

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

Thursday, September 17, 2026

	Current	Yest	Dec-25	1 Yr Ago
Treasury				
3 Mo	4.05	4.05	3.62	3.97
6 Mo	4.22	4.19	3.59	3.81
1 Yr	4.40	4.33	3.46	3.60
2 Yr	4.68	4.63	3.45	3.52
3 Yr	4.75	4.73	3.50	3.48
5 Yr	4.80	4.80	3.68	3.59
7 Yr	4.87	4.88	3.89	3.77
10 Yr	4.95	4.98	4.12	4.02
30 Yr	5.31	5.35	4.81	4.63
Bullet Agencies				
2 Yr	4.74	4.68	3.49	3.57
3 Yr	4.82	4.77	3.52	3.51
5 Yr	4.91	4.87	3.70	3.63
10 Yr	5.12	5.10	4.28	4.21
15 Yr	5.66	5.65	4.97	4.89
Bank Qualified Muni A Curve				
2 Yr	3.10	3.11	2.78	2.36
3 Yr	3.22	3.23	2.71	2.36
5 Yr	3.49	3.49	2.74	2.53
10 Yr	4.11	4.11	3.15	3.40
15 Yr	4.68	4.68	3.76	4.12

	Current	Yest	Dec-25	1 Yr Ago
SOFR				
1 Mo	3.89	3.89	3.70	4.14
3 Mo	3.98	3.98	3.66	4.03
6 Mo	4.14	4.13	3.58	3.85
1 Yr	4.40	4.39	3.42	3.60
FHLB Borrowings (Boston)				
1 Mo	3.89	3.89	3.89	4.35
3 Mo	3.83	3.83	3.83	4.23
6 mo	3.76	3.76	3.76	4.02
1 Yr	3.65	3.65	3.65	3.80
2 Yr	3.65	3.65	3.65	3.70
3 Yr	3.70	3.70	3.70	3.67
5 Yr	3.89	3.89	3.89	3.80
10 Yr	4.54	4.54	4.54	4.47
Generic Current Coupon MBS				
FNMA 15 Year Pools				5.63
FNMA 30 Year Pools				6.14
Taxable Municipal A Curve				
2 Yr	4.67	4.98	3.75	3.91
3 Yr	5.19	5.15	3.86	3.93
5 Yr	5.30	5.27	4.13	4.12
10 Yr	5.49	5.48	4.65	4.65

Market Information	Current	Dec-25	1 Yr Ago
Fed Funds	3.79	3.64	4.33
SOFR	3.62	3.71	4.39
Prime Rate	7.00	6.75	7.50
DowJones	51,462	48,367	45,758
S&P	7,552	6,896	6,607
Nasdaq	25,978	23,419	22,334
Unemployment	4.10	4.40	4.40
MI Unemployment	4.90	5.00	5.00
Gold	4,386.5	4,327.6	3,705.9
15Y FHLMC Primary Mortgage Market Survey	6.09	5.50	5.50
30Y FHLMC Primary Mortgage Market Survey	6.76	6.18	6.35

Yesterday's Economic Releases	Survey	Actual	Prior
MBA Mortgage Applications	--	-4.1%	-2.7%
New York Fed Services Business Activity	-2.2	-8.7	0.5
Retail Sales Advance MoM	0.8%	1.2%	-0.6%
Retail Sales Ex Auto MoM	0.6%	1.4%	-0.3%
Retail Sales Ex Auto and Gas	0.4%	1.2%	-0.2%
Retail Sales Control Group	0.5%	1.4%	-0.4%
Import Price Index MoM	0.5%	0.7%	-0.4%
Import Price Index ex Petroleum MoM	0.3%	0.8%	0.3%
Import Price Index YoY	6.6%	7.0%	5.9%
Export Price Index MoM	0.6%	0.6%	-1.3%
Export Price Index YoY	8.9%	8.6%	8.2%
Business Inventories	0.8%	0.8%	0.0%
NAHB Housing Market Index	34	32	35
FOMC Rate Decision (Upper Bound)	4.00%	4.00%	3.75%
FOMC Rate Decision (Lower Bound)	3.75%	3.75%	3.50%
Fed Interest on Reserve Balances Rate	3.90%	3.90%	3.65%
Fed Reverse Repo Rate	3.75%	3.75%	3.50%
FOMC Median Rate Forecast: Current Yr	4.125%	4.125%	3.750%
FOMC Median Rate Forecast: Next Yr	3.875%	4.125%	3.625%
FOMC Median Rate Forecast: +2 Yrs	3.625%	3.875%	3.375%
FOMC Median Rate Forecast: +3 Yrs	3.375%	3.625%	--
FOMC Median Rate Forecast: Long-Run	3.125%	3.250%	3.063%
Total Net TIC Flows	--	\$83.7b	\$133.5b
Net Long-term TIC Flows	--	-\$27.9b	\$172.7b

Today's Economic Releases	Survey	Actual	Prior
Philadelphia Fed Business Outlook	32.1	--	47.4
Initial Jobless Claims	207k	--	206k
Initial Claims 4-Wk Moving Avg	--	--	206.00k
Continuing Claims	1779k	--	1774k
Housing Starts	1320k	--	1239k
Housing Starts MoM	6.7%	--	-12.4%
Building Permits	1408k	--	1433k
Building Permits MoM	-1.5%	--	4.3%
Pending Home Sales MoM	-0.1%	--	-2.3%
Pending Home Sales NSA YoY	-3.9%	--	-2.5%
Next Fed Meeting: October 28th, 2026			

