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

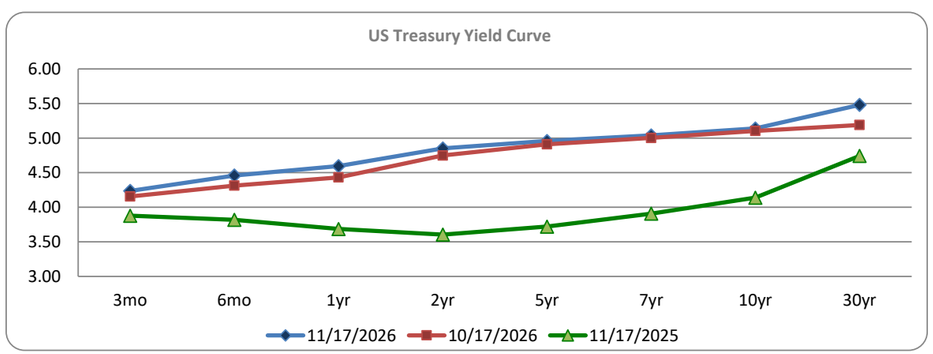
Valuations and Advisory Services:
- Transaction Advisory & Purchase Accounting Reports
- Mortgage Servicing Rights Valuations
- Current Expected Credit Loss (CECL)

Daily Market Watch

Tuesday, November 17, 2026

	Current	Yest	Dec-25	1 Yr Ago
Treasuries				
3 Mo	4.24	4.22	3.62	3.88
6 Mo	4.46	4.45	3.59	3.82
1 Yr	4.60	4.60	3.46	3.69
2 Yr	4.85	4.85	3.45	3.61
3 Yr	4.90	4.91	3.50	3.61
5 Yr	4.96	4.96	3.68	3.72
7 Yr	5.04	5.04	3.89	3.91
10 Yr	5.14	5.14	4.12	4.14
30 Yr	5.48	5.47	4.81	4.74
Bullet Agencies				
2 Yr	4.87	4.91	3.49	3.64
3 Yr	4.93	4.98	3.52	3.64
5 Yr	5.02	5.06	3.70	3.77
10 Yr	5.29	5.32	4.28	4.30
15 Yr	5.75	5.78	4.97	4.97
Bank Qualified Muni A Curve				
2 Yr	3.35	3.34	2.78	2.80
3 Yr	3.44	3.43	2.71	2.70
5 Yr	3.63	3.63	2.74	2.74
10 Yr	4.14	4.14	3.15	3.18
15 Yr	4.70	4.70	3.76	3.84

	Current	Yest	Dec-25	1 Yr Ago
SOFR				
1 Mo	3.98	3.97	3.70	3.96
3 Mo	4.18	4.17	3.66	3.87
6 Mo	4.36	4.36	3.58	3.78
1 Yr	4.63	4.62	3.42	3.60
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	3.86
2 Yr	3.65	3.65	3.65	3.79
3 Yr	3.70	3.70	3.70	3.80
5 Yr	3.89	3.89	3.89	3.92
10 Yr	4.54	4.54	4.54	4.53
Generic Current Coupon MBS				
FNMA 15 Year Pools				5.71
FNMA 30 Year Pools				6.30
Taxable Municipal A Curve				
2 Yr	4.92	5.26	3.75	3.93
3 Yr	5.34	5.40	3.86	4.00
5 Yr	5.50	5.55	4.13	4.19
10 Yr	5.78	5.82	4.65	4.69



Market Information	Current	Dec-25	1 Yr Ago
Fed Funds	3.88	3.64	3.88
SOFR	3.93	3.71	3.95
Prime Rate	7.00	6.75	7.00
DowJones	51,608	48,367	47,147
S&P	7,417	6,896	6,734
Nasdaq	24,510	23,419	22,901
Unemployment	4.10	4.40	4.40
MI Unemployment	5.00	5.00	5.00
Gold	3,856.8	4,327.6	4,088.2
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
Empire Manufacturing	18.0	7.8	25.5

Today's Economic Releases	Survey	Actual	Prior
ADP Weekly Employment Change	--	23.750k	19.750k
New York Fed Services Business Activity	-12.0	-10.6	-20.7
Retail Sales Advance MoM	0.1%	0.2%	0.8%
Retail Sales Ex Auto MoM	0.4%	0.6%	0.9%
Retail Sales Ex Auto and Gas	0.3%	0.5%	0.2%
Retail Sales Control Group	0.3%	0.6%	0.1%
BLS Won't Publish Oct. 2026 YoY Import/Export Prices Data			
Import Price Index MoM	0.7%	1.1%	1.1%
Import Price Index ex Petroleum MoM	0.5%	0.8%	0.8%
Export Price Index MoM	0.5%	1.1%	2.2%
Industrial Production MoM	0.1%	--	0.7%
Manufacturing Production MoM	0.2%	--	0.3%
Capacity Utilization	76.8%	--	76.9%
Business Inventories	0.5%	--	0.4%
NAHB Housing Market Index	29	--	29

Next Fed Meeting: December 9th, 2026

McQueen Financial Advisors

'The Financial Institution Experts'

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