

A photograph of a row of colorful townhouses in shades of red, blue, and white, with green shutters and a well-manicured lawn in the foreground.

# HaMMR Digest

Stay current with economic and mortgage market trends.

May 4, 2026

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### Oh the (AI) Wheel, Keeps-a-Turning

- **Key Takeaway:** Constructive data driven by ongoing AI-related capex and supporting broader equipment investment, helping mask weak household spending.
- **Macro Implications:** Fed policy meeting highlights the committee shift away from an easing bias towards a hold, not hike, stance for now.
- **Housing Implications:** Mortgage rates inched back into mid-6% range as yields rose, while housing supply builds on softer demand rather than fresh inventory.

### Macro: Scenarios Remain Fluid

- Mideast conflict ceasefire struggling to hold, keeping upside risk to energy prices.
- Energy inventory drawdowns and demand destruction capping oil prices, for now.
- Goods production on constructive trend; consumer goods spending, not so much.

### Rates: The Hawks Come Out to Play

- 10y UST yields up +7bps as markets reprice a more hawkish Fed.
- Yield curve bear flattens and rate volatility rises, widening mortgage spreads again.
- Path for Fed rate cuts narrowing as markets leaning into prolonged hold.

### Housing Market: Rates Bite, Buyers Blink

- Pending sales drifting lower while new listings tick higher through late April.
- Months' supply rising despite active listings sliding as demand weakened.
- Mortgage purchase and refi apps both inched higher in week ending April 24.

### Personal Spending: Getting Pinched

- Real disposable income growth negative for consecutive months in March.
- Labor income slowed to 0.6% y/y in real terms, slowest pace since Feb. '23.
- Real discretionary spending has cooled significantly over prior six months.

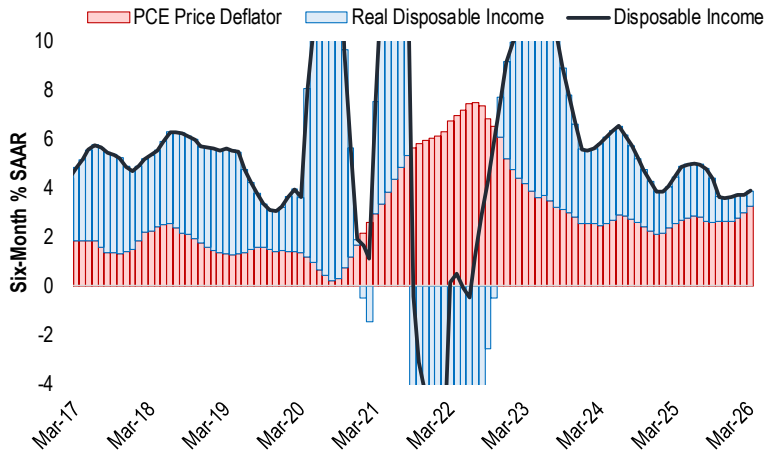
### Construction: Not Great, (Builder) Bob

- Builder optimism hits a multi-month low as future sales prospects sour.
- Annual growth in single-family permits negative since 2024.
- Completions pace has slowed significantly, down -29% SAAR in 1Q26.

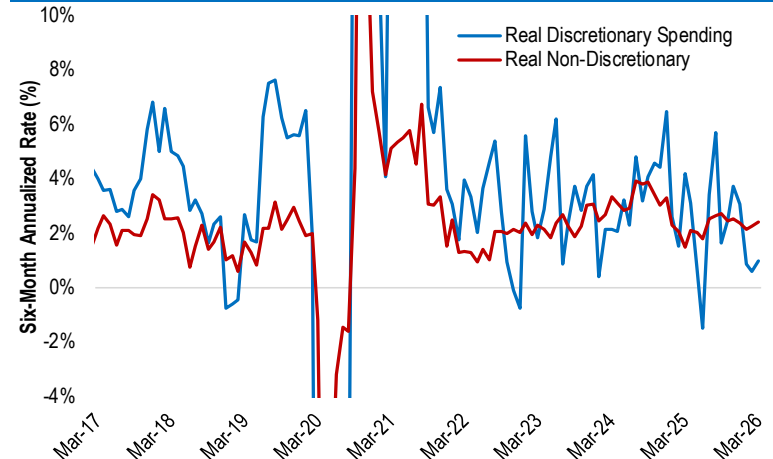
### Consumer Confidence: Hoping for Short-Lived Shock

- Consumer confidence remained at depressed levels in April.
- Near-term inflation expectations rise but medium-term remain contained.
- Households perceive a transitory Iran shock as expectations holding up better.

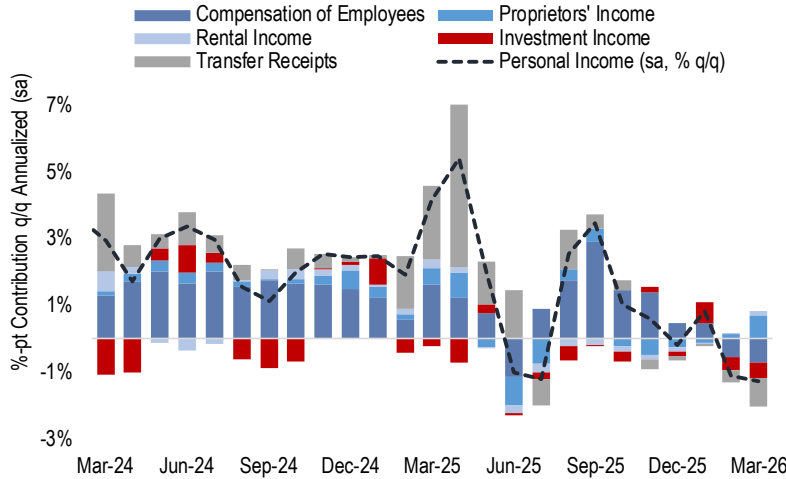
### The Purchasing Power Squeeze on Households Keeps Growing, Leading to a Cycle-Low Savings Rate



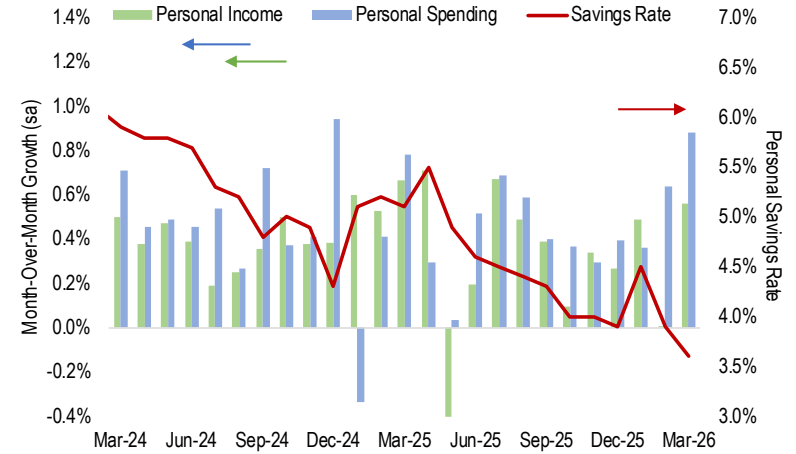
### Non-Discretionary Spending Holding Steady as Discretionary Spending Swings Lower



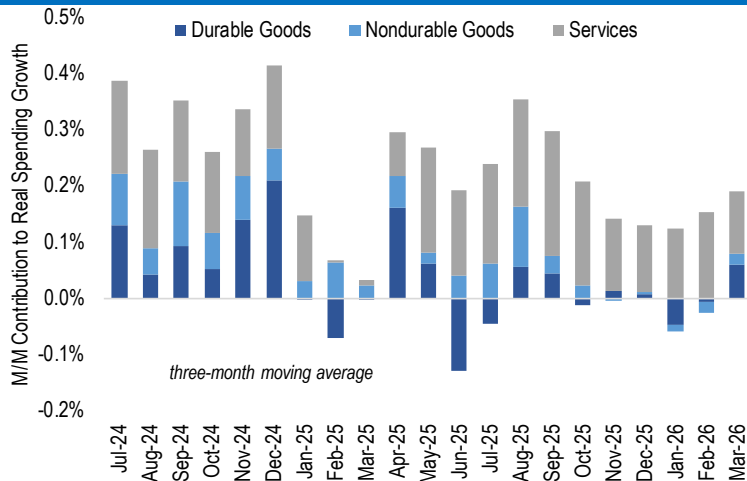
**Real Labor Income Growth Has Been Negative for Two Consecutive Quarters as Inflation Surged**



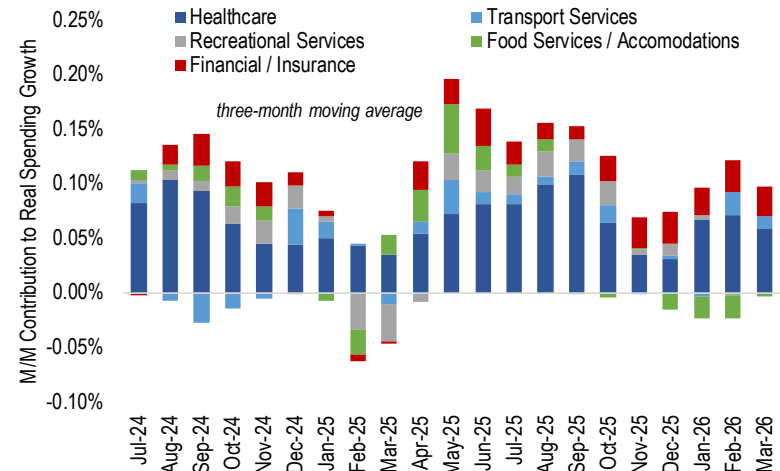
**Household Savings Rate Takes Another Dip to a Fresh Cycle Low as Households Battle Higher Prices**



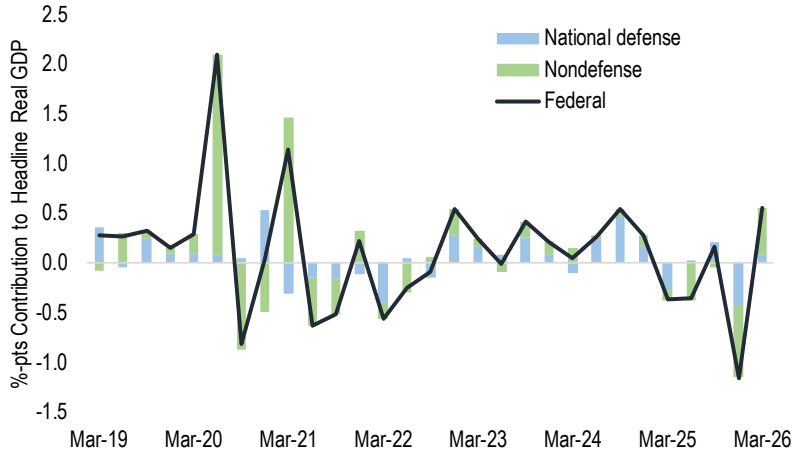
**Real Goods Spending Growth Rebounded in March Driven by Autos Outlays**



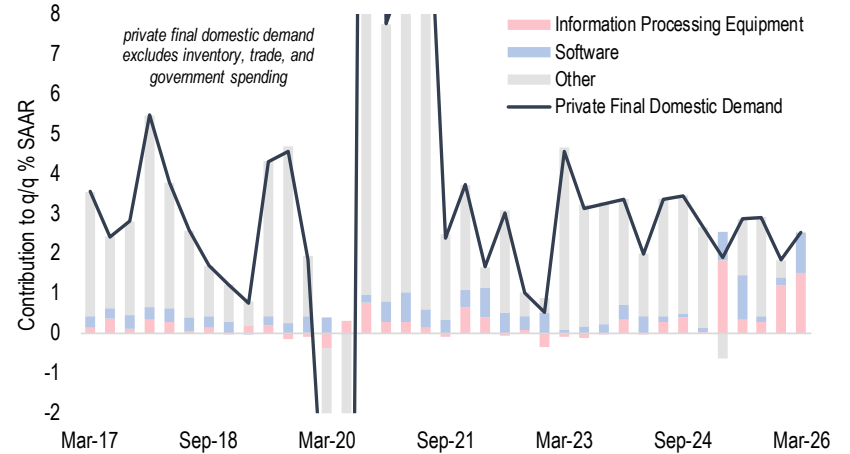
**Growth in Services Spending Remains Highly Concentrated in Healthcare and Finance**



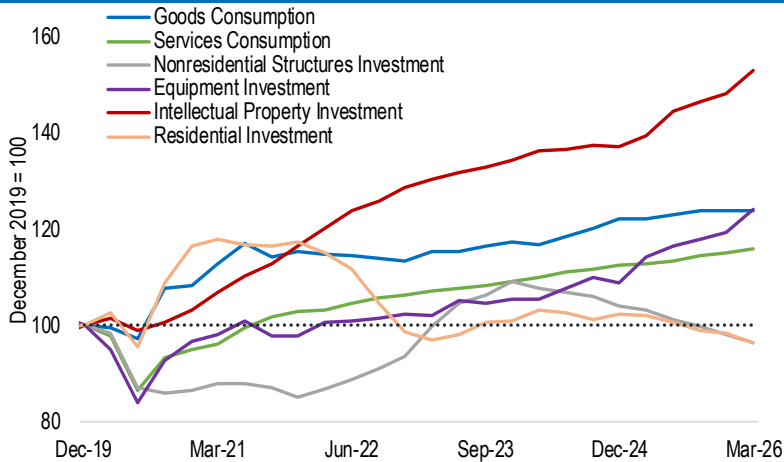
**Unwinding of the Government Shutdown Added More Than 0.5%-pts to Headline GDP**



**“Core” GDP Growth Looks Good on the Surface, but Increasingly Dependent on AI-Related Investment**



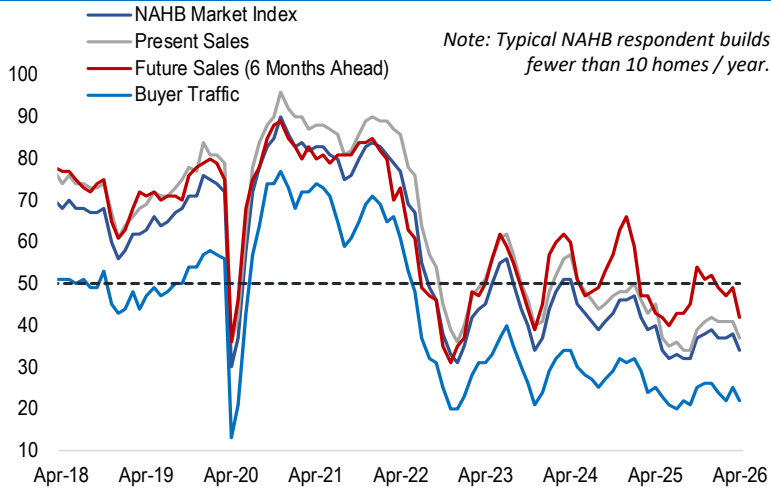
**Growth Drivers Increasingly Tethered to AI Capex as Consumer Spending Growth Slowed**



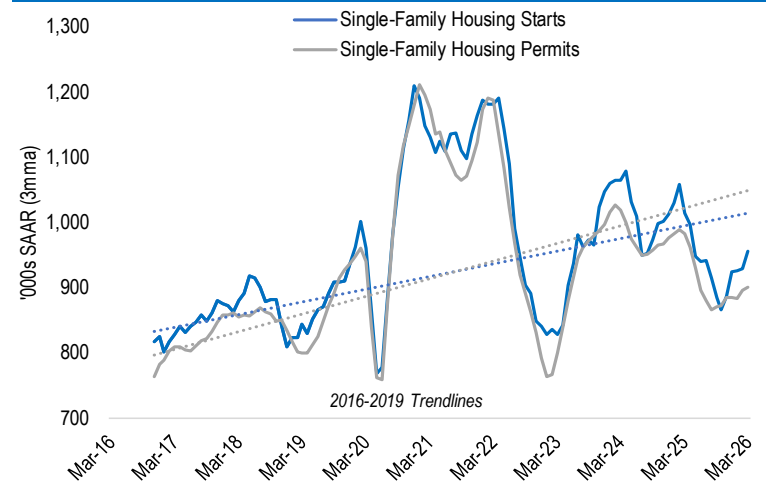
**Despite Pickup in Production, Firms Are Still Drawing Down Inventories, Especially for Finished Goods**



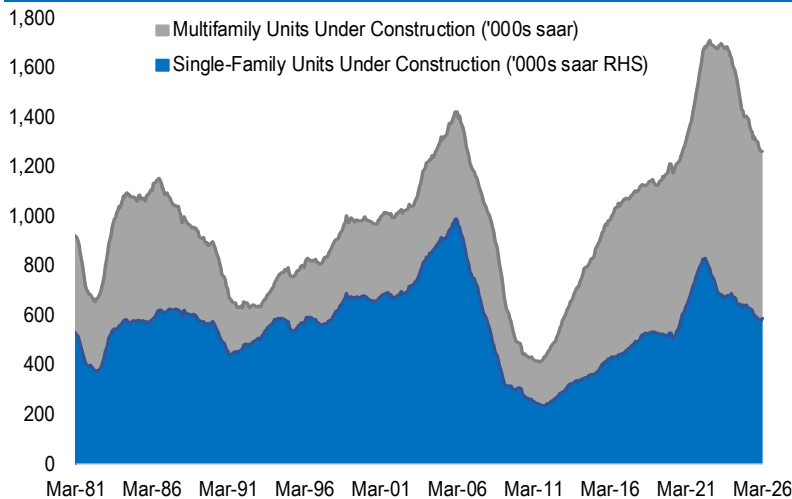
**Builder Optimism Sours Further in April Amid Mortgage Rate Spike**



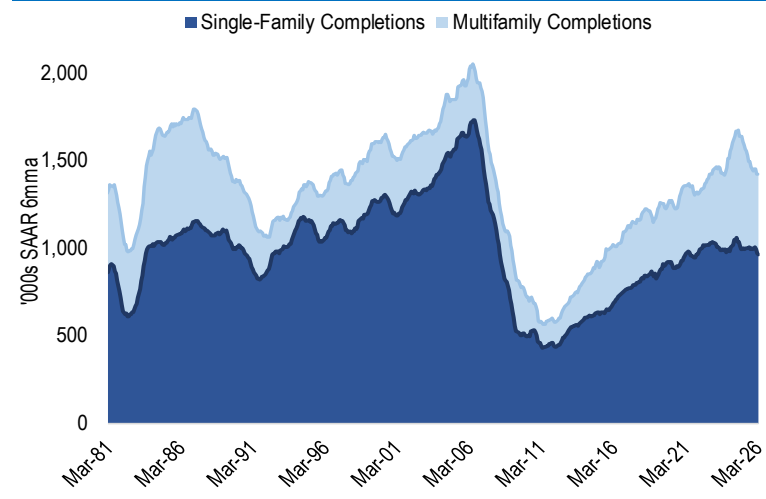
**Single-Family Starts Tended Higher, but More Indicative Permits Remained Subdued**



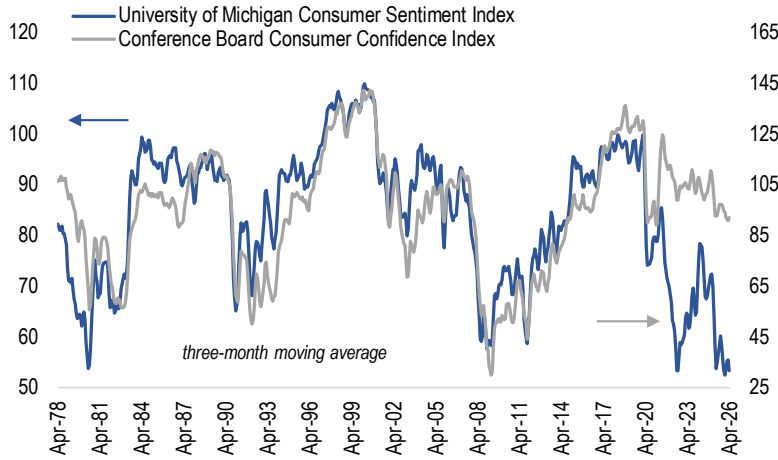
**Single-Family Units in the Pipeline Pivoted Sideways as Pace of Completions Fell Below Starts**



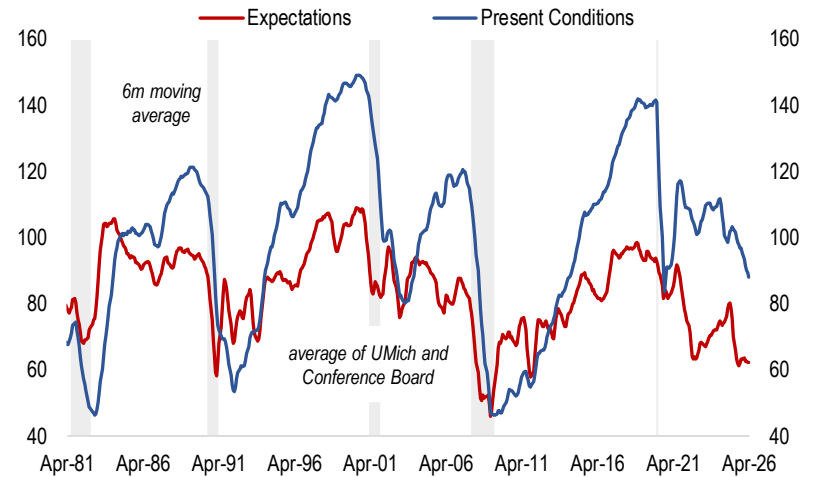
**Housing Construction Outlook Weak as Builders Slow Activity across Several Stages of Production**



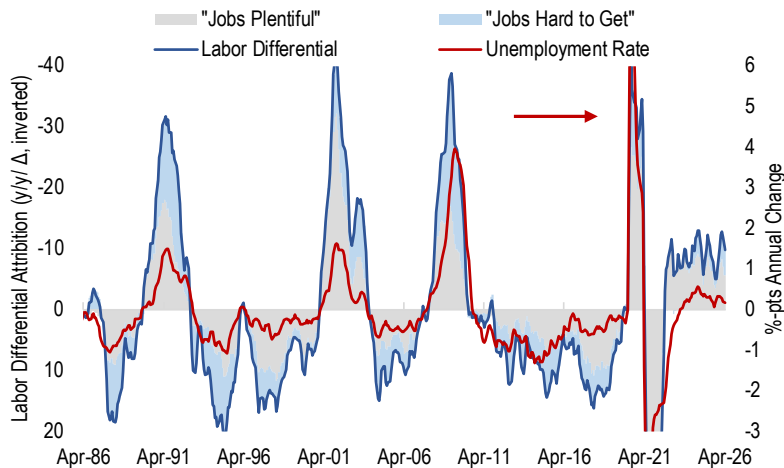
**Consumer Sentiment Measures Continue to Bounce along Historically Low Readings ...**



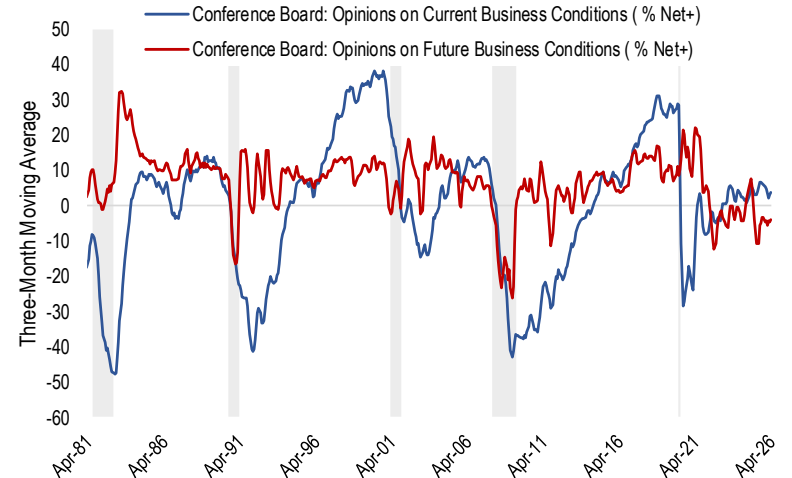
**... Driven Primarily by Pessimism over Near-Term Expectations on Labor Market and Inflation**



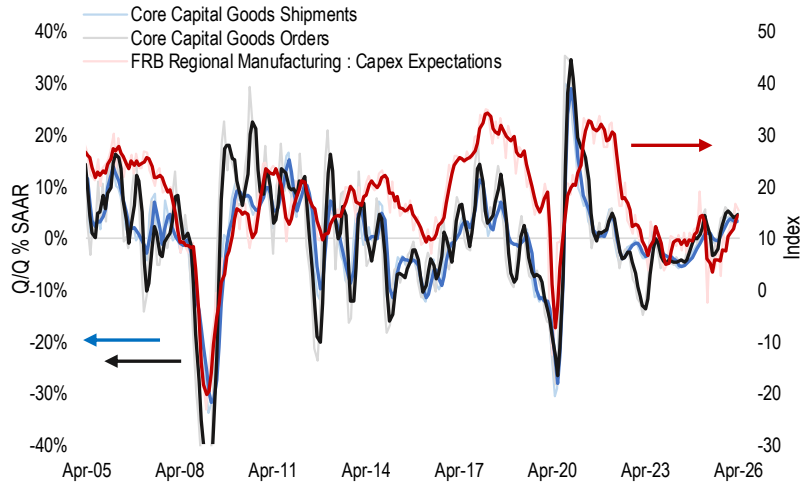
**Despite a Sluggish Labor Market, Consumer Perceptions of "Jobs Hard to Get" Remain Contained**



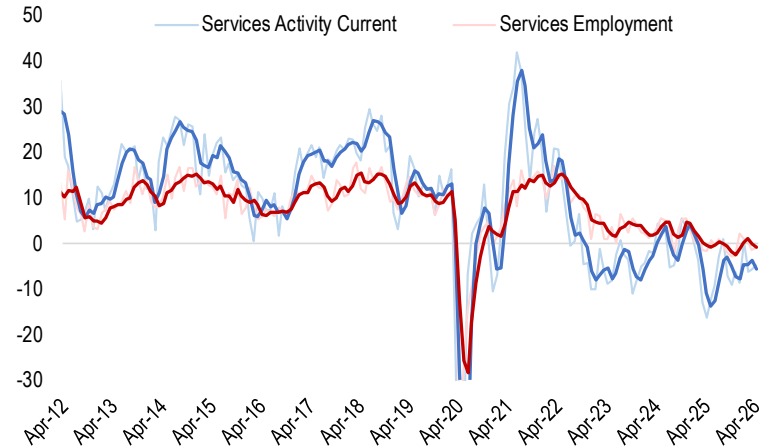
**Consumer Outlook on Future Business Conditions Still Signals Caution**



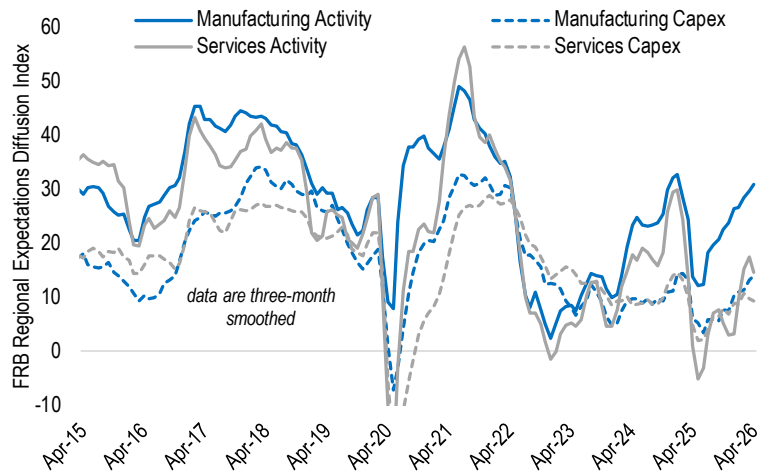
**Goods Production Remains Firm, Driven by Tech, Electrical Components and Aerospace**



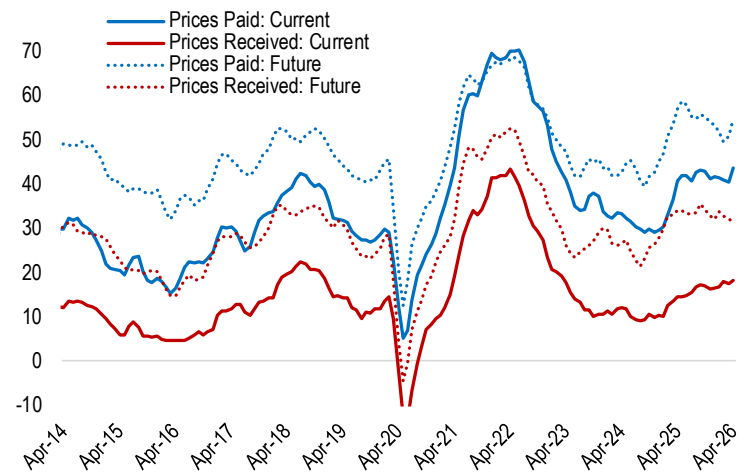
**Services Industry Weakness Lingered as Businesses Express Caution on Near-Term Customer Spending**



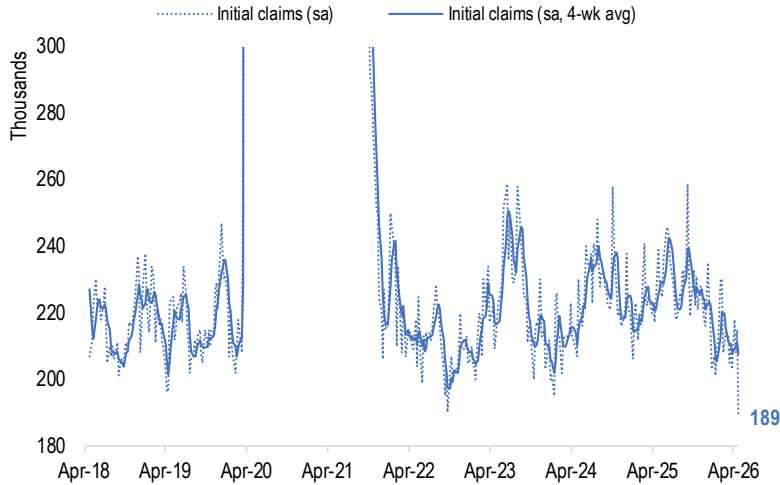
**Business Expectations Have Turned More Positive Led Primarily by the Industrial Segment**



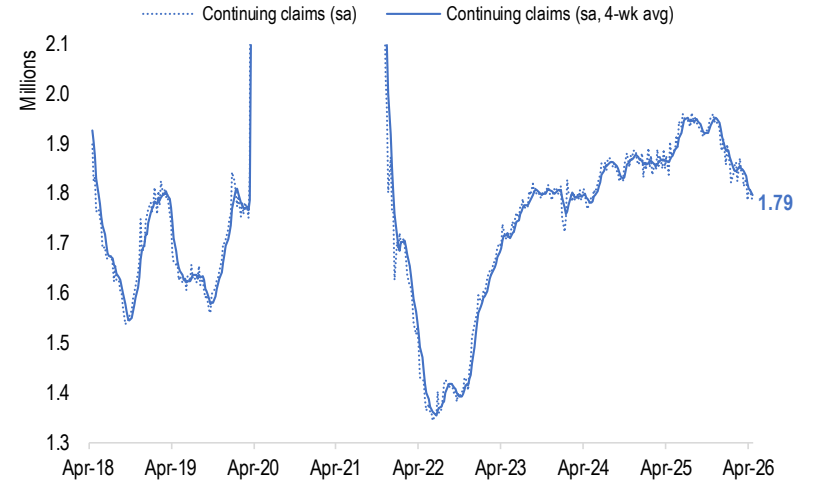
**All-Industry Pricing Shows Impulse Has Firmed, Energy Driving Goods Side and Healthcare, Utilities for Services**



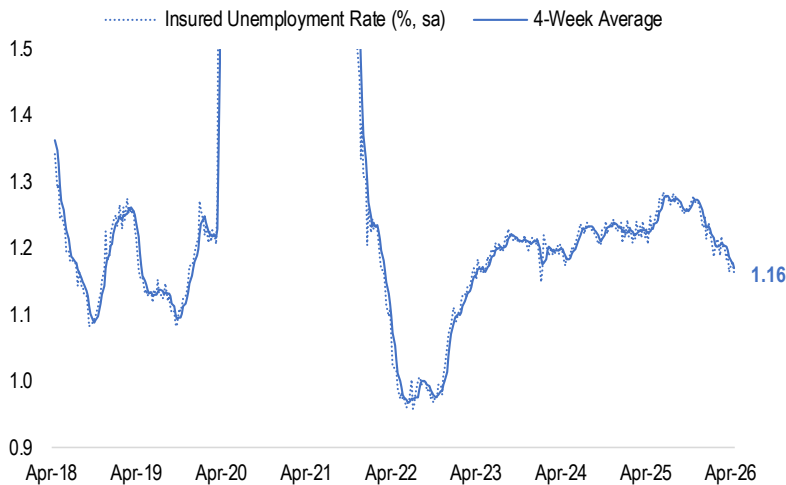
**Initial Claims Plunge to 189k (SA) in Week Ending April 25, Lowest Since 1969**



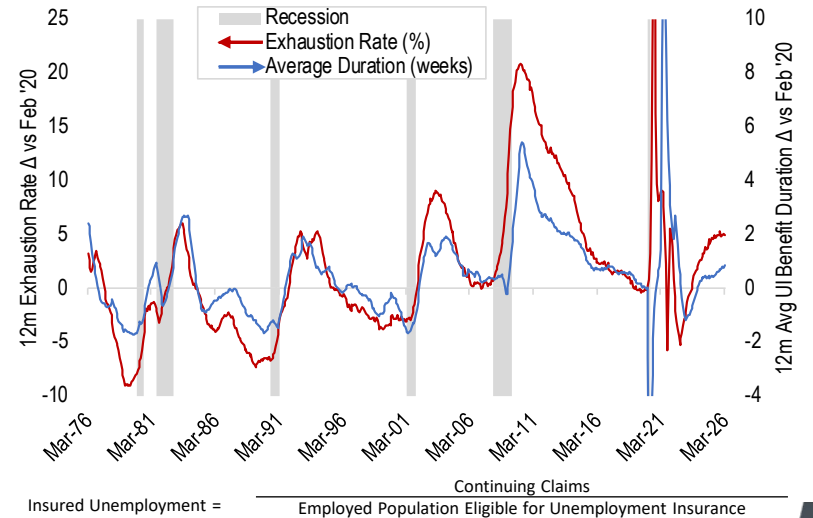
**Continuing Claims Declined to 1,785k (SA) in Week Ending April 18, Lowest in over Two Years**



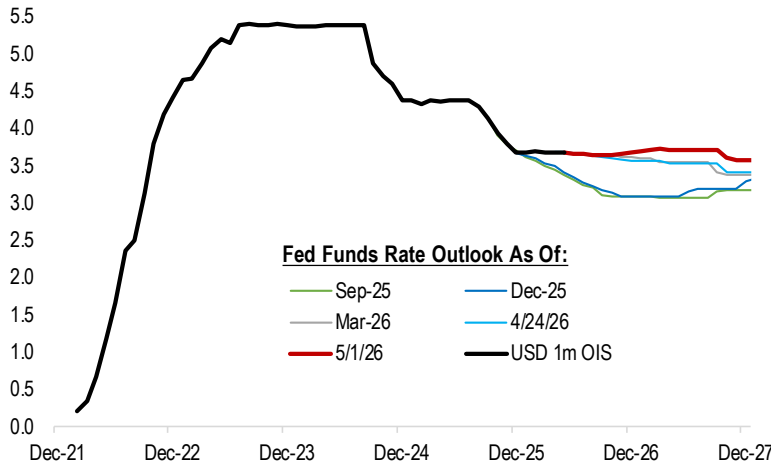
**Insured Unemployment Rate down to 1.16% in Week Ending April 18, Lowest Since Early 2024**



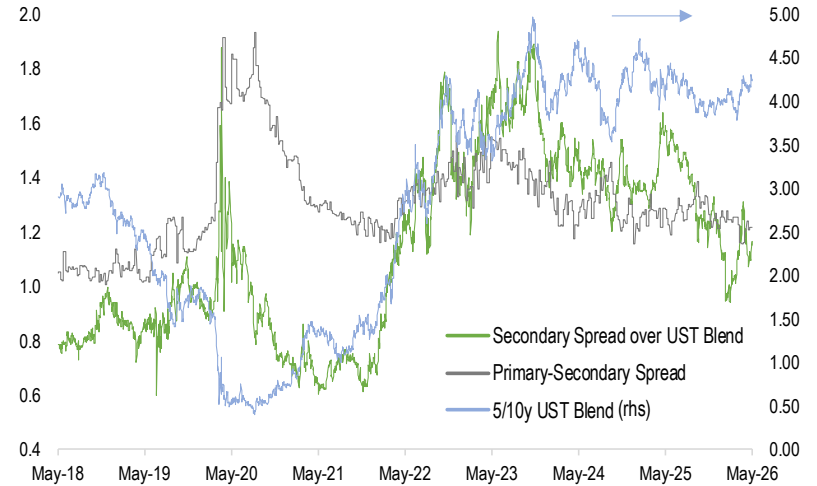
**Exhaustion Rate and Duration of Unemployment at Multi-Year Highs Despite Seemingly Upbeat Claims Data**



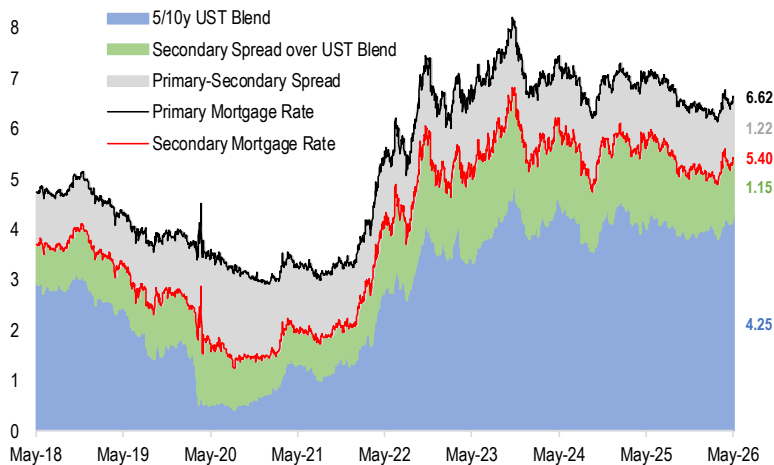
Markets Pared 2026 Cut Odds and Now Reflect a Small Probability of a 2027 Hike



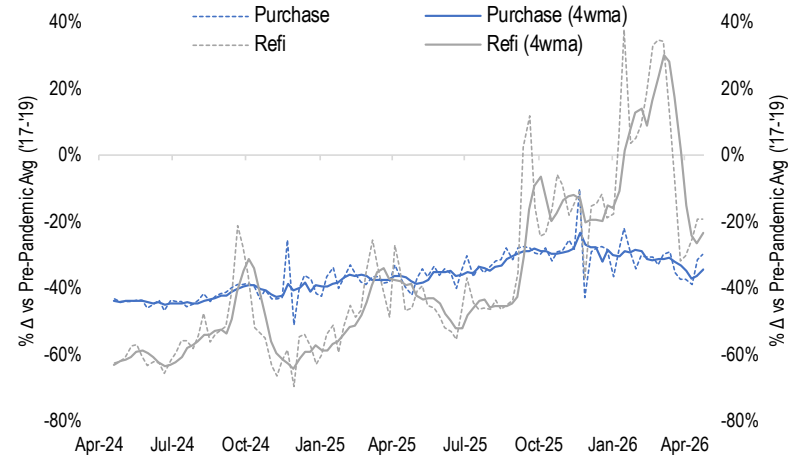
Mortgage Spreads Widened 5bps on the Week alongside Higher Treasury Yields (+8bps) ...



... Lifting Mortgage Rates Back Above 6.5%, Just Above the 2026 Average



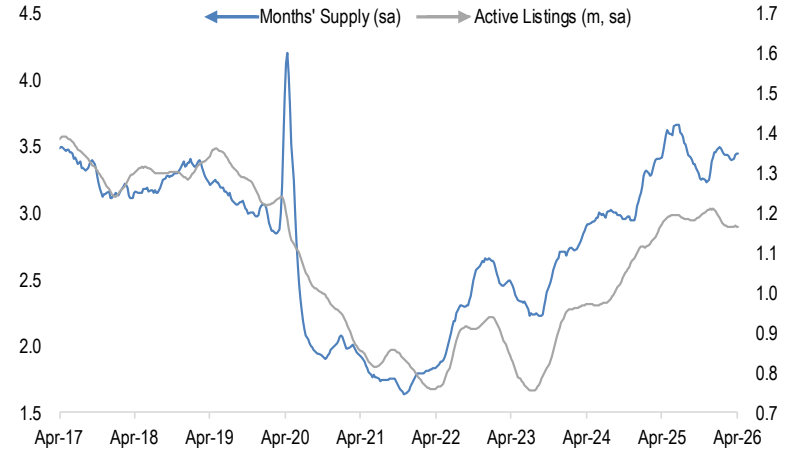
Mortgage Purchase and Refi Applications Both Inched Higher during Week Ending April 24



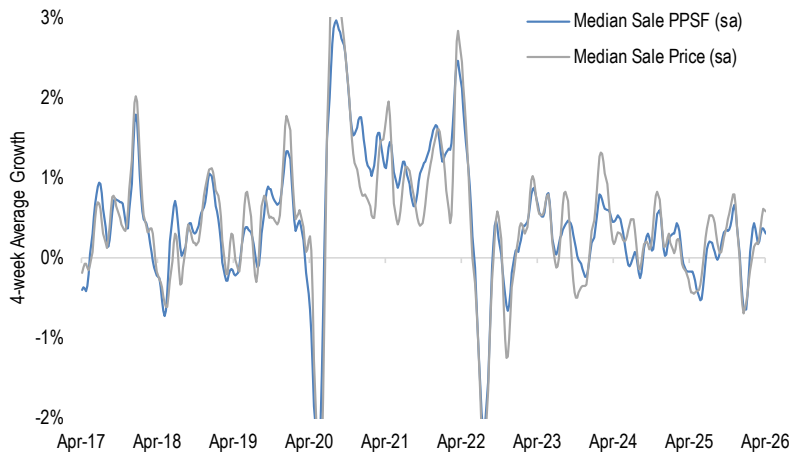
**Pace of New Listings Trended Higher as Pending Sales Tailed Off in Recent Weeks ...**



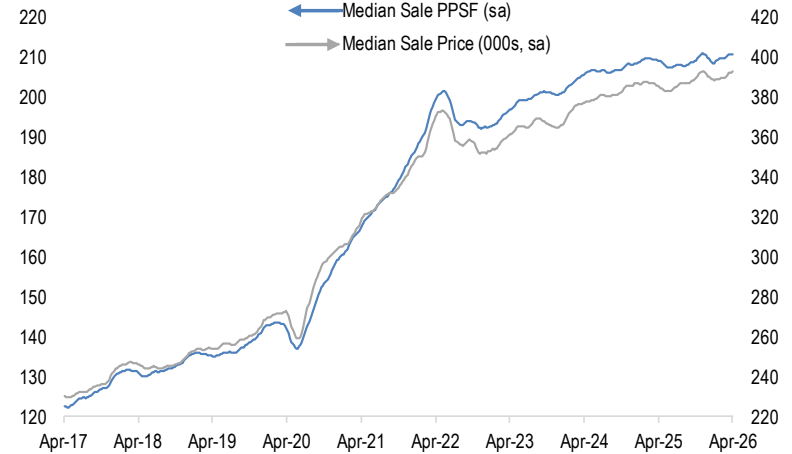
**... Pushing Months' Supply Higher as Active Listings Moved Sideways**



**Seasonally Adjusted Home-Price Growth Rebound Started to Fade as of Late April**



**Gradual Uptrend in Home Prices Underway for Most of 2026**



## Home-Price Trends Diverge by Region: Sun Belt Softens While Northeast and Midwest Hold Firm

Metro	Median Sale Price Per Square Foot (y/y)		Median List Price Per Square Foot (y/y)		Active Listings with Price Drops		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	Year Ago		Current	Year Ago		
All Redfin Metros	1.0%	1.3%	2.3%	3.2%	6.1%	0.8%	98.7%	-0.2%	-5.6	-9.3	-3%	1%	3%
Atlanta	-1.6%	2.0%	3.1%	2.5%	6.7%	1.8%	98.3%	0.0%	18.0	13.2	-7%	18%	22%
Austin	-3.8%	1.3%	-0.3%	5.5%	8.1%	0.2%	97.6%	-0.1%	45.6	37.5	-4%	99%	127%
Baltimore	1.1%	-1.3%	1.3%	-1.5%	6.0%	0.7%	100.6%	-0.7%	0.3	-7.9	7%	-16%	-27%
Boston	0.1%	-1.9%	2.0%	1.7%	4.6%	0.4%	101.2%	-1.2%	8.7	5.7	8%	15%	0%
Chicago	4.1%	2.2%	5.8%	3.8%	3.0%	0.5%	100.5%	0.2%	-6.7	-7.0	-5%	-25%	-23%
Dallas	-4.0%	1.0%	1.7%	4.5%	7.6%	0.1%	97.8%	-0.2%	21.2	15.9	-8%	42%	59%
Denver	0.7%	6.4%	4.2%	2.9%	9.1%	0.5%	99.3%	-0.1%	10.9	8.7	-4%	76%	83%
Houston	-2.6%	-0.7%	0.9%	2.6%	7.8%	1.9%	96.5%	-0.7%	24.0	10.5	-1%	22%	25%
Los Angeles	-0.3%	0.7%	1.7%	4.9%	4.5%	1.1%	100.2%	-0.3%	0.7	-0.2	-7%	30%	36%
Miami	0.2%	0.9%	1.3%	1.2%	4.1%	0.2%	95.3%	0.1%	26.2	19.6	-13%	14%	29%
Minneapolis	-0.3%	-1.1%	3.3%	3.0%	6.0%	1.8%	100.2%	-0.3%	2.4	-1.1	6%	5%	-7%
Nashville	-0.7%	-2.2%	3.2%	3.4%	5.3%	1.3%	98.1%	-0.1%	20.5	5.2	9%	36%	22%
New York	4.2%	1.4%	6.5%	6.7%	3.7%	0.6%	99.8%	-0.1%	-46.4	-52.0	-5%	-22%	-21%
Phoenix	-1.3%	1.6%	2.3%	3.9%	7.9%	0.2%	98.0%	-0.1%	15.0	13.0	-9%	34%	59%
Portland	-2.3%	-1.1%	1.2%	1.3%	7.5%	1.1%	100.0%	-0.2%	11.3	8.0	-4%	38%	50%
Riverside	-1.2%	1.1%	1.0%	3.1%	5.5%	1.0%	98.9%	-0.2%	-4.7	-3.2	-14%	15%	31%
San Diego	0.3%	3.3%	1.6%	4.6%	5.6%	1.0%	99.6%	-0.1%	2.5	2.0	-9%	14%	28%
Seattle	-3.2%	-0.5%	-1.0%	0.3%	7.4%	1.3%	100.3%	-1.3%	2.3	-1.3	21%	87%	40%
Tampa	1.2%	-0.4%	1.3%	-1.6%	8.8%	-0.2%	97.2%	0.3%	8.2	3.2	-14%	44%	54%
Washington DC	0.1%	3.7%	2.3%	6.2%	4.9%	0.2%	100.3%	-0.2%	15.4	9.2	6%	14%	7%

Data as of April 26, 2026, and reflects 4-week averages.

### Upcoming Data Releases

Key economic and housing data releases for the coming week:

Date	Time	Indicator	Period	Actual	Consensus	Revised	Prior	Note
5/4/26	10:00 AM	Durable Goods Orders m/m	Mar F	<b>0.8</b>	0.8	--	0.8	%, sa
5/4/26	10:00 AM	Cap Goods Orders Nondef Ex Air m/m	Mar F	<b>3.4</b>	3.3	--	3.3	%, sa
5/4/26	10:00 AM	Cap Goods Ship Nondef Ex Air m/m	Mar F	<b>1.2</b>	1.2	--	1.2	%, sa
5/5/26	-	Building Permits	Mar F	--	--	--	1,372.0	k, saar
5/5/26	-	Building Permits m/m	Mar F	--	--	--	-10.8	%, sa
5/5/26	9:45 AM	S&P Global US Services PMI	Apr F	--	51	--	51.3	index, sa
5/5/26	9:45 AM	S&P Global US Composite PMI	Apr F	--	52.1	--	52.0	index, sa
5/5/26	10:00 AM	ISM Services Index	Apr	--	54	--	54.0	index, nsa
5/5/26	10:00 AM	New Home Sales	Mar	--	652.0	--	--	k, saar
5/5/26	10:00 AM	New Home Sales m/m	Mar	--	3.0	--	-17.6	%, sa
5/5/26	10:00 AM	JOLTS Job Openings	Mar	--	6,850.0	--	6,882.0	k, sa
5/6/26	7:00 AM	MBA Mortgage Applications w/w	May 1	--	--	--	-1.6	%, sa
5/6/26	8:15 AM	ADP Employment m/m	Apr	--	120.00	--	62.00	k, sa
5/7/26	8:30 AM	Nonfarm Productivity q/q	1Q P	--	0.6	--	1.8	%, saar
5/7/26	8:30 AM	Unit Labor Costs q/q	1Q P	--	2.5	--	4.4	%, saar
5/7/26	8:30 AM	Initial Jobless Claims	May 2	--	205.0	--	189.0	k, sa
5/7/26	8:30 AM	Continuing Claims	Apr 25	--	1,800.0	--	1,785.0	k, sa
5/7/26	11:00 AM	NY Fed 1-Yr Inflation Expectations	Apr	--	3.5	--	3.4	%
5/7/26	3:00 PM	Consumer Credit m/m	Mar	--	12.5	--	9.5	\$B, sa
5/8/26	8:30 AM	Nonfarm Payrolls m/m	Apr	--	65.0	--	178.0	k, sa
5/8/26	8:30 AM	Private Payrolls m/m	Apr	--	75	--	186	k, sa
5/8/26	8:30 AM	Average Hourly Earnings m/m	Apr	--	0	--	0	%, sa
5/8/26	8:30 AM	Average Hourly Earnings y/y	Apr	--	3.8	--	3.5	%, nsa
5/8/26	8:30 AM	Average Weekly Hours All Employees	Apr	--	34.2	--	34.2	sa
5/8/26	8:30 AM	Unemployment Rate	Apr	--	4.3	--	4.3	%, sa
5/8/26	8:30 AM	Labor Force Participation Rate	Apr	--	62.0	--	61.9	%, sa
5/8/26	10:00 AM	U. of Mich. Sentiment	May P	--	49.5	--	49.8	index, nsa
5/8/26	10:00 AM	U. of Mich. 1 Yr Inflation	May P	--	4.8	--	4.7	nsa
5/8/26	10:00 AM	U. of Mich. 5-10 Yr Inflation	May P	--	3.5	--	3.5	nsa
5/8/26	10:00 AM	Wholesale Trade Sales m/m	Mar	--	--	--	2.7	%, sa

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

### Recent Data Releases

Key economic and housing data releases over the prior week:

Date	Time	Indicator	Period	Actual	Consensus	Revised	Prior	Note
4/28/26	9:00 AM	FHFA House Price Index m/m	Feb	<b>0.0</b>	0.1	0.2	0.1	%, sa
4/28/26	9:00 AM	S&P CoreLogic CS 20-City m/m SA	Feb	<b>-0.1</b>	0.2	0.2	0.2	%, sa
4/28/26	9:00 AM	S&P CoreLogic CS 20-City y/y NSA	Feb	<b>0.9</b>	1.1	1.2	1.2	%, nsa
4/28/26	10:00 AM	Conf. Board Consumer Confidence	Apr	<b>92.8</b>	89.0	92.2	91.8	index, sa
4/29/26	7:00 AM	MBA Mortgage Applications w/w	Apr 24	<b>-1.6</b>	--	--	7.9	%, sa
4/29/26	8:30 AM	Durable Goods Orders m/m	Mar P	<b>0.8</b>	0.5	-1.2	-1.3	%, sa
4/29/26	8:30 AM	Cap Goods Orders Nondef Ex Air m/m	Mar P	<b>3.3</b>	0.5	1.6	0.7	%, sa
4/29/26	8:30 AM	Cap Goods Ship Nondef Ex Air m/m	Mar P	<b>1.2</b>	0.6	1.3	1.0	%, sa
4/29/26	8:30 AM	Housing Starts	Mar	<b>1,502</b>	1,380	--	1,356	k, saar
4/29/26	8:30 AM	Housing Starts m/m	Mar	<b>10.8</b>	-0.4	--	-3.0	%, sa
4/29/26	8:30 AM	Building Permits	Mar P	<b>1,372</b>	1,390	--	1,538	k, saar
4/29/26	8:30 AM	Building Permits m/m	Mar P	<b>-10.8</b>	-0.3	--	11.0	%, sa
4/29/26	2:00 PM	FOMC Rate Decision (Upper Bound)	Apr 29	<b>3.75</b>	3.75	--	3.75	%
4/30/26	8:30 AM	Personal Income m/m	Mar	<b>0.6</b>	0.3	0.0	-0.1	%, sa
4/30/26	8:30 AM	Personal Spending m/m	Mar	<b>0.9</b>	0.9	0.6	0.5	%, sa
4/30/26	8:30 AM	Real Personal Spending m/m	Mar	<b>0.2</b>	0.3	0.3	0.1	%, sa
4/30/26	8:30 AM	PCE Inflation m/m	Mar	<b>0.7</b>	0.7	--	0.4	%, sa
4/30/26	8:30 AM	PCE Core Inflation (ex Food and Energy) m/m	Mar	<b>0.3</b>	0.3	--	0.4	%, sa
4/30/26	8:30 AM	PCE Inflation y/y	Mar	<b>3.5</b>	3.5	--	2.8	%, nsa
4/30/26	8:30 AM	PCE Core Inflation (ex Food and Energy) y/y	Mar	<b>3.2</b>	3.2	--	3.0	%, nsa
4/30/26	8:30 AM	Initial Jobless Claims	Apr 25	<b>189</b>	212	215	214	k, sa
4/30/26	8:30 AM	Continuing Claims	Apr 18	<b>1,785</b>	1,815	1,808	1,821	k, sa
4/30/26	8:30 AM	Employment Cost Index q/q	1Q	<b>0.9</b>	0.8	--	0.7	%, sa
4/30/26	8:30 AM	GDP Annualized q/q	1QA	<b>2.0</b>	2.3	--	0.5	%, saar
4/30/26	8:30 AM	Personal Consumption q/q	1QA	<b>1.6</b>	1.4	--	1.9	%, saar
4/30/26	8:30 AM	Core PCE Deflator q/q	1QA	<b>4.3</b>	4.1	--	2.7	%, saar
4/30/26	10:00 AM	Conference Board Leading Index m/m	Mar	<b>-0.6</b>	-0.2	--	0.3	%, sa
5/1/26	11:00 AM	Wards Total Vehicle Sales	Apr	<b>15.9</b>	16.0	--	16.3	m, saar
5/1/26	9:45 AM	S&P Global US Manufacturing PMI	Apr F	<b>54.5</b>	54.0	--	54.0	index, sa
5/1/26	10:00 AM	ISM Manufacturing	Apr	<b>52.7</b>	53.2	--	52.7	index, sa
5/1/26	10:00 AM	ISM Prices Paid	Apr	<b>84.6</b>	80.3	--	78.3	index, nsa

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