McQueen Financial Advisors

Investment Portfolio Management:
- Fixed Income Portfolio Management
- Alternative Portfolio Management
- Credit Analysis & Reporting

Asset Liability Management & IRR:
- ALM Reporting
- ALM Related Reports
- What-if-Scenario Analysis

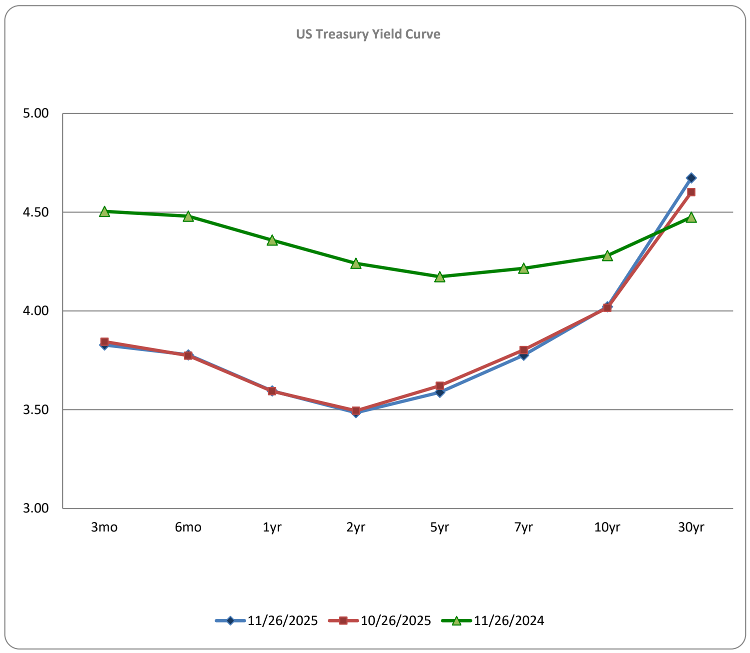
Valuations and Advisory Services:
- Transaction Advisory & Purchase Accounting Reports
- Mortgage Servicing Rights Valuations
- Current Expected Credit Loss (CECL)

Daily Market Watch

Wednesday, November 26, 2025

	Current	Yest	Dec-24	1 Yr Ago
Treasuries				
3 Mo	3.83	3.82	4.32	4.50
6 Mo	3.78	3.76	4.27	4.48
1 Yr	3.59	3.58	4.14	4.36
2 Yr	3.49	3.47	4.22	4.24
3 Yr	3.48	3.46	4.25	4.20
5 Yr	3.59	3.57	4.35	4.17
7 Yr	3.78	3.75	4.43	4.22
10 Yr	4.02	4.00	4.52	4.28
30 Yr	4.67	4.65	4.73	4.48
Bullet Agencies				
2 Yr	3.51	3.51	4.23	4.29
3 Yr	3.49	3.49	4.26	4.25
5 Yr	3.61	3.61	4.40	4.32
10 Yr	4.15	4.15	4.72	4.55
15 Yr	4.80	4.80	5.17	5.05
Bank Qualified Muni A Curve				
2 Yr	2.84	2.84	3.11	2.70
3 Yr	2.77	2.77	3.12	2.68
5 Yr	2.78	2.78	3.21	2.80
10 Yr	3.19	3.19	3.50	3.28
15 Yr	3.82	3.82	3.82	3.55

	Current	Yest	Dec-24	1 Yr Ago
SOFR				
1 Mo	3.92	3.92	4.33	4.57
3 Mo	3.82	3.82	4.31	4.51
6 Mo	3.73	3.73	4.25	4.43
1 Yr	3.53	3.53	4.18	4.30
FHLB Borrowings (Boston)				
1 Mo	4.18	4.18	4.54	4.83
3 Mo	4.05	4.05	4.53	4.73
6 mo	3.96	3.96	4.48	4.65
1 Yr	3.74	3.74	4.36	4.51
2 Yr	3.65	3.65	4.41	4.46
3 Yr	3.64	3.64	4.46	4.40
5 Yr	3.77	3.77	4.56	4.40
10 Yr	4.40	4.40	4.96	4.74
Generic Current Coupon MBS				
FNMA 15 Year Pools				4.43
FNMA 30 Year Pools				5.02
Taxable Municipal A Curve				
2 Yr	3.88	3.79	4.53	4.72
3 Yr	3.85	3.85	4.65	4.75
5 Yr	4.03	4.03	4.85	4.79
10 Yr	4.58	4.58	5.11	4.94



Market Information	Current	Dec-24	1 Yr Ago
Fed Funds	3.88	4.33	4.58
SOFR	4.01	4.37	4.58
Prime Rate	7.00	7.50	7.75
DowJones	47,112	42,574	44,737
S&P	6,766	5,907	5,987
Nasdaq	23,026	19,487	16,266
Unemployment	4.40	4.10	4.10
MI Unemployment	5.20	5.20	5.20
Gold	4,194.2	2,622.4	2,168.0
15Y FHLMC Primary Mortgage Market Survey	5.54	6.00	6.02
30Y FHLMC Primary Mortgage Market Survey	6.26	6.85	6.84

Yesterday's Economic Releases	Survey	Actual	Prior
ADP Weekly Employment Preliminary Estimate			
Philadelphia Fed Non-Manufacturing Activity	--	-16.3	-22.2
Retail Sales Advance MoM	0.4%	0.2%	0.6%
Retail Sales Ex Auto MoM	0.3%	0.3%	0.7%
Retail Sales Ex Auto and Gas	0.3%	0.1%	0.7%
Retail Sales Control Group	0.3%	-0.1%	0.7%
PPI Final Demand MoM	0.3%	0.3%	-0.1%
PPI Ex Food and Energy MoM	0.2%	0.1%	-0.1%
PPI Ex Food, Energy, Trade MoM	0.3%	0.1%	0.3%
PPI Final Demand YoY	2.6%	2.7%	2.6%
PPI Ex Food and Energy YoY	2.7%	2.6%	2.8%
PPI Ex Food, Energy, Trade YoY	2.9%	2.9%	2.8%
FHFA House Price Index MoM	0.2%	0.0%	0.4%
House Price Purchase Index QoQ	--	0.2%	0.0%
S&P Cotality CS 20-City MoM SA	0.10%	0.13%	0.19%
S&P Cotality CS 20-City YoY NSA	1.40%	1.36%	1.58%
S&P Cotality CS US HPI YoY NSA	--	1.29%	1.51%
Business Inventories	0.0%	0.0%	0.2%
Richmond Fed Manufact. Index	-5	-15	-4
Richmond Fed Business Conditions	--	-15	-1
Conf. Board Consumer Confidence	93.3	88.7	94.6
Conf. Board Present Situation	--	126.9	129.3
Conf. Board Expectations	--	63.2	71.5
Pending Home Sales MoM	0.2%	1.9%	0.0%
Pending Home Sales NSA YoY	-1.2%	-0.4%	1.5%
Dallas Fed Services Activity	--	-2.3	-9.4
Federal Budget Balance	-$230.0b	-$284.4b	-$257.4b

Today's Economic Releases	Survey	Actual	Prior
List of US Economic Indicators Delayed by Government Shutdown			
MBA Mortgage Applications	--	0.2%	-5.2%
Initial Jobless Claims	225k	--	220k
Initial Claims 4-Wk Moving Avg	--	--	224.25k
Continuing Claims	1963k	--	1974k
Durable Goods Orders	0.5%	--	2.9%
Durables Ex Transportation	0.2%	--	0.3%
Cap Goods Orders Nondef Ex Air	0.3%	--	0.4%
Cap Goods Ship Nondef Ex Air	0.2%	--	-0.4%
MNI Chicago PMI	43.6	--	43.8
Fed Releases Beige Book			
Leading Index	-0.3%	--	--

Next Fed Meeting: December 10, 2025

McQueen Financial Advisors

'The Financial Institution Experts'

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