

MARKET SUMMARY

Complete Recap of Today's Market Activity

Mostly Sideways Even After Upbeat Data

Market Summary: Thursday, March 5, 2026 - 4:56AM

Although bonds drifted into modestly weaker territory by the close, the damage was primarily a Treasury market affair. MBS, in contrast, held fairly steady--possibly reflecting GSE bond buying behind the scenes. Both of the key econ reports were stronger than expected (ADP employment and ISM services). Of the two, ISM was particularly balmy, coming in well above forecast and at the highest level since 2022. While it's possible that the lower inflation component of the ISM report helped offset the normal bond-bearish vibes, that's not a sufficient explanation for the yawn seen from bonds at 10am. With that, we're forced to rely on less satisfying explanations, such as a preoccupation with geopolitical developments.

Latest Video Analysis



Mostly Sideways Even After Upbeat Data



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UMBS 5.0	99.86	-0.10	10YR	4.116%	+0.016%	3/5/2026 4:55AM EST
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Weakest Levels of The Day

Given the time of day, this is more of a heads-up for most lenders (i.e. not every lender reprices this late). Additionally, the weakness in MBS is fairly minimal and the market movement has been a slow drift.

With that out of the way, 10yr yields are now up 3 bps at 4.098 and MBS are down 1 tick (.03) on they day and an eighth of a point versus the AM highs.

This could be a scenario with zero reprices at best and no more than a few at worst. The best way to use this alert is as a lock cue if you were already planning on locking today.

- MBS MORNING: Calmer Start. Uneventful ADP. Waiting on ISM
- MBS MORNING: Heavy Overnight Selling But Inflation Narrative Remains in Doubt

Today's Mortgage Rates

30YR Fixed	6.07%	-0.06%	15YR Fixed	5.73%	+0.01%	3/4/2026
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Mortgage Rates Move Back Down Despite Stronger Data

Economic data is one of the few consistent sources of motivation for in the mortgage world and beyond. In general, stronger data tends to push rates higher and vice versa. But in today's case, that correlation didn't pan out.

The first of today's two important economic reports was ADP Employment. It was just barely stronger than expected, so it's no surprise that rates didn't react. The second report (ISM Services) was quite a bit stronger, with the headline index hitting its best levels since 2022.

On a vast majority of other occasions, such a result would create some clear upward pressure for rates. We can only speculate as to the absence of a reaction this time. Perhaps it was the component that tracks inflation falling to the lowest level in nearly a year. Perhaps the market is more preoccupied with geopolitical considerations.

Regardless of the reasons, we're not upset with the outcome. Rates moved about halfway back down to their recent lows after spending a few days at 2 week highs to start the week.

Time	Event	Actual	Forecast	Prior
Thursday, Mar 05				
7:30AM	Feb Challenger layoffs (k)			108.435K
8:30AM	Jan Import prices mm (%)		0.2%	0.1%
8:30AM	Feb/28 Jobless Claims (k) ☆		215K	212K
8:30AM	Feb/21 Continued Claims (k) ☆		1850K	1833K
Friday, Mar 06				
8:30AM	Feb Participation Rate ☆			62.5%
8:30AM	Feb Average earnings mm (%) ★		0.3%	0.4%
8:30AM	Jan Retail Sales (%) ★★		-0.3%	0%
8:30AM	Jan Retail Sales Control Group MoM ★★		0.2%	-0.1%
8:30AM	Feb Non Farm Payrolls (k) ★★		59K	130K
8:30AM	Feb Unemployment rate mm (%) ★★		4.3%	4.3%
10:00AM	Dec Business Inventories (%) ☆		0.1%	0.1%
1:30PM	Fed Hammack Speech ☆			
3:00PM	Jan Consumer credit (bl)		\$12B	\$24.05B

Recent Housing News

- Mortgage Demand Calm Before The Storm?
- Home Prices Still Rising, But Pace Remains Subdued
- New Home Sales Remain Near Recent Highs

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Mortgage Rates Set an Interesting Record This Week

Mortgage rates finished the week at their lowest levels since August 2022. In outright terms, this is far from the record lows, but rates set another kind of record. Volatility is a common negative side effect associated with rates hitting multi-year lows. For example, back on January 9th, the MND rate index briefly hit 5.99% before bouncing back to 6.06% later that same day, and 6.21...

Mortgage Calculators

- 📊 Mortgage Payment w Amortization
- 📊 Loan Comparison
- 📊 Advanced Loan Comparison
- 📊 Early Payoff
- 📊 Should I Refinance?
- 📊 Rent vs. Buy
- 📊 Blended Rate

