HaMMR Digest

Stay current with economic and mortgage market trends.

November 24, 2025

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Through the Looking Glass

- **Key Takeaway:** Resumption of government data began with the September payrolls report indicating that hiring rebounded from its summer lull.
- **Macro Implications:** Job growth rebound was not enough to stem rising unemployment rate, which will keep the door open for a Fed rate cut in December.
- **Housing Implications:** Labor market not strong enough to jolt housing market out of its lull, which is compounded by weak seasonality through end of year.

Macro: Objects Appear Bigger in the Rearview Mirror

- Official Sep. labor data leaves much to be desired in terms of Fed policy path.
- Share of homebuilders cutting prices to lift sales hits highest on record in Nov.
- Construction spending ticked up in Aug. largely due to private residential reno.

Rates: Narrative Wrangling

- 10y UST yield slid 10bps as markets took signal from rising unemployment rate.
- Upcoming Fed commentary will be an important signal for future rate path.
- Market odds of a Dec. Fed cut jumped to ~70% from 25% prior to jobs report.

Housing: See You in 2026

- Mortgage rates have been in a steady uptrend since the end of October.
- Pending sales cooling amid weak seasonality and growing share of wary buyers.
- Home price strength remains intact as inventory trends sideways.

Jobs Report: Conclusively Inconclusive

- Unemployment rate climbed to 4.44% in Sep., a new post-pandemic high.
- Avg. 3-month job growth rose to 62k, the strongest since May.
- Even without mass layoffs, weak hiring skews unemployment risk to upside.

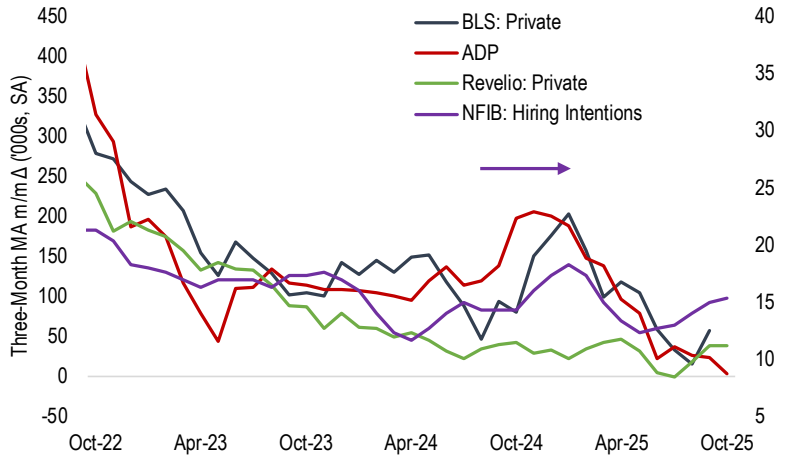
Existing Home Sales: Mediocre

- Existing home sales up 1.2% in Oct. and 6% annualized over prior three months.
- Inventory rose for the second consecutive month but still trails sales pace.
- Month's supply down to 4.1 in Oct from recent peak (4.42) in April.

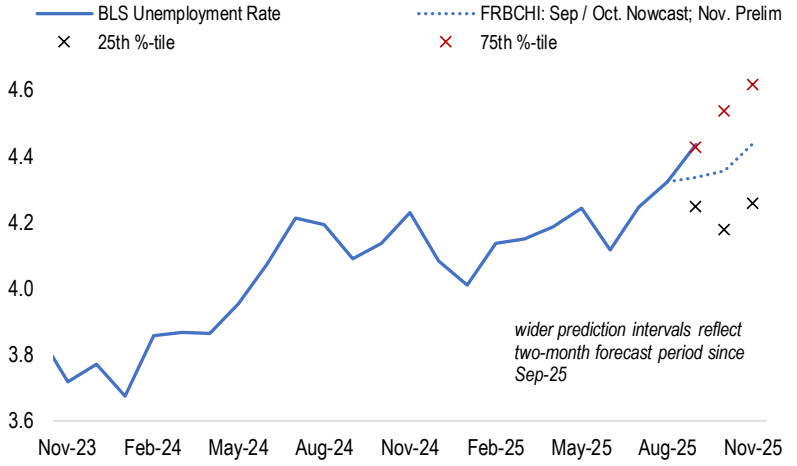
International Trade: About Face!

- August trade balance down amid weak exports and even weaker imports.
- Import declines led by consumer goods, partly due to softer demand.
- China import share stabilizing near recent lows as rest of Asia rising.

Alternative Labor Data Holds Water against BLS Payrolls Trend, Implying Resurgence Not in the Near-Term Cards

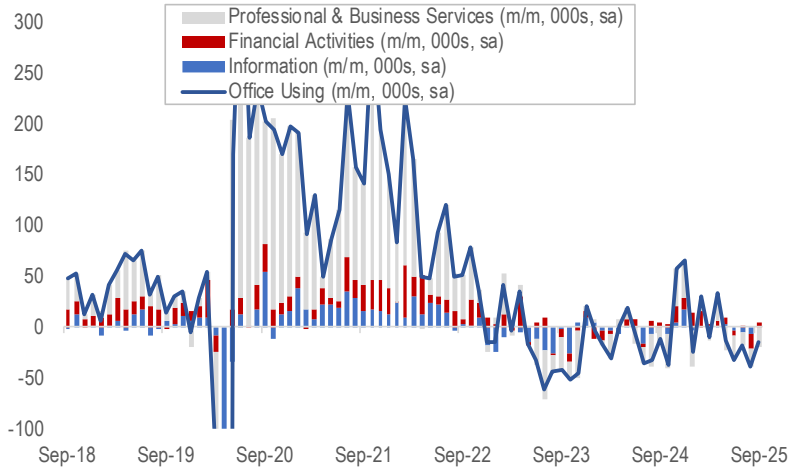


Official Unemployment Rate Trajectory Following Upside Nowcast Path through September

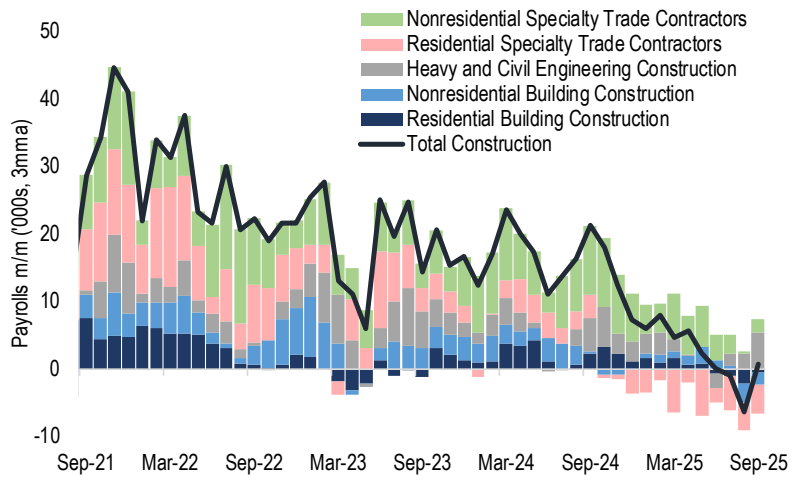


Sources: Bureau of Labor Statistics, Federal Reserve Board, Revelio Labs, ADP, Arch Global Economics

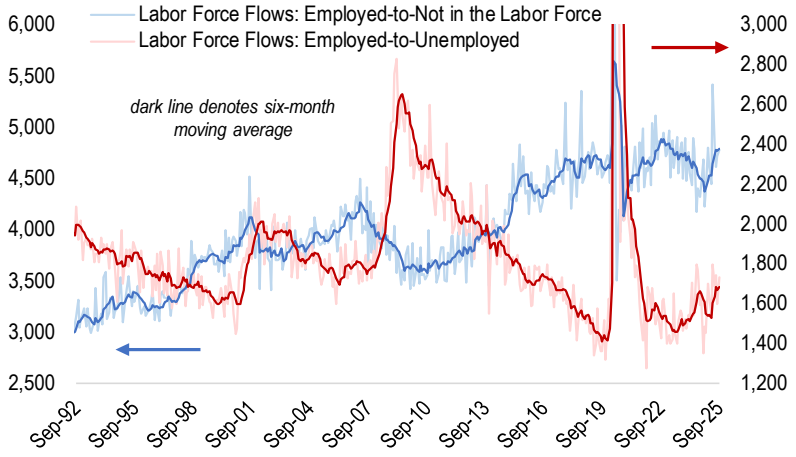
White Collar Recession Continued through September Even as Broader Job Growth Rebounded



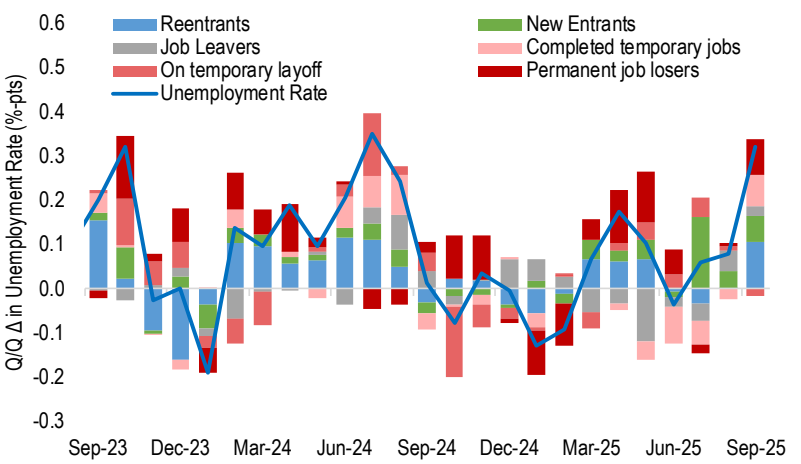
Construction Jobs Gains Rebounded Largely on Account of Nonresidential Sector Impulse on Data Centers



Labor Force Flows Confirm the "Low Hire, Low Fire" Environment …



… But Even without Widespread Layoffs, Permanent Job Losers Have Been on the Rise

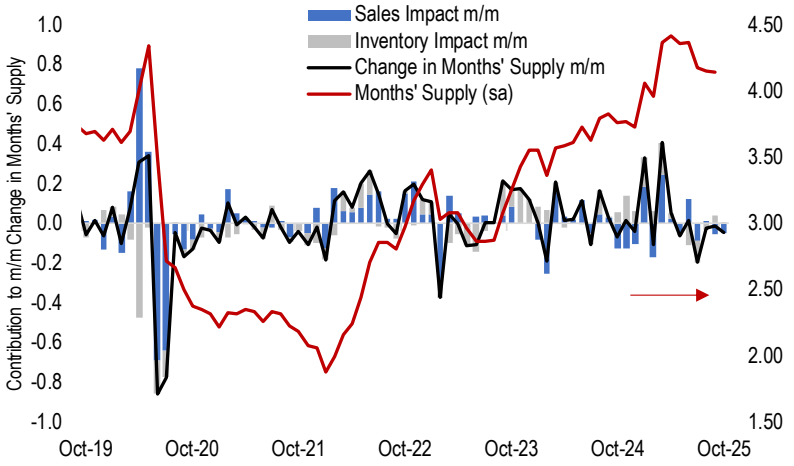


Sources: U.S. Bureau of Labor Statistics, Arch Global Economics

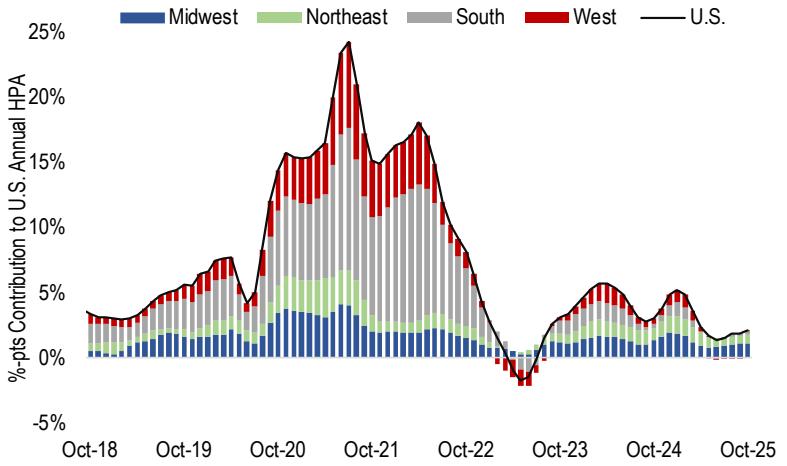
Lower Mortgage Rates Produced Strongest Pace of Existing Home Sales Since February

Inventory Rose after Three Straight Months of Declines as Sellers Adjust to Modest Sales Improvement

The Rebound in Sales, Albeit Modest at Best, Was Enough to Keep Months' Supply in Check

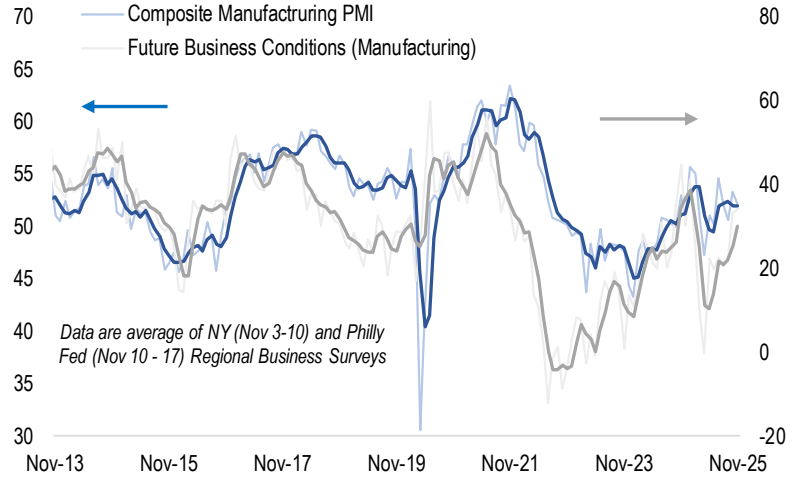


Re-Tightening of Supply-Demand Dynamics Rekindled Positive Home Price Momentum

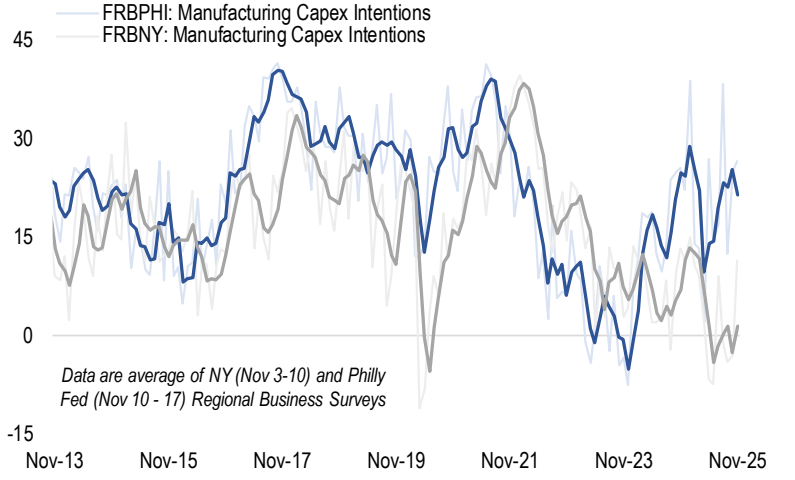


Sources: National Association of REALTORS® (NAR), Arch Global Economics

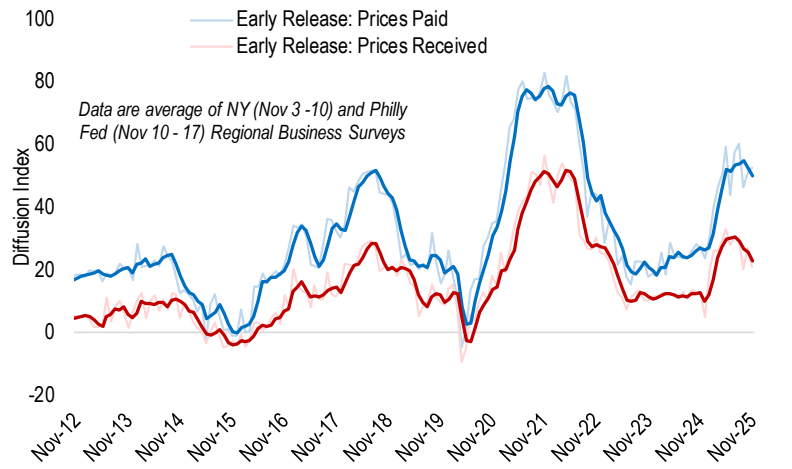
Early Release Regional Manufacturing Surveys Imply Stable Current Activity and Improved Expectations



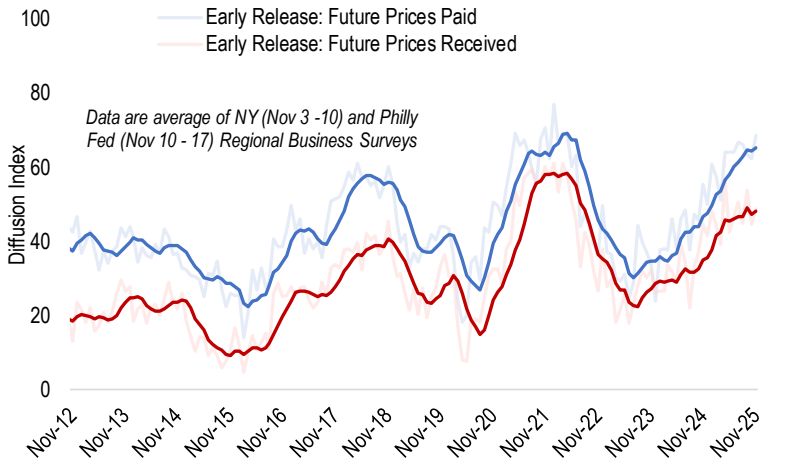
Capex Intentions Stronger in Philadelphia Region with More Firms Citing Exposure to AI Buildout



Far More Firms Report Higher Prices for Inputs Than the Share of Firms Raising Selling Prices …

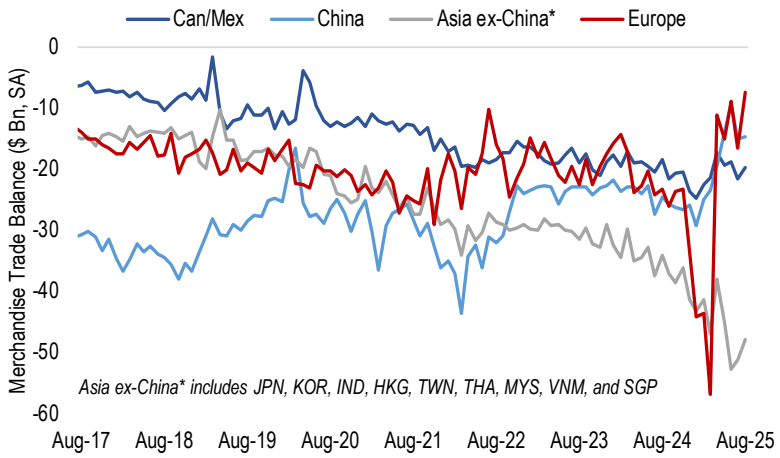


… With Expectations for the Trend to Carry Forward, Suggesting Firms Face a Growing Margin Squeeze

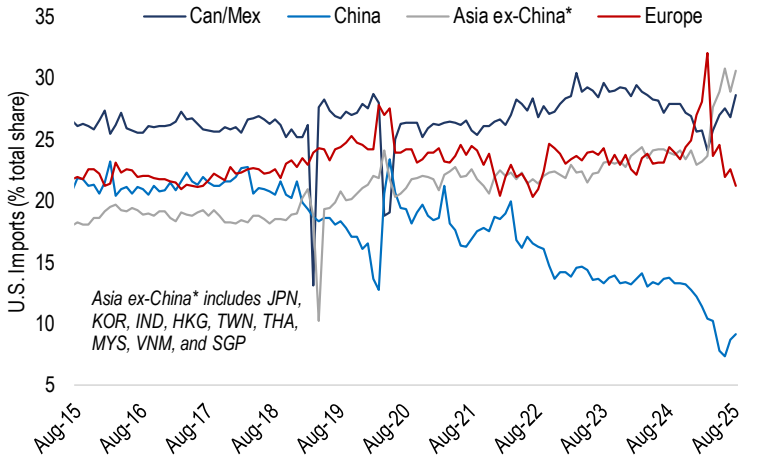


Sources: Federal Reserve Board, Arch Global Economics

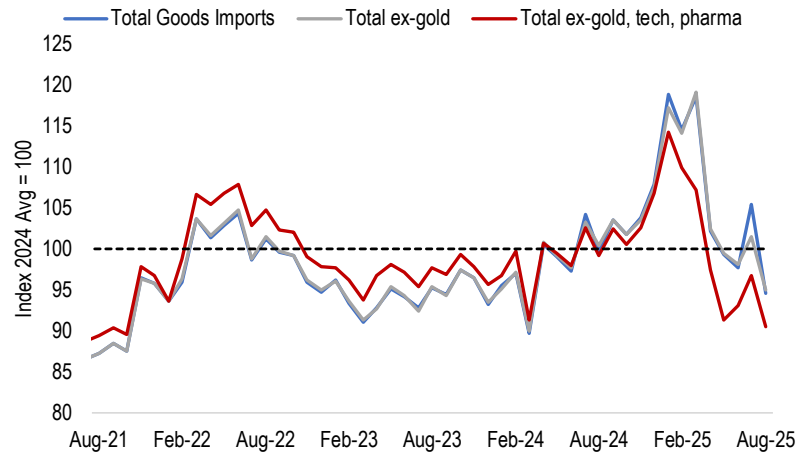
Whipsaw from Trade Policies Still Lingering as Overall Trade Balance Mix Finds New Normal



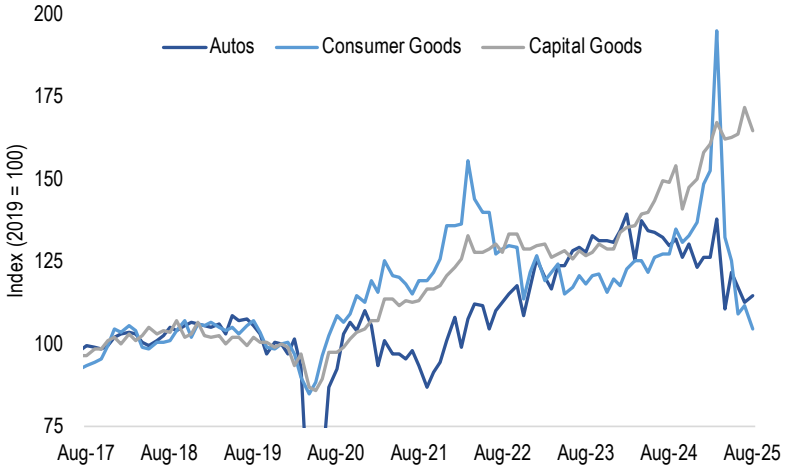
Merchandise Import Share for Asia Ex-China Keeps Rising as Europe Corrects from Early-Year Pharma Surge



U.S. Imports Are Running ~5% below the 2024 Average with Ex-Gold, Tech and Pharma Down ~10% …

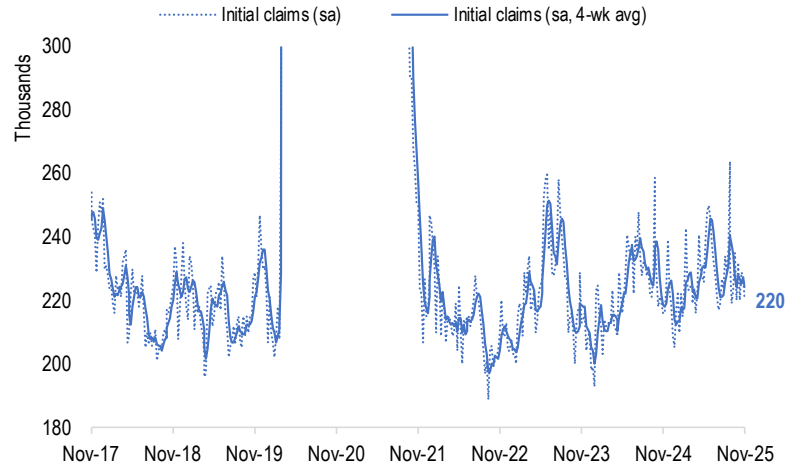


… Which Is Driven Primarily by Consumer Goods and Autos, a Possible Signal of Softer Domestic Demand

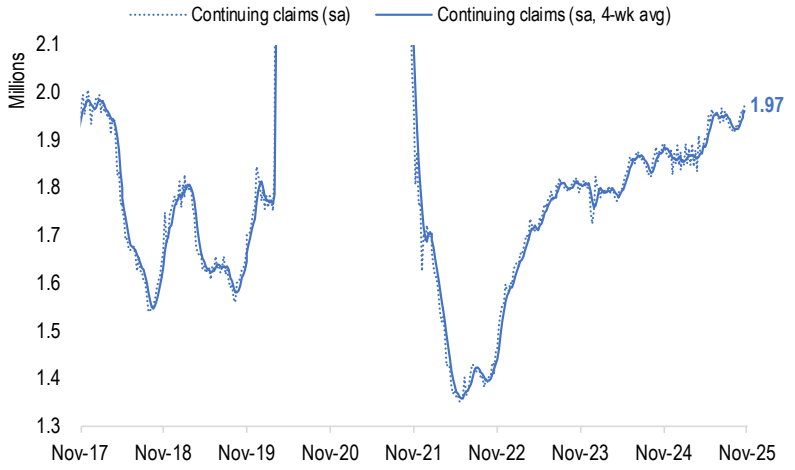


Sources: Census Bureau, Arch Global Economics

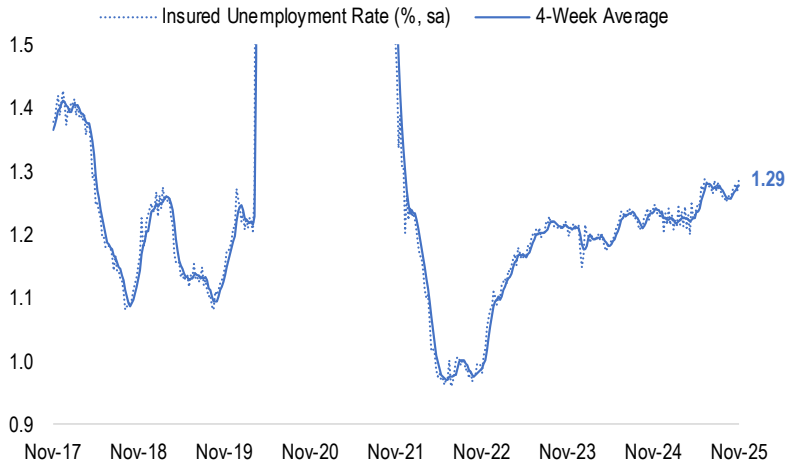
Initial Claims Fell to 220k (sa) in Week Ending Nov. 15, in Line with Post-Pandemic Average



Continuing Claims Surged to 1,974k (sa) during Week Ending Nov. 8, Reaching New Post-Pandemic High

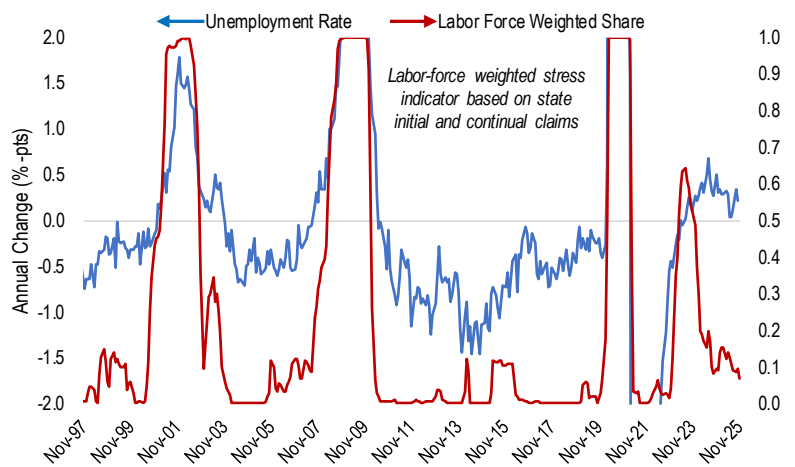


… Which Also Lifted the Insured Unemployment Rate to a New Post-Pandemic High



Insured Unemployment = Continuing Claims / Employed Population Eligible for Unemployment Insurance

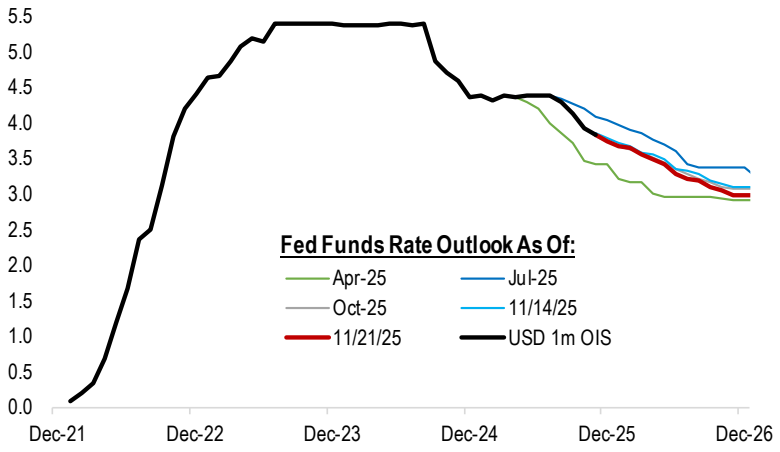
San Francisco Fed Labor Market Stress Indicator Shows Reduced Breadth of States with Claims Deterioration



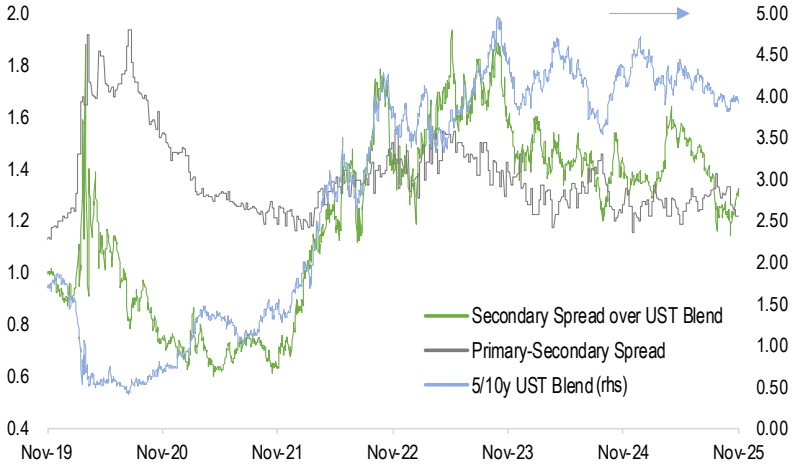
Sources: U.S. Department of Labor, Arch Global Economics

SA = Seasonally Adjusted

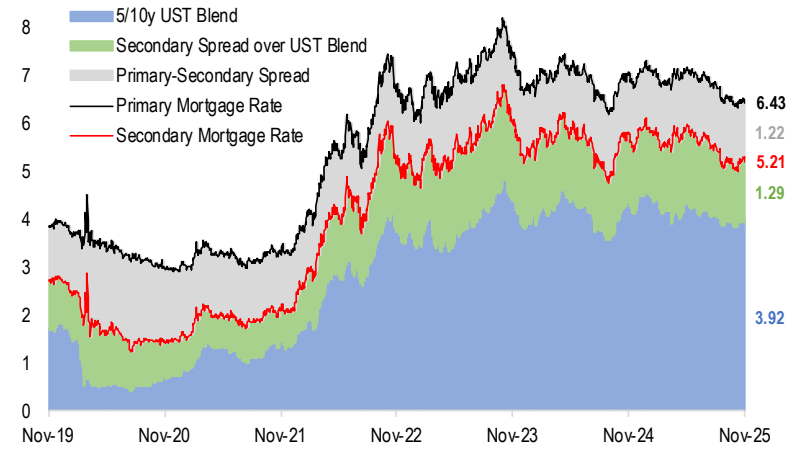
Market Odds of a 25bps Rate Cut in Dec. Rose to ~70% from Less Than 30% Earlier in the Week



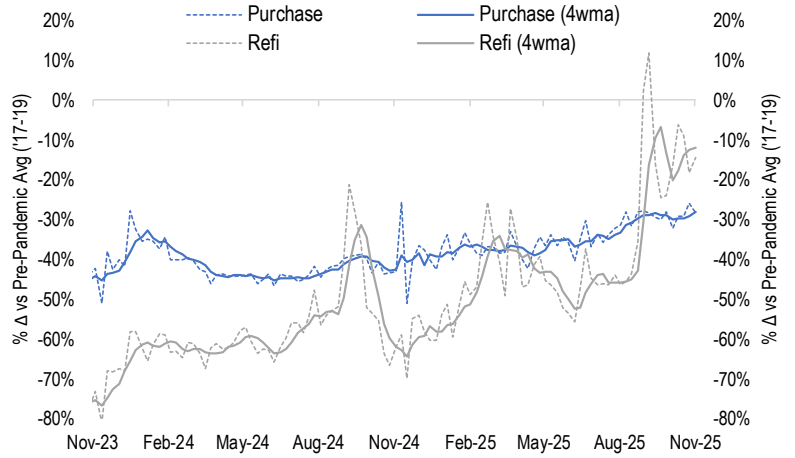
U.S. Treasury Yields Fell 9bps Last Week with Mortgage Spreads Up Just 2bps …



… Which Pulled Mortgage Rates Lower, Reversing Prior Week's Increase



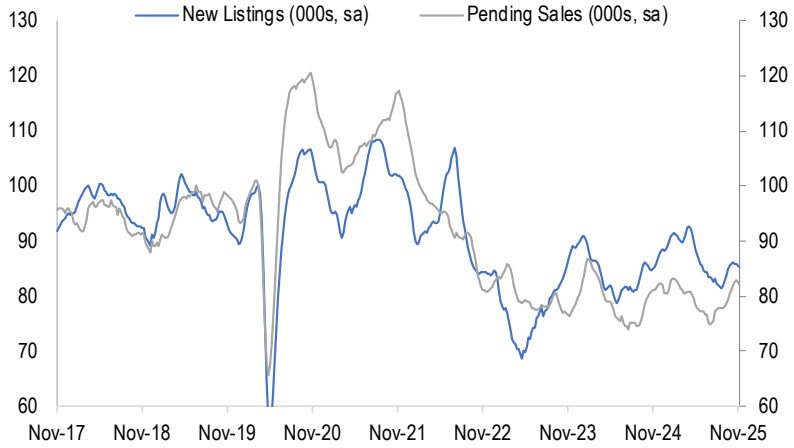
Mortgage Refi Apps Have Perked Back Up as Purchase Apps Have Modestly Shifted Higher



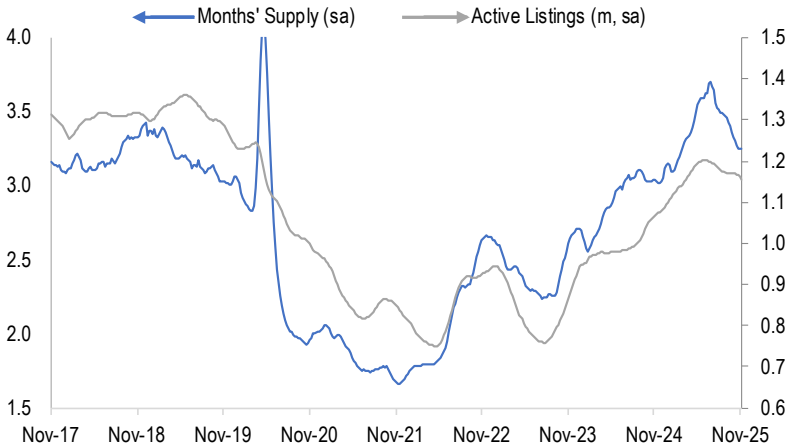
Sources: Bloomberg, FRB, Mortgage Bankers Association, Arch Global Economics

Secondary Spread: Current Coupon Option Adjusted Spread over 5/10y UST Blend
Primary-Secondary Spread: Primary Mortgage Rate - Secondary Mortgage Rate

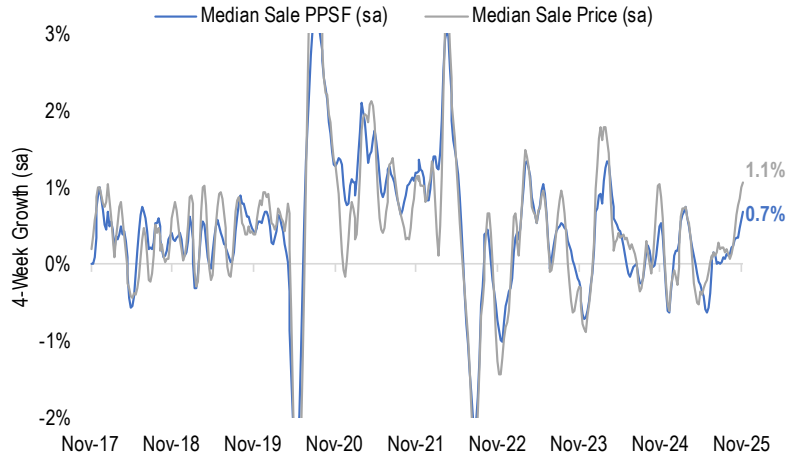
Pending Sales Showing Signs of Pulling Back through Mid-November …



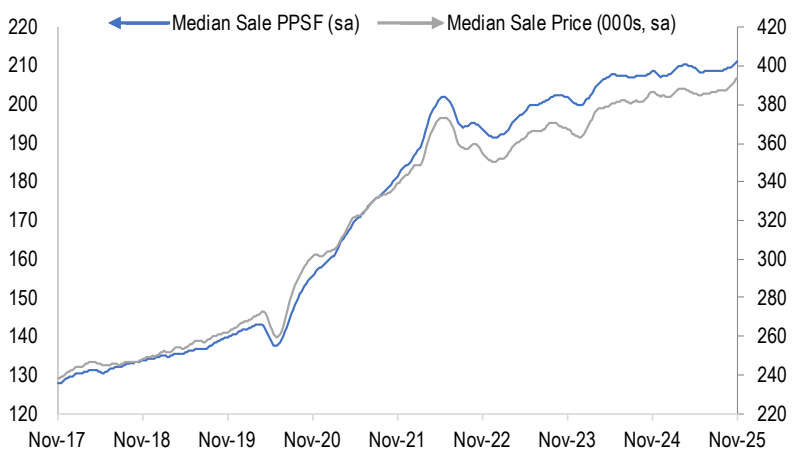
… With New Listings Pulling Back Even More, Keeping Months' Supply Heading Lower



Pace of Seasonally Adjusted Home Price Growth Showing No Signs of Cooling



Home Prices Inched Higher in Q3, and That Momentum Has Carried into Q4



Sources: Redfin, Arch Global Economics

SA = Seasonally Adjusted
PPSF = Price Per Square Foot

Data as of Nov. 16, 2025, and reflects 4-week averages.

Annual Home-Price Declines Becoming More Widespread as Many Markets Have Softened

Metro	Median Sale Price Per Square Foot (y/y)		Median List Price Per Square Foot (y/y)		Active Listings with Price Drops		Average Sale-to-List Ratio		Median Days on Market vs Pre-COVID		Total Active Listings (y/y)	Months' Supply vs Pre-COVID	
	Current	(Δ q/q, ppt)	Current	(Δ q/q, ppt)	Current	(Δ y/y, ppt)	Current	(Δ y/y, ppt)	Current	Year Ago		Current	Year Ago
All Redfin Metros	**1.6%**	**0.7%**	**2.7%**	**2.0%**	**6.4%**	**1.4%**	**98.2%**	**-0.4%**	**-5.2**	**-11.2**	**6%**	**9%**	**-2%**
Atlanta	*-1.7%*	*-1.3%*	1.8%	*2.5%*	6.6%	*1.9%*	*97.5%*	-0.4%	*23.7*	*13.2*	5%	25%	12%
Austin	0.3%	**4.2%**	*3.2%*	**3.6%**	**8.3%**	**2.1%**	**96.9%**	-0.3%	**50.3**	**40.2**	9%	**105%**	**65%**
Baltimore	**2.3%**	0.0%	1.4%	*-0.1%*	7.0%	1.3%	**100.1%**	*-0.6%*	*-5.6*	*-14.1*	**18%**	**-11%**	**-32%**
Boston	*0.9%*	*-1.4%*	2.6%	**-0.3%**	6.3%	1.6%	**100.1%**	**-0.9%**	4.0	1.8	**17%**	*9%*	*-8%*
Chicago	**5.3%**	-0.2%	**6.9%**	**3.6%**	**4.1%**	1.2%	*99.1%*	**0.0%**	**-13.8**	*-13.8*	**-7%**	**-29%**	**-27%**
Dallas	**-5.1%**	**-1.7%**	**-0.6%**	*2.6%*	**8.7%**	**2.3%**	*97.2%*	-0.4%	*22.0*	*11.1*	8%	*52%*	*27%*
Denver	**-2.2%**	0.0%	*0.6%*	**3.2%**	**8.5%**	1.5%	98.4%	*-0.2%*	*21.7*	*12.9*	6%	**94%**	**69%**
Houston	**-2.4%**	-0.7%	1.3%	1.0%	*7.4%*	*1.8%*	**95.9%**	**-1.2%**	14.6	-3.9	8%	31%	15%
Los Angeles	*-0.9%*	-0.8%	**4.2%**	**3.4%**	**4.4%**	*1.2%*	*99.4%*	*-0.6%*	8.3	-1.0	4%	20%	20%
Miami	*1.6%*	**2.6%**	*0.9%*	*0.5%*	**4.1%**	**0.8%**	**94.9%**	*-0.7%*	*24.3*	0.8	5%	28%	6%
Minneapolis	*1.6%*	*1.4%*	2.8%	0.8%	*7.4%*	**2.0%**	*99.3%*	**0.1%**	*-2.2*	-2.4	**-2%**	*10%*	6%
Nashville	*1.2%*	-0.3%	2.7%	*0.1%*	*5.6%*	**2.2%**	97.7%	-0.2%	15.3	4.0	*11%*	39%	15%
New York	**4.6%**	*0.9%*	**5.6%**	*0.5%*	**3.9%**	**0.7%**	**99.9%**	**0.3%**	**-36.5**	**-45.3**	5%	**-23%**	**-30%**
Phoenix	*-1.9%*	*-1.1%*	*0.8%*	2.0%	*7.3%*	1.4%	97.9%	-0.4%	*21.5*	*13.5*	10%	*59%*	**46%**
Portland	*-0.8%*	0.2%	1.7%	*3.1%*	*7.4%*	*1.2%*	99.0%	-0.4%	11.1	4.8	9%	41%	21%
Riverside	**-2.3%**	*-1.1%*	1.7%	*2.7%*	*5.3%*	1.5%	98.8%	-0.3%	4.4	-6.1	**0%**	*11%*	15%
San Diego	**-4.1%**	-0.7%	**0.2%**	0.7%	*5.6%*	*1.1%*	98.7%	-0.4%	9.4	-0.1	*4%*	*6%*	0%
Seattle	*-1.5%*	**-2.8%**	**-0.4%**	**-2.9%**	*7.3%*	*1.9%*	*99.1%*	*-0.7%*	7.2	-1.1	**17%**	38%	2%
Tampa	0.5%	**2.4%**	2.6%	*2.5%*	**8.3%**	**0.9%**	**96.7%**	-0.4%	*21.5*	*11.1*	*4%*	*60%*	**45%**
Washington DC	*0.6%*	*-1.1%*	1.4%	**-0.3%**	*5.4%*	*1.1%*	*99.3%*	*-0.6%*	7.5	-1.5	**20%**	20%	*-9%*

Data as of Nov. 16, 2025, and reflects 4-week averages.

Sources: Redfin, Arch Global Economics

Upcoming Data Releases

Key economic and housing data releases for the coming week:

Date	Time	Indicator	Period	Actual	Consensus	Revised	Prior	Note
11/25/25	8:30 AM	Advance Retail Sales m/m	Sep	--	0.4	--	0.6	%, sa
11/25/25	8:30 AM	Retail Sales Control Group m/m	Sep	--	0.3	--	--	%, sa
11/25/25	8:30 AM	PPI Final Demand m/m	Sep	--	0.3	--	-0.1	%, sa
11/25/25	8:30 AM	PPI Core (ex Food and Energy) m/m	Sep	--	0.2	--	-0.1	%, sa
11/25/25	8:30 AM	PPI Final Demand y/y	Sep	--	2.6	--	2.6	%, nsa
11/25/25	8:30 AM	PPI Core (ex Food and Energy) y/y	Sep	--	2.7	--	2.8	%, nsa
11/25/25	9:00 AM	FHFA House Price Index m/m	Sep	--	0.2	--	0.4	%, sa
11/25/25	9:00 AM	S&P CoreLogic CS 20-City m/m SA	Sep	--	0.1	--	0.2	%, sa
11/25/25	9:00 AM	S&P CoreLogic CS 20-City y/y NSA	Sep	--	1.4	--	1.6	%, nsa
11/25/25	10:00 AM	Business Inventories m/m	Aug	--	0.0	--	0.2	%, sa
11/25/25	10:00 AM	Richmond Fed Manufact. Index	Nov	--	-5.0	--	-4.0	index, sa
11/25/25	10:00 AM	Conf. Board Consumer Confidence	Nov	--	93.3	--	94.6	index, sa
11/25/25	10:00 AM	Pending Home Sales m/m	Oct	--	0.2	--	0.0	%, sa
11/25/25	10:00 AM	Pending Home Sales y/y	Oct	--	-1.2	--	1.5	%, nsa
12/24/25	10:00 AM	Conference Board Leading Index m/m	Sep	--	--	--	--	%, sa
11/26/25	7:00 AM	MBA Mortgage Applications w/w	Nov 21	--	--	--	-5.2	%, sa
11/26/25	8:30 AM	Initial Jobless Claims	Nov 22	--	225	--	220	k, sa
11/26/25	8:30 AM	Continuing Claims	Nov 15	--	1,964	--	1,974	k, sa
11/26/25	8:30 AM	Durable Goods Orders m/m	Sep P	--	0.5	--	2.9	%, sa
11/26/25	8:30 AM	Cap Goods Ship Nondef Ex Air m/m	Sep P	--	0.2	--	-0.4	%, sa
11/26/25	8:30 AM	Cap Goods Orders Nondef Ex Air m/m	Sep P	--	0.2	--	0.4	%, sa

Sources: Bloomberg Consensus Survey of Economists, Arch Global Economics

Recent Data Releases

Key economic and housing data releases over the prior week:

Date	Time	Indicator	Period	Actual	Consensus	Revised	Prior	Note
11/18/25	10:00 AM	NAHB Housing Market Index	Nov	38	37	--	37	index, sa
11/18/25	10:00 AM	Durable Goods Orders m/m	Aug F	2.9	2.9	-2.8	2.9	%, sa
11/18/25	10:00 AM	Cap Goods Orders Nondef Ex Air m/m	Aug F	0.4	0.6	0.7	0.6	%, sa
11/18/25	10:00 AM	Cap Goods Ship Nondef Ex Air m/m	Aug F	-0.4	--	0.6	-0.3	%, sa
11/19/25	7:00 AM	MBA Mortgage Applications w/w	Nov 14	-5.2	--	--	0.6	%, sa
11/19/25	2:00 PM	FOMC Meeting Minutes	Oct 29	--	--	--	--	
11/20/25	8:30 AM	Nonfarm Payrolls m/m	Sep	119	53	-4	22	k, sa
11/20/25	8:30 AM	Private Payrolls m/m	Sep	97	66	18	38	k, sa
11/20/25	8:30 AM	Unemployment Rate	Sep	4.4	4.3	--	4.3	%, sa
11/20/25	8:30 AM	Labor Force Participation Rate	Sep	62.4	62.3	--	62.3	%, sa
11/20/25	8:30 AM	Average Hourly Earnings m/m	Sep	0.2	0.3	0.4	0.3	%, sa
11/20/25	8:30 AM	Average Hourly Earnings y/y	Sep	3.8	3.7	3.8	3.7	%, nsa
11/20/25	8:30 AM	Average Weekly Hours All Employees	Sep	34.2	34.2	--	34.2	sa
11/20/25	8:30 AM	Initial Jobless Claims	Nov 15	220	227	--	228	k, sa
11/20/25	8:30 AM	Continuing Claims	Nov 8	1,974	1,950	--	1,946	k, sa
11/20/25	10:00 AM	Existing Home Sales	Oct	4.1	4.1	4.1	4.1	m, saar
11/20/25	10:00 AM	Existing Home Sales m/m	Oct	1.2	0.5	1.3	1.5	%, sa
11/21/25	9:45 AM	S&P Global US Manufacturing PMI	Nov P	51.9	52.0	--	52.5	index, sa
11/21/25	9:45 AM	S&P Global US Services PMI	Nov P	55.0	54.6	--	54.8	index, sa
11/21/25	9:45 AM	S&P Global US Composite PMI	Nov P	54.8	54.5	--	54.6	index, sa
11/21/25	10:00 AM	U. of Mich. Sentiment	Nov F	51.0	50.6	--	50.3	index, nsa
11/21/25	10:00 AM	U. of Mich. 1 Yr Inflation	Nov F	4.5	4.7	--	4.7	nsa
11/21/25	10:00 AM	U. of Mich. 5-10 Yr Inflation	Nov F	3.4	3.6	--	3.6	nsa
11/21/25	10:00 AM	Wholesale Inventories m/m	Aug F	0.0	--	--	-0.2	%, sa
11/21/25	10:00 AM	Wholesale Trade Sales m/m	Aug	0.1	--	1.3	1.4	%, sa

Green = upside surprise; **Red** = downside surprise; (compared vs. prior if no consensus estimates available)

Sources: Bloomberg Consensus Survey of Economists, Arch Global Economics