

Daily Market Watch

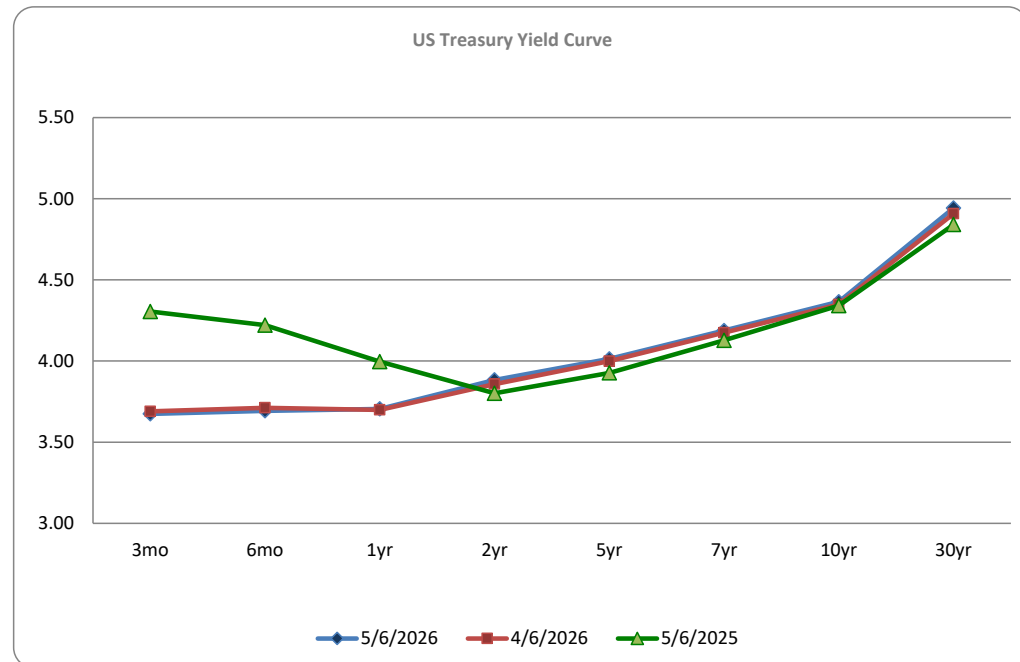
Wednesday, May 6, 2026

	Current	Yest	Dec-25	1 Yr Ago
Treasuries				
3 Mo	3.67	3.67	3.62	4.30
6 Mo	3.69	3.71	3.59	4.22
1 Yr	3.71	3.74	3.46	4.00
2 Yr	3.88	3.93	3.45	3.80
3 Yr	3.91	3.96	3.50	3.78
5 Yr	4.01	4.07	3.68	3.93
7 Yr	4.19	4.24	3.89	4.13
10 Yr	4.36	4.42	4.12	4.34
30 Yr	4.94	5.01	4.81	4.84
Bullet Agencies				
2 Yr	3.93	3.95	3.49	3.90
3 Yr	3.99	4.00	3.52	3.87
5 Yr	4.12	4.13	3.70	4.01
10 Yr	4.54	4.55	4.28	4.54
15 Yr	5.17	5.19	4.97	5.05
Bank Qualified Muni A Curve				
2 Yr	2.91	2.81	2.78	3.17
3 Yr	2.94	2.83	2.71	3.22
5 Yr	3.10	2.94	2.74	3.29
10 Yr	3.58	3.39	3.15	3.67
15 Yr	4.01	3.86	3.76	4.15

	Current	Yest	Dec-25	1 Yr Ago
SOFR				
1 Mo	3.64	3.65	3.70	4.34
3 Mo	3.66	3.65	3.66	4.30
6 Mo	3.68	3.67	3.58	4.16
1 Yr	3.78	3.73	3.42	3.88
FHLB Borrowings (Boston)				
1 Mo	3.89	3.89	3.89	4.52
3 Mo	3.83	3.83	3.83	4.50
6 mo	3.76	3.76	3.76	4.41
1 Yr	3.65	3.65	3.65	4.19
2 Yr	3.65	3.65	3.65	4.01
3 Yr	3.70	3.70	3.70	4.03
5 Yr	3.89	3.89	3.89	4.16
10 Yr	4.54	4.54	4.54	4.77
Generic Current Coupon MBS				
FNMA 15 Year Pools				4.77
FNMA 30 Year Pools				5.42
Taxable Municipal A Curve				
2 Yr	3.95	4.18	3.75	4.30
3 Yr	4.28	4.28	3.86	4.30
5 Yr	4.46	4.44	4.13	4.50
10 Yr	4.90	4.93	4.65	5.03

Market Information	Current	Dec-25	1 Yr Ago
Fed Funds	3.64	3.64	4.33
SOFR	3.62	3.71	4.33
Prime Rate	6.75	6.75	7.50
DowJones	49,298	48,367	41,219
S&P	7,259	6,896	5,650
Nasdaq	25,326	23,419	17,844
Unemployment	4.30	4.40	4.40
MI Unemployment	5.00	5.00	5.00
Gold	4,698.3	4,327.6	3,382.7
15Y FHLMC Primary Mortgage Market Survey	5.64	5.50	5.92
30Y FHLMC Primary Mortgage Market Survey	6.30	6.18	6.76

Yesterday's Economic Releases	Survey	Actual	Prior
Building Permits	--	1363k	1372k
Building Permits MoM	--	-11.4%	-10.8%
Trade Balance	-\$61.0b	-\$60.3b	-\$57.3b
Imports MoM	2.7%	2.3%	4.3%
Exports MoM	1.9%	2.0%	4.2%
S&P Global US Services PMI	51.3	51.0	51.3
S&P Global US Composite PMI	52.1	51.7	52.0
New Home Sales	636k	635k	587k
New Home Sales MoM	7.9%	8.9%	-17.6%
Census Releases February and March New Home Sales			
ISM Services Index	53.7	53.6	54.0
ISM Services Prices Paid	73.5	70.7	70.7
ISM Services New Orders	57.3	53.5	60.6
ISM Services Employment	48.3	48.0	45.2
JOLTS Job Openings	6850k	6866k	6882k
JOLTS Job Openings Rate	4.2%	4.1%	4.2%
JOLTS Quits Level	3029k	3171k	2974k
JOLTS Quits Rate	1.9%	2.0%	1.9%
JOLTS Layoffs Level	1705k	1867k	1721k
JOLTS Layoffs Rate	1.1%	1.2%	1.1%
New Home Sales	652k	682k	635k
New Home Sales MoM	3.0%	7.4%	8.9%



Today's Economic Releases	Survey	Actual	Prior
MBA Mortgage Applications	--	-4.4%	-1.6%
ADP Employment Change	120k	109k	62k
US Treasury Quarterly Refunding Announcement			

Next Fed Meeting: June 17th, 2026