

MARKET SUMMARY

Complete Recap of Today's Market Activity

Forget What You Know About The Payroll Count

Market Summary: Friday, May 8, 2026 - 9:01AM

Everyone's been talking about the ongoing change in the significance of the payroll number in the jobs report. OK, not everyone, but economists and bond traders for sure. The issue is the rapid shift in the size of the labor force as well as recent volatility in the multiple jobholder category, among other things. Specifically, the labor force has been shrinking since November and was already growing at a slower rate before then. That means it takes a lower NFP number to keep unemployment flat. More importantly, it means that NFP is no longer the be all, end all economic indicator. For decades, NFP has been the go-to number in the jobs report while the unemployment rate was an afterthought. Now, it's the complete opposite. That's why NFP can come in at 115k vs 62k today while unemployment is 4.3 vs 4.3 and bonds are just a hair stronger (never would have happened before these structural changes began).

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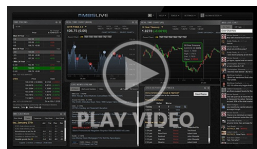
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Latest Video Analysis



War Headlines Drive Mid-Day Reversal

MBS & Treasury Markets

UMBS 5.0	98.71	+0.07	10YR	4.371%	-0.020%	5/8/2026 6:59AM EST
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ALERT: Negative Reprice Risk Increasing

ALERT: MBS Down More Than an Eighth From Highs

Today's Mortgage Rates

30YR Fixed 6.44% +0.00%

15YR Fixed 6.00% +0.00%

5/7/2026

Mortgage Rates Erase Early Improvement

The day began on a fairly hopeful note for the mortgage market. During overnight trading hours, the bond market improved following a report regarding a peace framework sent to Iran by The U.S.

When bonds improve, rates fall, all else equal. The gains were modest, but they allowed the average lender to set their first rates of the day at slightly lower levels compared to yesterday. Lenders prefer a "one and done" strategy when it comes to setting for the day, but they will make mid-day changes if the underlying market moves enough.

The underlying market began moving more than enough just before the noon hour. Most lenders were forced to recall their initial rate offerings and make upward adjustments. The net effect at the time of printing is that the average lender is back in line with yesterday's levels.

Time	Event	Actual	Forecast	Prior
Friday, May 08				
5:45AM	Fed Cook Speech ☆			
8:30AM	Apr Participation Rate ☆	61.8%		61.9%
8:30AM	Apr Average earnings mm (%) ★	0.2%	0.3%	0.2%
8:30AM	Apr Unemployment rate mm (%) ★★	4.3%	4.3%	4.3%
8:30AM	Apr Non Farm Payrolls (k) ★★	115K	62K	178K
10:00AM	May Consumer Sentiment (ip) ☆	48.2	49.5	49.8
10:00AM	May U Mich conditions ☆	47.8	52	52.5
10:00AM	May Sentiment: 5y Inflation (%) ☆	3.4%		3.5%
10:00AM	May Sentiment: 1y Inflation (%) ☆	4.5%		4.7%
11:05AM	Fed Goolsbee Speech ☆			
2:20PM	Fed Goolsbee Speech ☆			
7:30PM	Fed Daly Speech ☆			
7:30PM	Fed Goolsbee Speech ☆			
7:30PM	Fed Waller Speech ☆			
7:30PM	Fed Bowman Speech ☆			
Monday, May 11				
10:00AM	Apr Exist. home sales % chg (%) ☆			-3.6%
10:00AM	Apr Existing home sales (ml) ☆		4.05M	3.98M
10:20AM	NY Fed Bill Purchases 1 to 4 months (%)		\$7.585 billion	
1:00PM	3-Yr Note Auction (bl)		58	