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

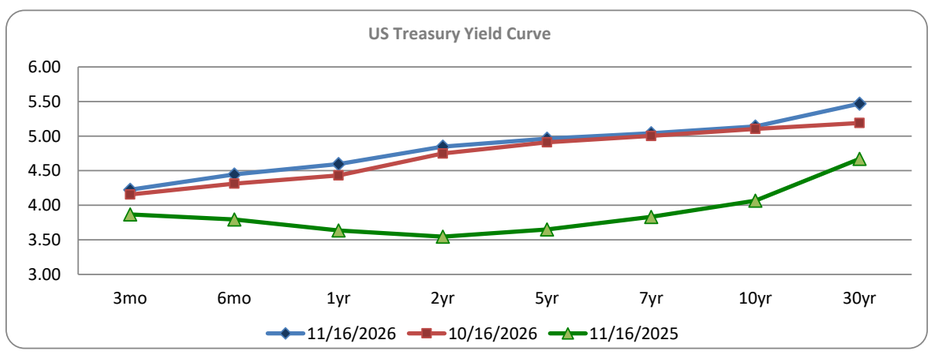
Monday, November 16, 2026

	Current	Yest	Dec-25	1 Yr Ago
Treasuries				
3 Mo	4.22	4.21	3.62	3.87
6 Mo	4.45	4.41	3.59	3.79
1 Yr	4.60	4.57	3.46	3.64
2 Yr	4.85	4.81	3.45	3.55
3 Yr	4.91	4.85	3.50	3.54
5 Yr	4.96	4.89	3.68	3.65
7 Yr	5.04	4.95	3.89	3.83
10 Yr	5.14	5.04	4.12	4.07
30 Yr	5.47	5.39	4.81	4.67
Bullet Agencies				
2 Yr	4.91	4.77	3.49	3.62
3 Yr	4.98	4.82	3.52	3.62
5 Yr	5.06	4.90	3.70	3.75
10 Yr	5.32	5.15	4.28	4.28
15 Yr	5.78	5.61	4.97	4.94
Bank Qualified Muni A Curve				
2 Yr	3.34	3.23	2.78	2.80
3 Yr	3.43	3.32	2.71	2.71
5 Yr	3.63	3.52	2.74	2.74
10 Yr	4.14	4.03	3.15	3.20
15 Yr	4.70	4.62	3.76	3.85

	Current	Yest	Dec-25	1 Yr Ago
SOFR				
1 Mo	3.97	3.92	3.70	3.96
3 Mo	4.17	4.08	3.66	3.85
6 Mo	4.36	4.19	3.58	3.75
1 Yr	4.62	4.36	3.42	3.57
FHLB Borrowings (Boston)				
1 Mo	3.89	3.89	3.89	4.18
3 Mo	3.83	3.83	3.83	4.11
6 mo	3.76	3.76	3.76	4.02
1 Yr	3.65	3.65	3.65	3.83
2 Yr	3.65	3.65	3.65	3.76
3 Yr	3.70	3.70	3.70	3.78
5 Yr	3.89	3.89	3.89	3.90
10 Yr	4.54	4.54	4.54	4.48
Generic Current Coupon MBS				
FNMA 15 Year Pools				5.75
FNMA 30 Year Pools				6.30
Taxable Municipal A Curve				
2 Yr	4.95	5.11	3.75	3.91
3 Yr	5.40	5.24	3.86	3.98
5 Yr	5.55	5.38	4.13	4.16
10 Yr	5.82	5.65	4.65	4.67

Market Information	Current	Dec-25	1 Yr Ago
Fed Funds	3.88	3.64	3.87
SOFR	3.90	3.71	4.00
Prime Rate	7.00	6.75	7.00
DowJones	52,348	48,367	47,457
S&P	7,562	6,896	6,737
Nasdaq	25,136	23,419	22,870
Unemployment	4.10	4.40	4.40
MI Unemployment	5.00	5.00	5.00
Gold	3,870.0	4,327.6	4,087.9
15Y FHLMC Primary Mortgage Market Survey	6.45	5.50	5.49
30Y FHLMC Primary Mortgage Market Survey	7.11	6.18	6.24

Yesterday's Economic Releases	Survey	Actual	Prior
PPI Final Demand MoM	0.4%	0.3%	1.3%
PPI Ex Food and Energy MoM	0.3%	0.3%	0.7%
PPI Ex Food, Energy, Trade MoM	0.4%	0.5%	0.5%
PPI Final Demand YoY	6.6%	6.5%	6.3%
PPI Ex Food and Energy YoY	5.0%	5.0%	5.0%
PPI Ex Food, Energy, Trade YoY	4.8%	4.9%	5.0%



Today's Economic Releases	Survey	Actual	Prior
Empire Manufacturing	18.0	7.8	25.5

Next Fed Meeting: December 9th, 2026

McQueen Financial Advisors

'The Financial Institution Experts'

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