 3pm close. The JOLTS data that was scheduled for Tuesday will now be coming out on Thursday morning.

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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.
- 02:53 PM MBS down 3 ticks (.09) and 10yr up 1.3bps at 4.276

Latest Video Analysis



No Whammies on Wednesday

MBS & Treasury Markets

UMBS 5.0	99.78	-0.05	10YR	4.272%	+0.009%	2/3/2026 11:59PM EST
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MBS Down an Eighth From Highs

Bonds are largely range-bound and nothing new or interesting is happening this afternoon. That said, MBS have now drifted down to new lows for the day (just barely) with current prices an eighth of a point below mid-day highs.

Most lenders priced this morning when MBS were only a hair higher than they are now. Thus, those lenders aren't looking at any serious negative repricing risk. Lenders who repriced for the better, however, could be considering reprices.

MBS MORNING: Waiting on ISM Services as Early Data Fails to Inspire

MBS MORNING: Data-Free Day Thanks to Shutdown

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 Hold Perfectly Steady at 2-Week Highs

The average top tier 30yr fixed mortgage rate hit its highest levels in 2 weeks yesterday. The caveat was that the range has been very narrow during these 2 weeks. As such, by remaining unchanged versus yesterday, today's rates are part of the same narrow range (6.15-6.20% for MND's index).

There were two relevant economic reports this morning as well as an update from the Treasury department regarding borrowing expectations. The latter is important for because the level of Treasury issuance is a primary ingredient in determining almost any consumer lending rate in the U.S.

Higher issuance would increase the supply of bonds. Higher bond supply would decrease the price of bonds. And when bond prices fall, rates move higher, all else equal. This morning's update kept issuance unchanged in the short term, but noted the probability of increased issuance in the next fiscal year. This put some upward pressure on rates early in the day, but a tame report on the services sector helped bonds find their footing.

Flat bonds = flat rates. The end.

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
10:00AM	Dec USA JOLTS Job Openings (ml) ★		7.2M	7.146M
10:00AM	Dec JOLTS Job Quits (ml) ★			3.161M
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

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](#)