

Daily Market Watch Thursday, May 28, 2026

	Current	Yest	Dec-25	1 Yr Ago
Treasuries				
3 Mo	3.66	3.67	3.62	4.33
6 Mo	3.75	3.76	3.59	4.30
1 Yr	3.80	3.79	3.46	4.13
2 Yr	4.07	4.04	3.45	3.95
3 Yr	4.12	4.09	3.50	3.92
5 Yr	4.21	4.17	3.68	4.03
7 Yr	4.35	4.31	3.89	4.22
10 Yr	4.51	4.48	4.12	4.44
30 Yr	5.03	5.01	4.81	4.95
Bullet Agencies				
2 Yr	4.03	4.04	3.49	4.02
3 Yr	4.11	4.12	3.52	3.99
5 Yr	4.22	4.22	3.70	4.09
10 Yr	4.59	4.60	4.28	4.62
15 Yr	5.20	5.22	4.97	5.20
Bank Qualified Muni A Curve				
2 Yr	2.80	2.82	2.78	2.99
3 Yr	2.00	2.83	2.71	3.03
5 Yr	2.94	2.97	2.74	3.10
10 Yr	3.37	3.40	3.15	3.58
15 Yr	3.78	3.80	3.76	4.08

	Current	Yest	Dec-25	1 Yr Ago
SOFR				
1 Mo	3.62	3.61	3.70	4.33
3 Mo	3.67	3.66	3.66	4.33
6 Mo	3.73	3.74	3.58	4.27
1 Yr	3.86	3.90	3.42	4.05
FHLB Borrowings (Boston)				
1 Mo	3.89	3.89	3.89	4.51
3 Mo	3.83	3.83	3.83	4.53
6 mo	3.76	3.76	3.76	4.46
1 Yr	3.65	3.65	3.65	4.28
2 Yr	3.65	3.65	3.65	4.15
3 Yr	3.70	3.70	3.70	4.12
5 Yr	3.89	3.89	3.89	4.24
10 Yr	4.54	4.54	4.54	4.88
Generic Current Coupon MBS				
FNMA 15 Year Pools				4.85
FNMA 30 Year Pools				5.45
Taxable Municipal A Curve				
2 Yr	4.03	4.30	3.75	4.44
3 Yr	4.41	4.41	3.86	4.42
5 Yr	4.58	4.59	4.13	4.58
10 Yr	4.96	4.97	4.65	5.07

Market Information	Current	Dec-25	1 Yr Ago
Fed Funds	3.62	3.64	4.33
SOFR	3.63	3.71	4.31
Prime Rate	6.75	6.75	7.50
DowJones	50,644	48,367	42,344
S&P	7,520	6,896	5,922
Nasdaq	266,748	23,419	19,199
Unemployment	4.30	4.40	4.40
MI Unemployment	5.00	5.00	5.00
Gold	4,421.5	4,327.6	3,335.9
15Y FHLMC Primary Mortgage Market Survey	5.85	5.50	6.01
30Y FHLMC Primary Mortgage Market Survey	6.51	6.18	6.86

Yesterday's Economic Releases	Survey	Actual	Prior
MBA Mortgage Applications	--	-8.5%	-2.3%
ADP Weekly Employment Change	--	35.750k	42.250k
Richmond Fed Manufact. Index	4	13	3
Richmond Fed Business Conditions	-5	0	-6
Dallas Fed Services Activity	-6.0	-7.7	-9.9

Today's Economic Releases	Survey	Actual	Prior
Personal Income	0.4%	--	0.6%
Personal Spending	0.5%	--	0.9%
Real Personal Spending	0.1%	--	0.2%
PCE Price Index MoM	0.5%	--	0.7%
PCE Price Index YoY	3.8%	--	3.5%
Core PCE Price Index MoM	0.3%	--	0.3%
Core PCE Price Index YoY	3.3%	--	3.2%
Initial Jobless Claims	211k	--	209k
Initial Claims 4-Wk Moving Avg	--	--	202.50k
Continuing Claims	1784k	--	1782k
Durable Goods Orders	4.0%	--	0.8%
Durables Ex Transportation	0.5%	--	0.9%
Cap Goods Orders Nondef Ex Air	0.4%	--	3.4%
Cap Goods Ship Nondef Ex Air	0.6%	--	1.2%
GDP Annualized QoQ	2.0%	--	2.0%
Personal Consumption	1.6%	--	1.6%
GDP Price Index	3.6%	--	3.6%
Core PCE Price Index QoQ	4.3%	--	4.3%
New Home Sales	660k	--	682k
New Home Sales MoM	-3.2%	--	7.4%
Building Permits	1442k	--	1442k
Building Permits MoM	--	--	5.8%

Next Fed Meeting: June 17th, 2026

