

Heather Woods

Branch Manager, TruLuxe Capital *Powered By My Community Mortgage
NMLS# 833399
Your Local Mortgage Broker Humble, TX 77346

Mobile: 210-392-8299
heather@truluxecapital.com
View My Website

Jobs Report Chases Rates Back Into The Range

For nearly 2 months, rates have been in limbo, stuck between the lower, more stable levels seen in March and the higher range seen at the beginning of the year. With many market participants waiting for more clarity on trade policies, it has been up to major economic data to make a case for any major moves in rates.

The first week of any given month always has an action-packed economic calendar with the following reports being the typical headliners:

- ISM Manufacturing Index
- ISM Services Index
- Job Openings
- ADP Employment
- Employment Situation (the big jobs report)

The jobs report is always the biggest potential source of volatility, but because it always comes out on a Friday, the other reports have a chance to get the ball rolling preemptively. When that happens, we sometimes see the jobs report **add to** the prevailing momentum. Other times, the jobs report pushes back in the opposite direction. This week was one of those other times.

More than any other day this week, it was Wednesday that prompted rates to take a lead-off toward lower levels. ADP Employment came out much lower than expected early in the day. Less than 2 hours later, ISM's services index reinforced the weaker economic message, ultimately prompting a sharp drop in bond yields.

National Average Mortgage Rates



Mortgage News Daily	Rate	Change	Points
30YR Fixed	7.32%	-0.02	0.00
15YR Fixed	6.87%	-0.02	0.00
30YR FHA	6.95%	-0.01	0.00
30YR Jumbo	7.42%	-0.03	0.00
7/6 SOFR	6.70%	-0.13	0.00
30YR VA	6.97%	0.00	0.00

Rates as of: 11/24

MBS and Treasury

	Price / Yield	Change
MBS UMBS 6.0	99.92	+0.33
10 YR Treasury	4.8580	-0.0687
30 YR Treasury	5.2603	-0.0611

Pricing as of: 11/25 5:07AM EST

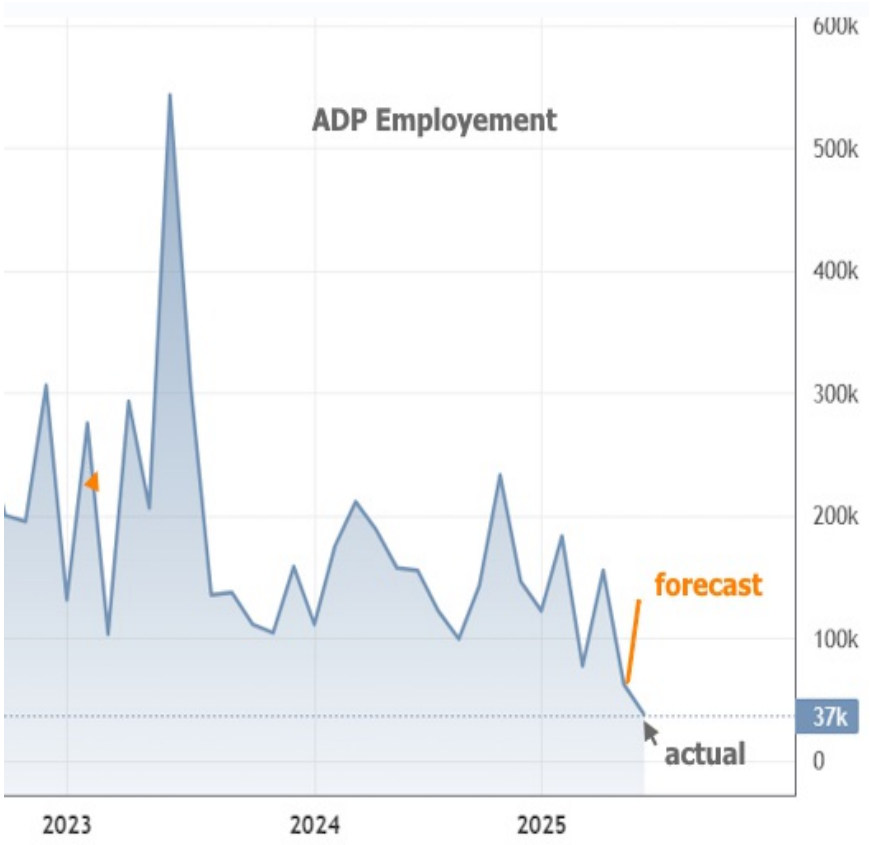
Recent Housing Data

		Value	Change
Mortgage Apps	Nov 11	199.8	-2.35%
Building Permits	Oct	1.3M	-7.5%
Housing Starts	Oct	1.31M	+7.21%
New Home Sales	Sep	676K	-1.17%
Pending Home Sales	Oct	63	-4.69%
Existing Home Sales	Oct	3.99M	+0.25%
Builder Confidence	Nov	25	-13.79%

© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

Read or subscribe to my newsletter online at: http://housingnewsletters.com/heather-woods



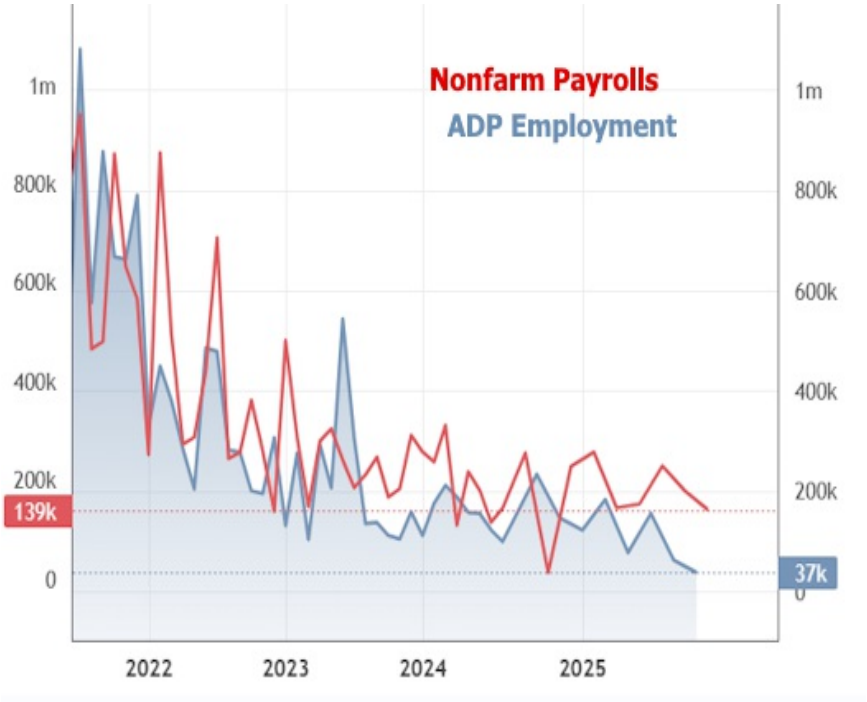


That was the lowest reading for ADP since January 2021. Even though the month-to-month correlation between ADP and the payroll count in the jobs report is hit-or-miss, a large drop in ADP still gets the market's attention. After all, the two are still broadly correlated in the bigger picture:

© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

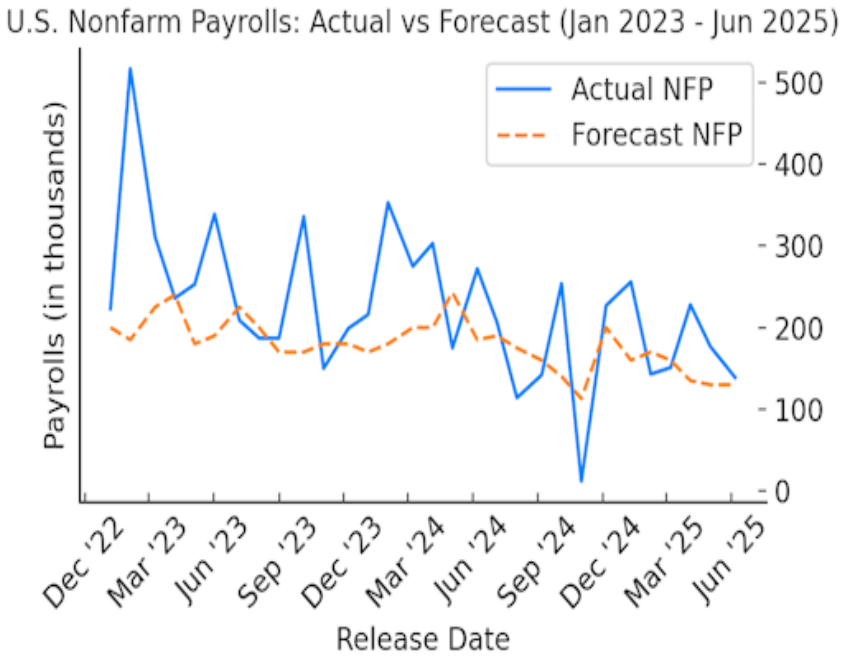
The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

Read or subscribe to my newsletter online at: http://housingnewsletters.com/heather-woods



The ISM data wasn't quite as much of a surprise by comparison, but it offered no objection to an economically gloomy conclusion. With that, bonds began moving as if Friday's jobs report would sing a similar tune. But if you noticed the "139k" on the chart above, you already know the chorus.

As has been the norm for most of the past few years, NFP (nonfarm payrolls, the headline job count of the big jobs report) came in above forecast. It wasn't a huge "beat," but really any beat would have been a surprise based on the setup informed by Wednesday's data.



© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

Read or subscribe to my newsletter online at: http://housingnewsletters.com/heather-woods

The bond market was quick to react. 10yr yields (which are highly correlated with mortgage rate movement) shot sharply higher, easily erasing the gains seen 2 days before.

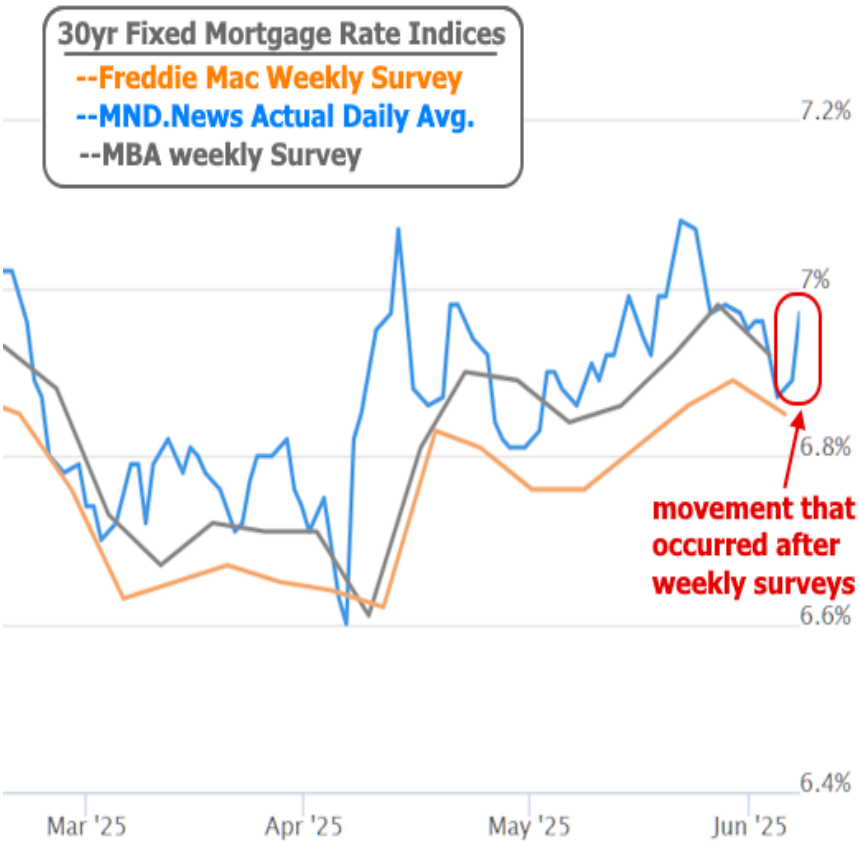


MND's mortgage rate index (average top-tier 30yr fixed scenarios) moved back toward 7% after hitting 6.87% on Wednesday. Note: this means that mortgage rates were actually higher this week. Survey based rates from MBA and Freddie Mac were only able to capture weekly averages through mid-week, which was the best-case scenario this time around.

© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

Read or subscribe to my newsletter online at: http://housingnewsletters.com/heather-woods



Bottom line: rates definitely **were** slightly lower on the week 2 days ago, but after the jobs report, they're back into the "almost 7%" range.

Next week brings several additional economic reports that traditionally matter to rates, but because those are focused on inflation, they'll be taken with a grain of salt until markets have more certainty on tariffs and trade deals. In addition to the data, the bond/rate market may cheer or protest certain developments on the spending bill being debated in the Senate.

Subscribe to my newsletter online at: http://housingnewsletters.com/heather-woods

Recent Economic Data

Date	Event	Actual	Forecast	Prior
Monday, Jun 02				
10:00AM	May ISM Manufacturing PMI	48.5	49.5	48.7
10:00AM	Apr Construction spending (%)	-0.4%	0.3%	-0.5%
Tuesday, Jun 03				
10:00AM	Apr USA JOLTS Job Openings (ml)	7.391M	7.10M	7.192M
10:00AM	Apr Factory orders mm (%)	-3.7%	-3%	3.4%
Wednesday, Jun 04				
7:00AM	May/30 MBA Refi Index	611.8		634.1
7:00AM	May/30 MBA Purchase Index	155		162.1
8:15AM	May ADP jobs (k)	37K	115K	62K

Event Importance:

No Stars = Insignificant
☆ Low
★ Moderate
★★ Important
★★ Very Important

© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

Read or subscribe to my newsletter online at: http://housingnewsletters.com/heather-woods

Date	Event	Actual	Forecast	Prior
10:00AM	May ISM N-Mfg PMI	49.9	52	51.6
Thursday, Jun 05				
8:30AM	May/31 Jobless Claims (k)	247K	235K	240K
8:30AM	Apr Trade Gap (bl)	$-61.6B	$-94B	$-140.5B
Friday, Jun 06				
8:30AM	May Non Farm Payrolls (k)	139K	130K	177K
8:30AM	May Unemployment rate mm (%)	4.2%	4.2%	4.2%
Monday, Jun 09				
10:00AM	Apr Wholesale inventories mm (%)	0.2%	0%	0.4%
Wednesday, Jun 11				
8:30AM	May y/y CORE CPI (%)	2.8%	2.9%	2.8%
8:30AM	May m/m CORE CPI (%)	0.1%	0.3%	0.2%
Thursday, Jun 12				
8:30AM	Jun/07 Jobless Claims (k)	248K	240K	247K
8:30AM	May Core Producer Prices YY (%)	3%	3.1%	3.1%
8:30AM	May Core Producer Prices MM (%)	0.1%	0.3%	-0.4%
Friday, Jun 13				
10:00AM	Jun Consumer Sentiment (ip)	60.5	53.5	52.2

Your Partner in "Building, Buying, and Beyond."

With a strong foundation in the mortgage and finance industry, I specialize in providing tailored lending solutions across the residential, investor, and commercial sectors. Whether you're a first-time homebuyer, a seasoned property investor, or a business owner seeking commercial finance, I bring a strategic and client-focused approach to help you secure the right loan for your needs.

My goal is to simplify the lending process, offering clear guidance and reliable support at every step. I work with a broad panel of lenders to ensure competitive rates, flexible terms, and solutions aligned with your financial goals — whether that involves growing your property portfolio, purchasing your dream home, or financing a commercial project.

With an emphasis on transparency, efficiency, and long-term relationships, I'm committed to delivering outcomes that empower my clients and build financial confidence.

Heather Woods



EQUAL HOUSING LENDER

EQUAL HOUSING OPPORTUNITY

© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

Read or subscribe to my newsletter online at: http://housingnewsletters.com/heather-woods