



HaMMR Digest

Stay current with economic and mortgage market trends.

February 9, 2026

Parker Ross — Global Chief Economist

pross@archgroup.com | 914 216 7270 | [@econ_parker](https://twitter.com/econ_parker) on X and [Threads](https://www.threads.net/@econ_parker)

Leonidas Mourelatos — Assistant Vice President, Global Real Estate Economics

lmourelatos@archgroup.com | 631 521 9048

Uncorrected Disconnect

- Key Takeaway:** Labor market data ahead of the delayed official release this week paint a mosaic of humdrum hiring juxtaposing muted layoffs.
- Macro Implications:** The fragile balance surrounding labor demand and labor shedding nonetheless remains and should keep the Fed on an easing bias.
- Housing Implications:** A weaker-than-expected labor recovery would cap the pickup in income and require significantly lower rates to support housing.

Macro: Go Beyond the Headlines

- Business surveys continue to point to a healthy state of private sector activity.
- Bank credit data indicate that demand for loans from business sector is rising.
- Spike in jobless claims are weather related, not indication of underlying stress.

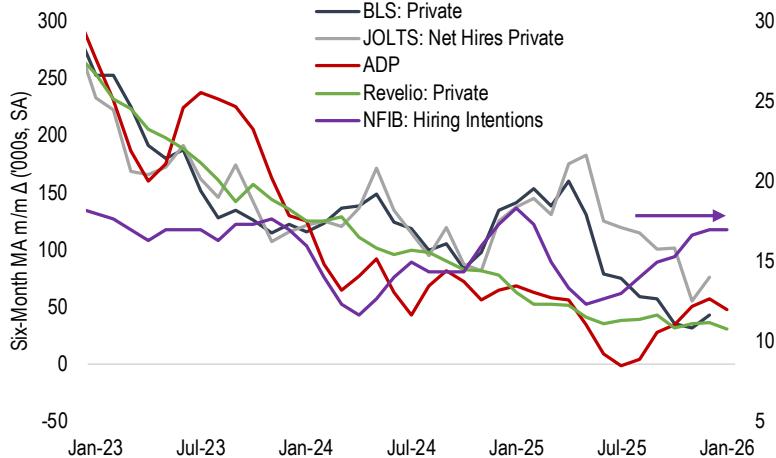
Rates: Overreaction?

- 10y UST yield retreated on weaker labor data after rising earlier in the week.
- Front end yields fell with 2s10s curve the steepest since January 2022.
- Markets odds of near-term rate cuts climbed but still retain 50bps of cuts for '26.

Housing: Just Roll with It

- Mortgage rates seemingly found a near-term equilibrium point in low-6% range.
- Activity measures still point to improvement and a promising spring selling season.
- Housing confidence is rising with median list prices running ahead of 2025 levels.

Alternative Measures of Job Gains at Best Indicate Stabilization at Muted Levels



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

Alt Jobs Report: Not Out of the Woods Just Yet

- Data indicate stability in private payrolls at historically weak levels.
- FRB Chicago unemployment rate nowcast crept lower amid lower layoffs.
- Announced job cuts reflect restructuring rather than a cyclical downturn.

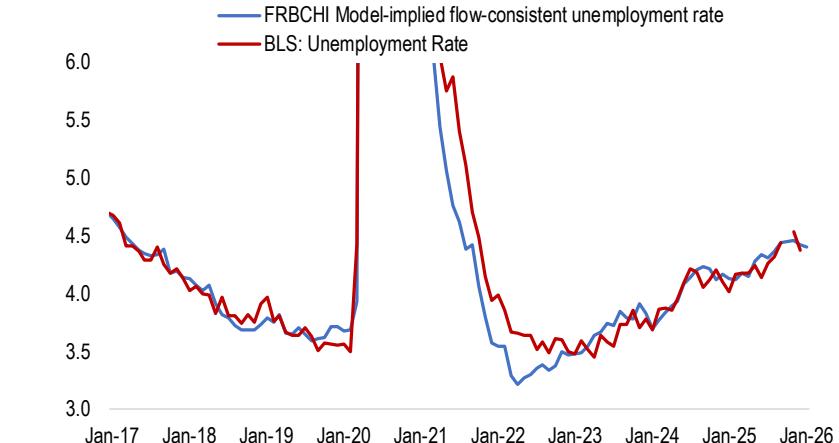
Labor Market Turnover: Churn and Burn

- Net hiring remains on solid footing with rebound in small business staffing.
- Professional services drove large drop in openings; unclear of new trend.
- Layoffs increase primarily due to warehousing, transport and utilities.

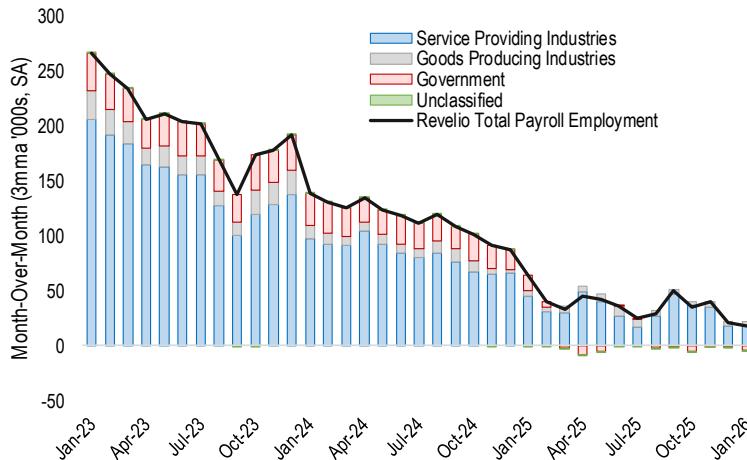
ISM PMI: Perking Up

- Share of manufacturing industries in contraction fell again in January.
- Services business activity rose for fourth straight month.
- Employment measures have improved while prices remain elevated.

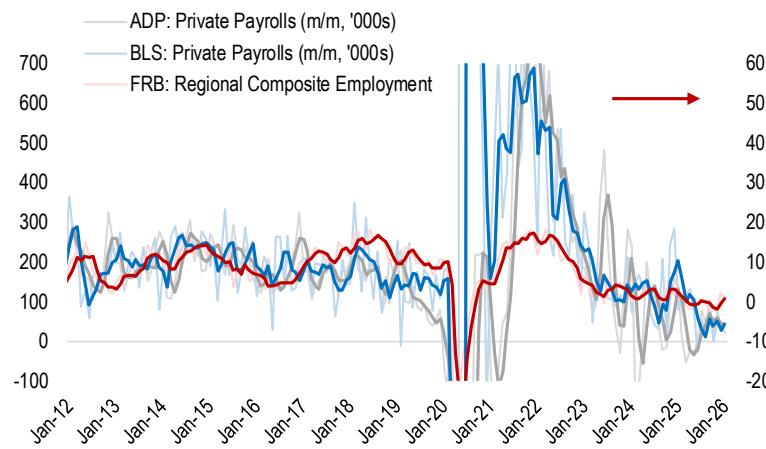
FRB Chicago Unemployment Nowcast for January Anticipates a Small Decline in the Official Measure



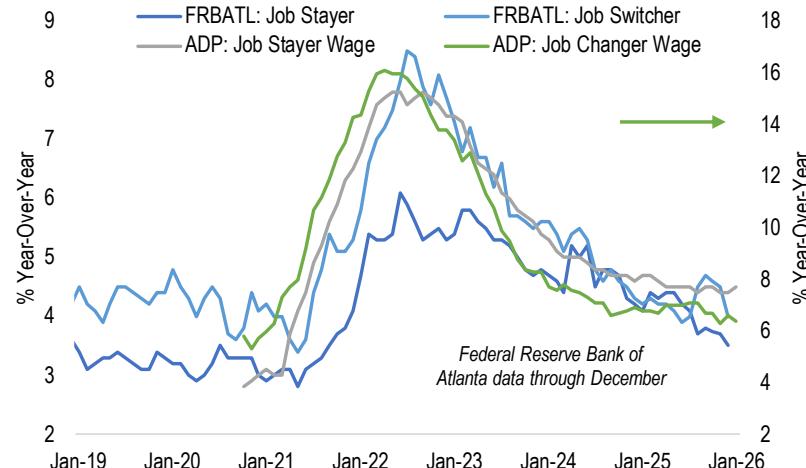
Revelio Job Growth Data through January Show Private Sector Job Creation Slowing to a Crawl



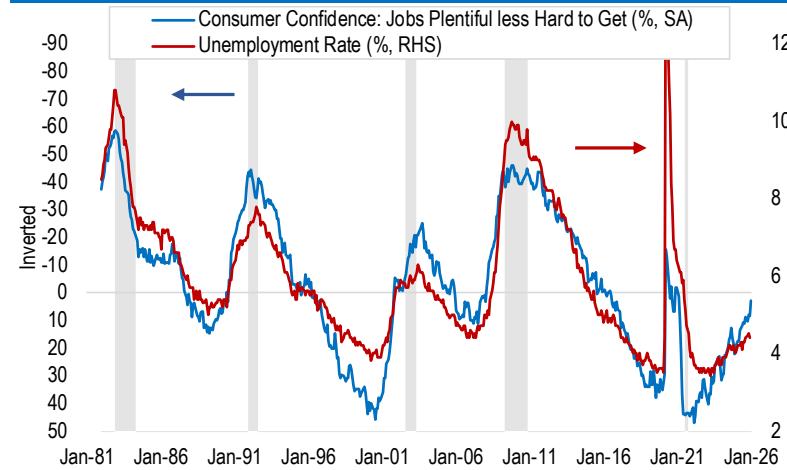
Regional Fed Employment Index Hints at Possible Pickup in Pace of Hiring Ahead ...



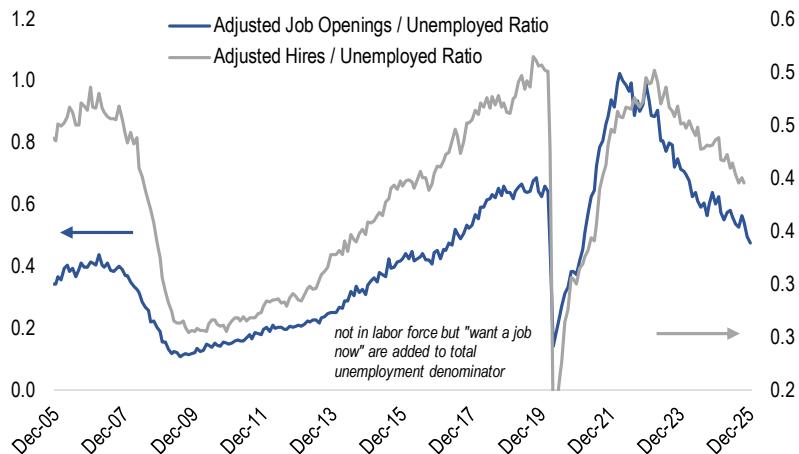
ADP Wage Data Suggest Earnings Growth for Job Stayers and Changers Is Moving Sideways at a Healthy Pace



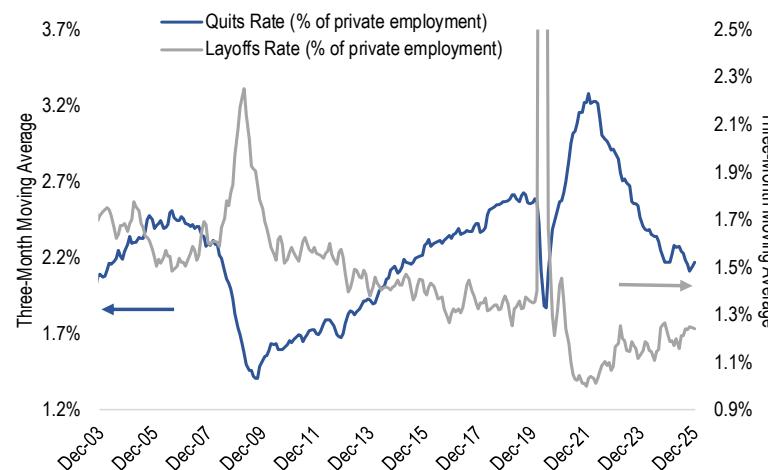
... Which Cannot Come Soon Enough Given Household Level of Insecurity Resembles ~6% Unemployment Rate



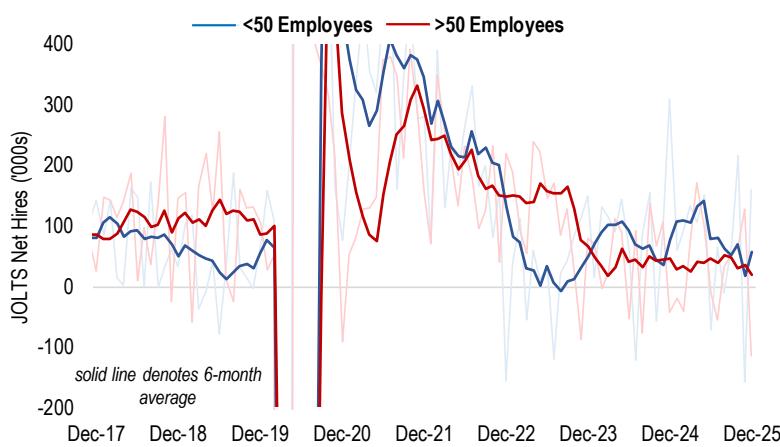
Latest JOLTS Data Showed a Large Drop in Openings with Over Half Attributed to Professional Services



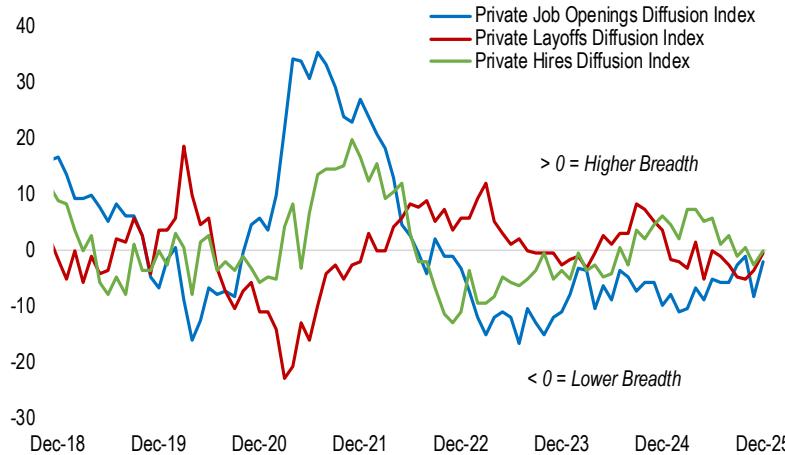
Quits Rate Ticked Higher but Remained Remarkably Weak as Layoffs Moved Sideways



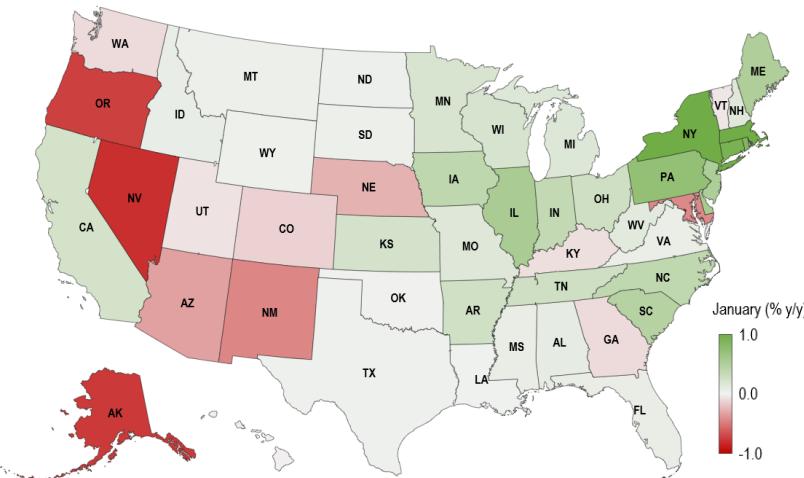
Net Hiring by Smaller Firms Perked Up Slightly While Larger Firms Seem Inclined to Hold the Line on Staffing



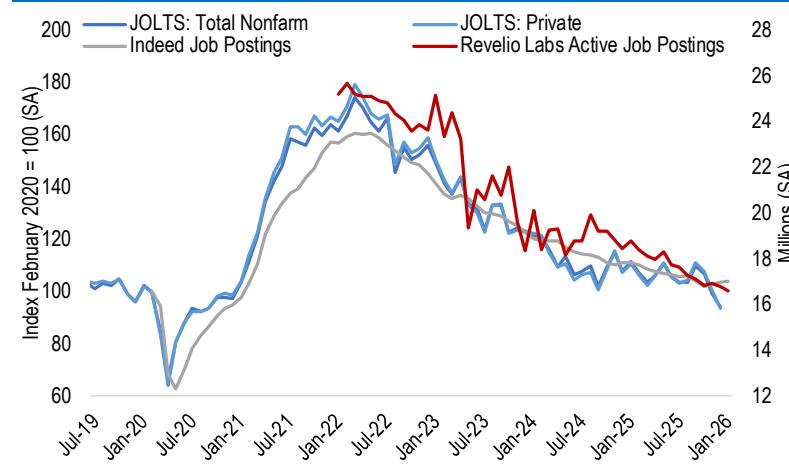
Turnover Breadth Has Increased Slightly with Recent Layoffs Led by Transport, Warehousing and Utilities



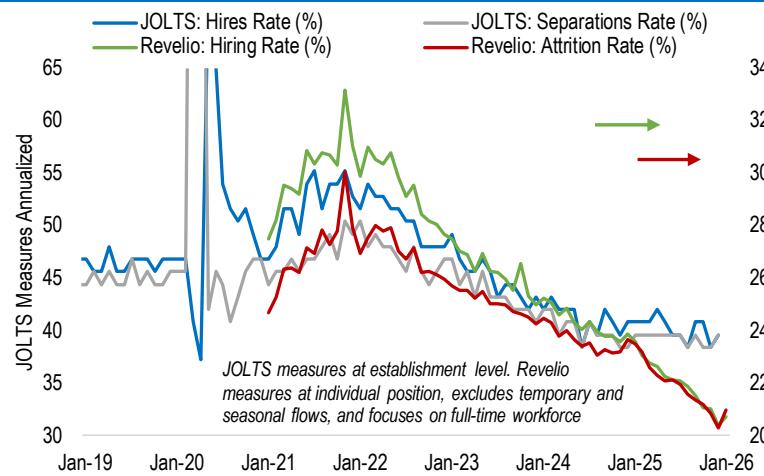
Annual Pace of Job Growth Strongest in Northeast, Parts of the Midwest and the Carolinas



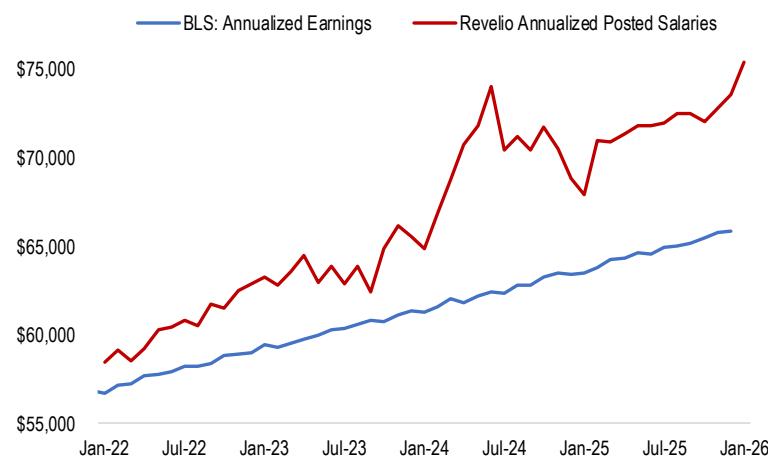
Job Postings Show a Mixed Picture; Indeed Only Measure Showing a Positive Trend



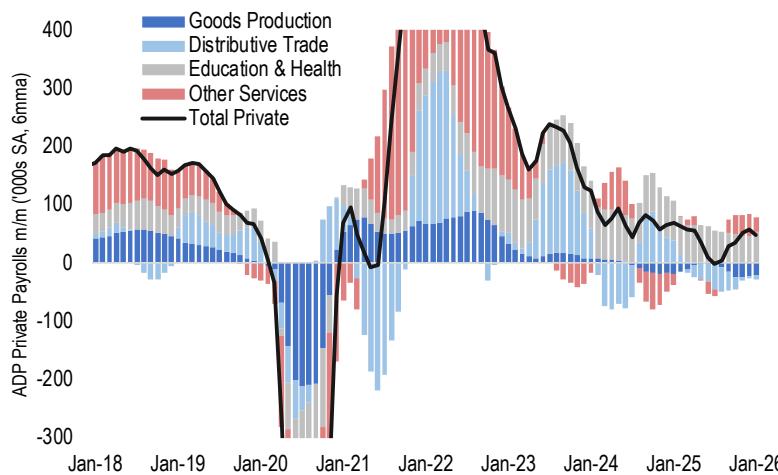
Revelio's Hiring and Attrition Rates Both Point toward a More Significant Retrenchment in Labor Churn



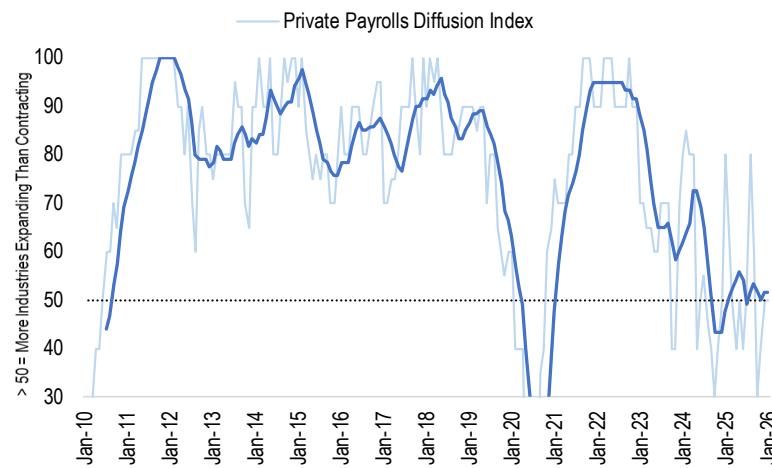
Despite Weak Labor Turnover, Revelio Salaries Data Suggest Upside Risk to Wage Cost Pressures



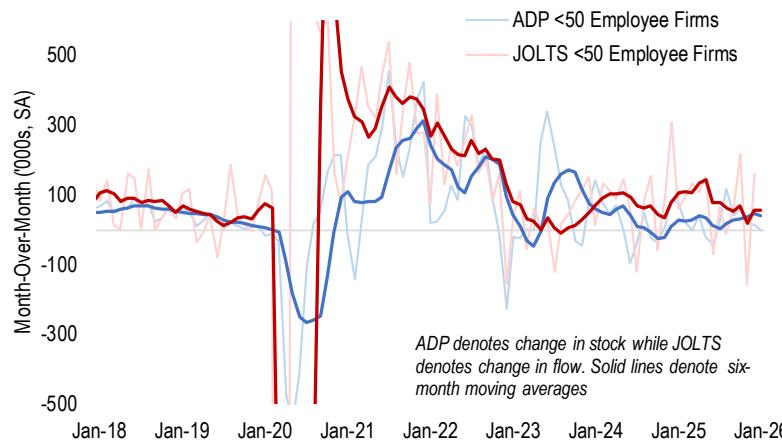
Education and Healthcare Leading the Charge, but Trend in Other Services Has Improved



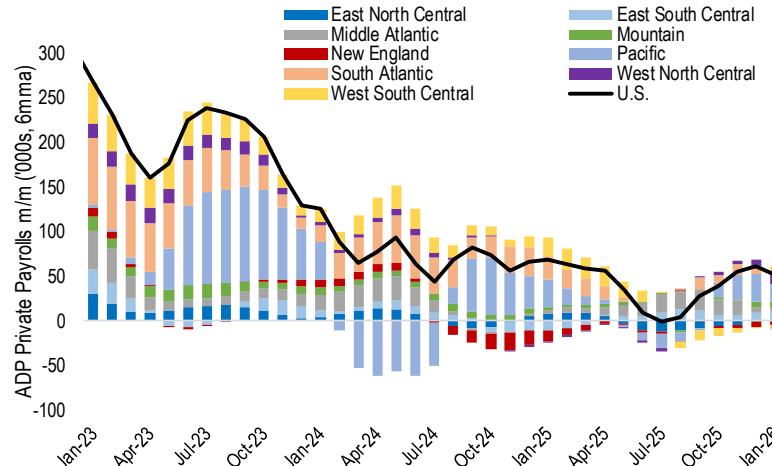
Industry Payrolls Diffusion Index Shows Overall Breadth of Gains Remains Concentrated



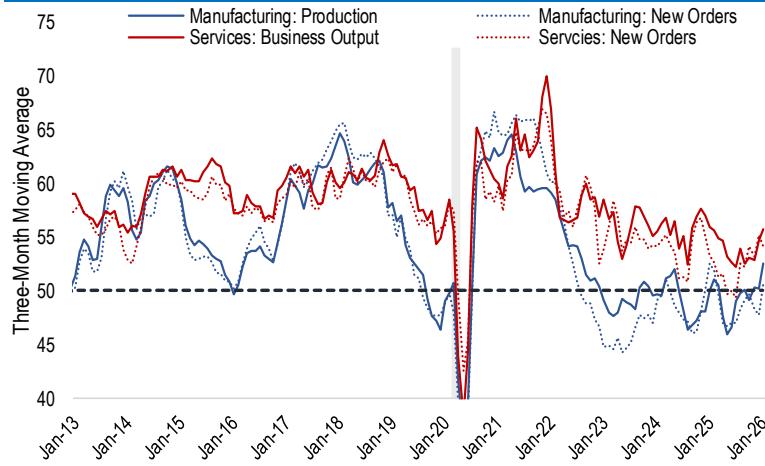
Job Gains, Measured Either in Terms of Stock or Flow, Have Picked Up Since Last Summer



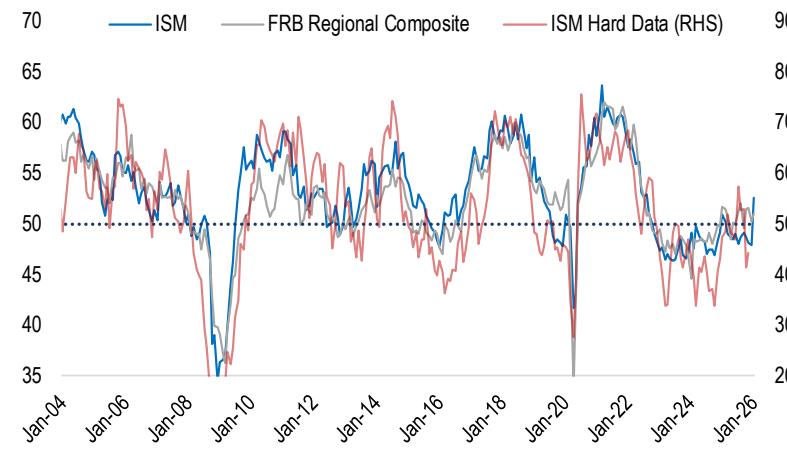
Monthly Private Job Growth Weakness Most Prominent along Atlantic Coast



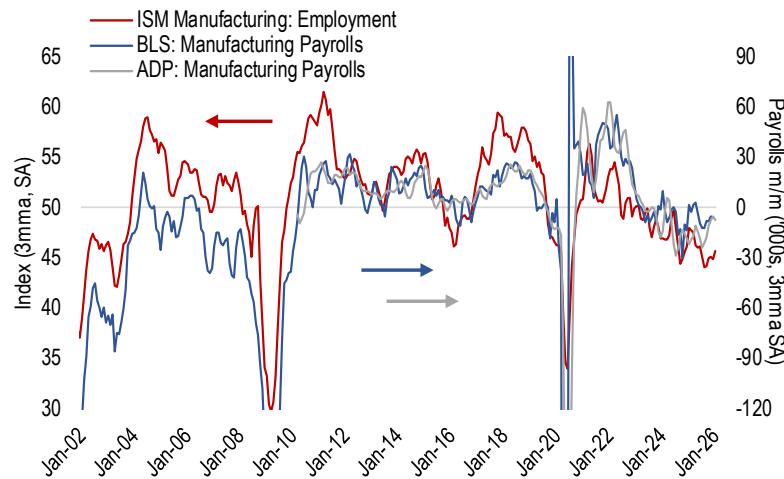
Manufacturing Output Remained Positive as Services Sector Showed a Pickup in Momentum



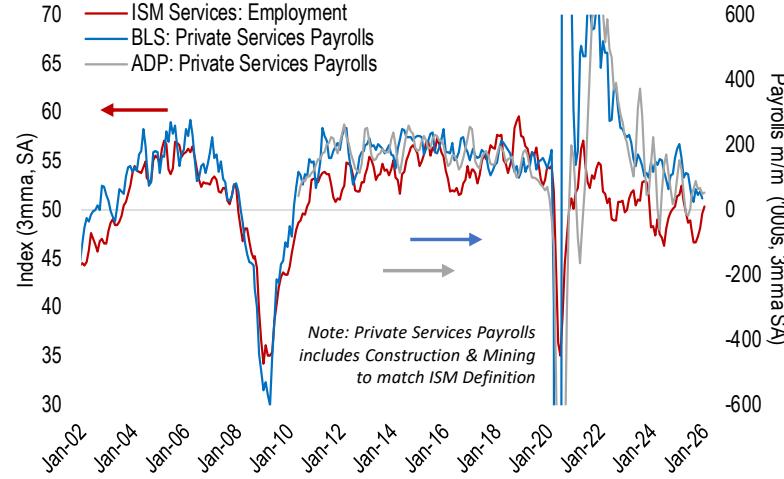
ISM Caught Up to Fed Regionals with the "Hard Data" Bouncing Due to Rebound in Shipments and Inventory



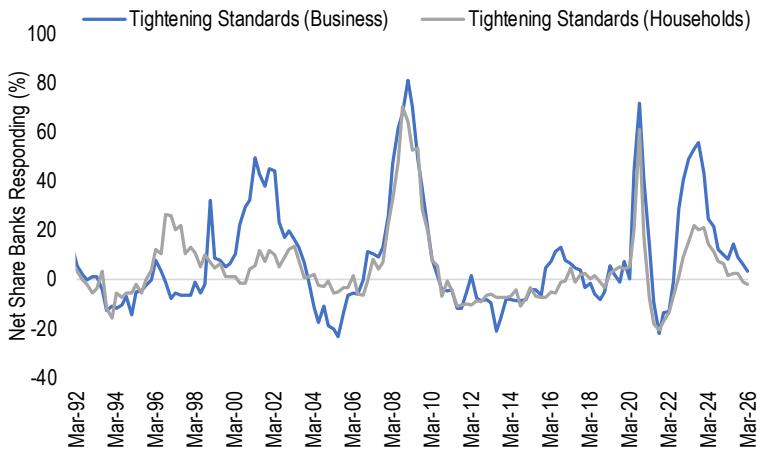
ISM Employment Index Hints at Stabilization, Albeit at Still Very Weak Levels



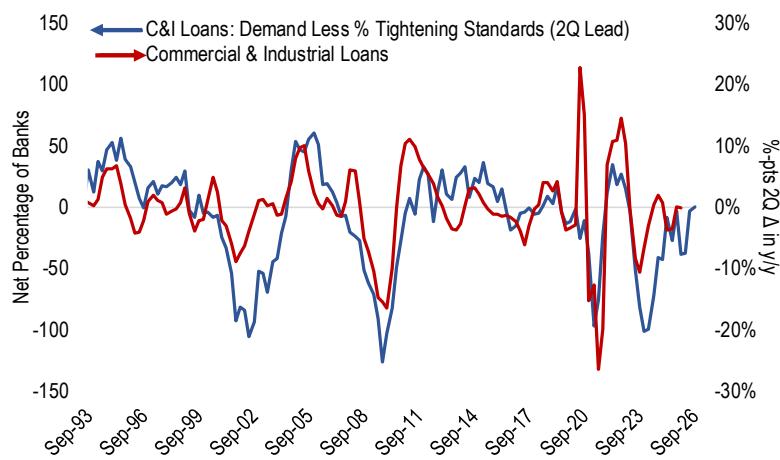
ISM Services Employment Showed Renewed Life, Converging with Other Data on Services Payrolls



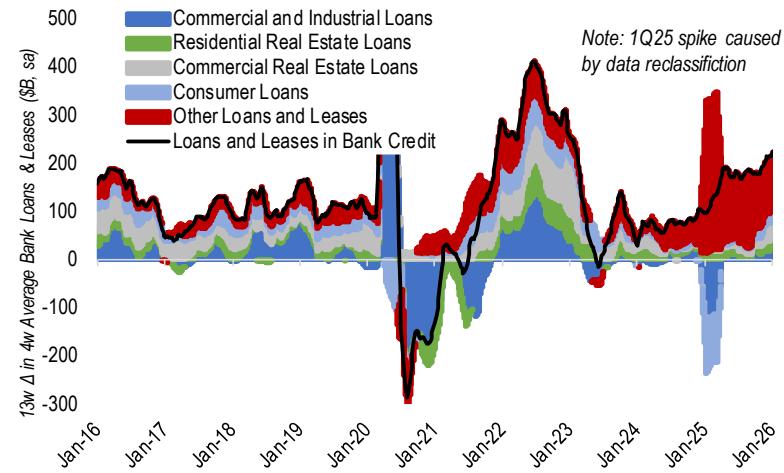
"Risk Aversion" Cited as Most Prevalent Reason by Banks in Keeping Credit Standards Tight



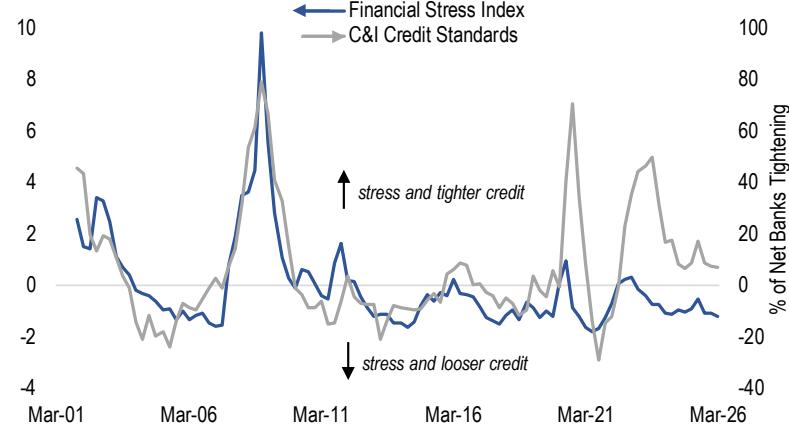
Tighter Credit and Weaker Demand Imply Weaker Business Loan Growth Ahead



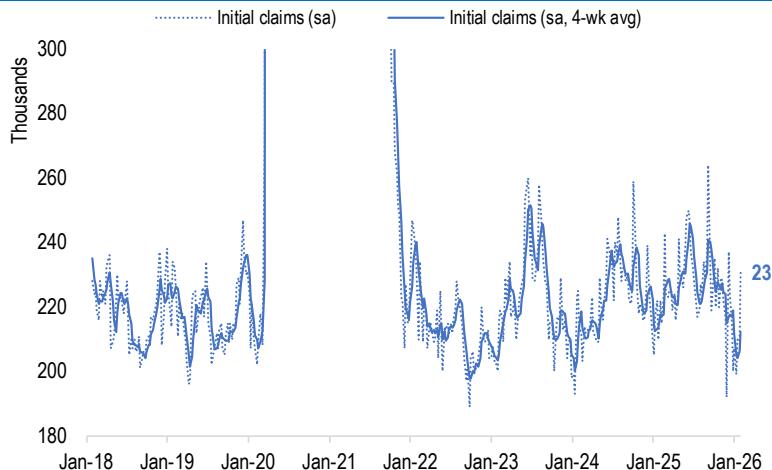
Bank Credit Impulse Showing Signs of a Rebound That Is Broad-Based across Categories



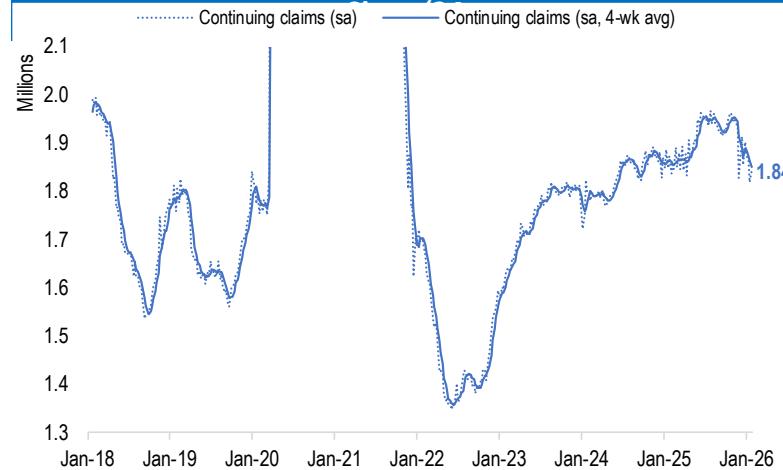
Bank Credit Remaining Restrictive Juxtaposes against Minimal Evidence of Financial Stress



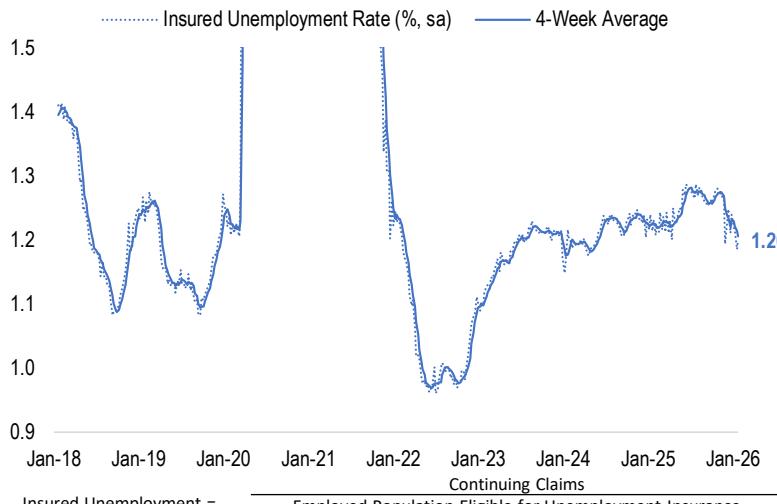
Initial Claims Spiked to 231k (sa) in Week Ending Jan. 31, Likely Driven by Severe Weather across U.S.



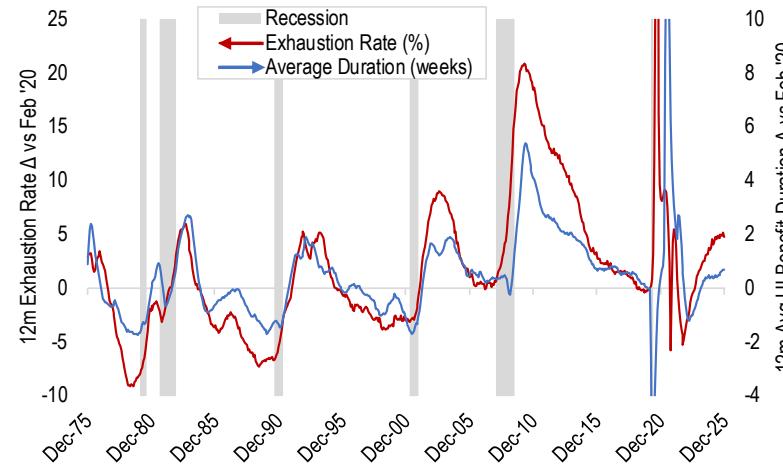
Continuing Claims Inched Up to 1,844k (sa) during Week Ending Jan. 24, One Week after Lowest Print



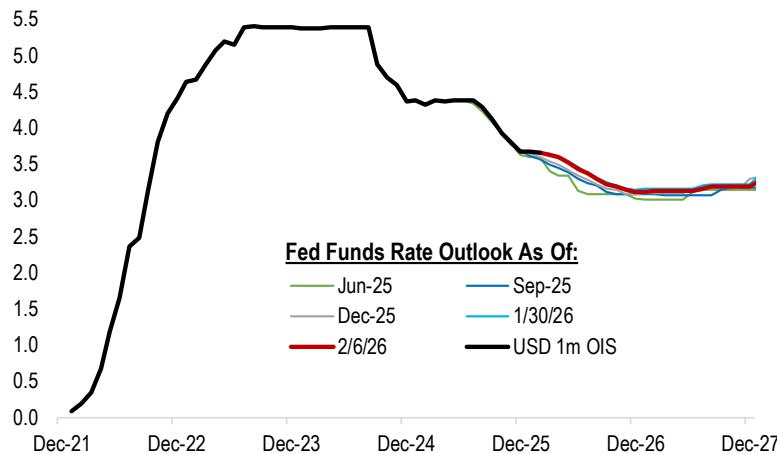
Insured Unemployment Rate Also Inched Higher to 1.20%, Also Just Above Lowest Level Since 2024



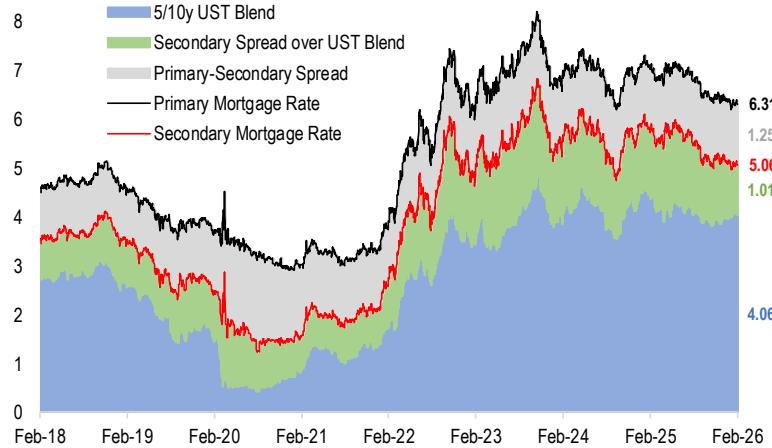
Claims Data Would Look Worse, If Not for Multi-Year High Exhaustion Rate and Duration of Unemployment



Weak Labor Data Caused Market Odds of More Than Two 25bps Rate Cuts in '26 to Surge Last Week

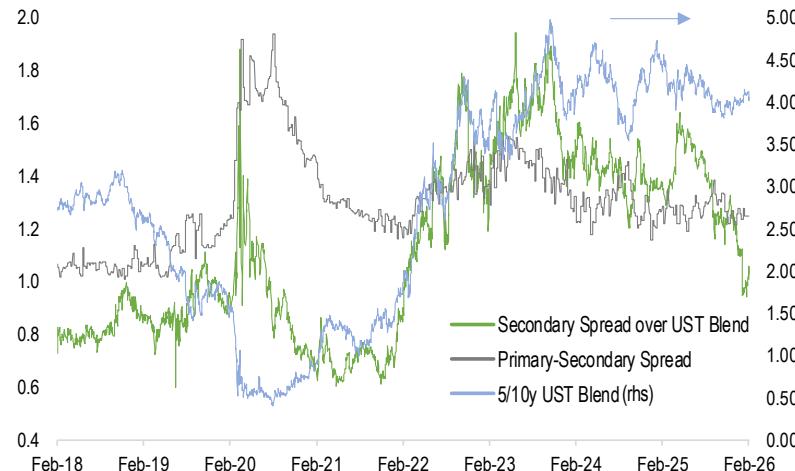


... Which Kept Mortgage Rates in the Low-6% Range for Another Week

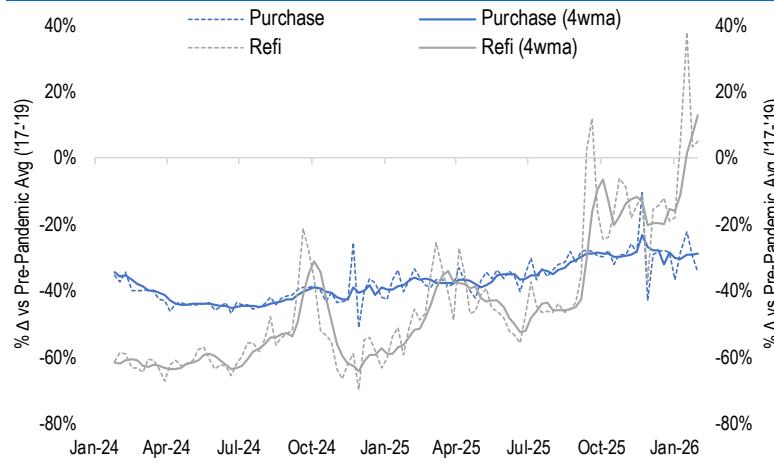


Sources: Bloomberg, FRB, Mortgage Bankers Association, Arch Global Economics

Mortgage Spreads Tread Water Last Week While UST Yields Inched Lower ...

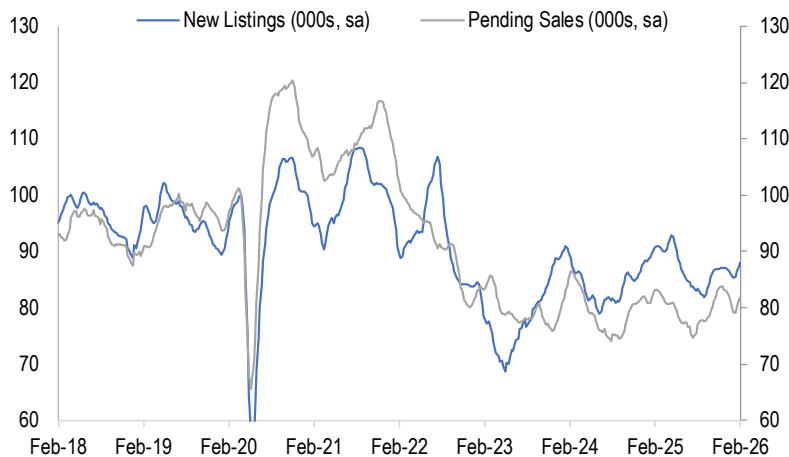


Mortgage Purchase Apps Holding Steady, but Refi Apps Still Elevated despite Pulling Back from Prior Spike

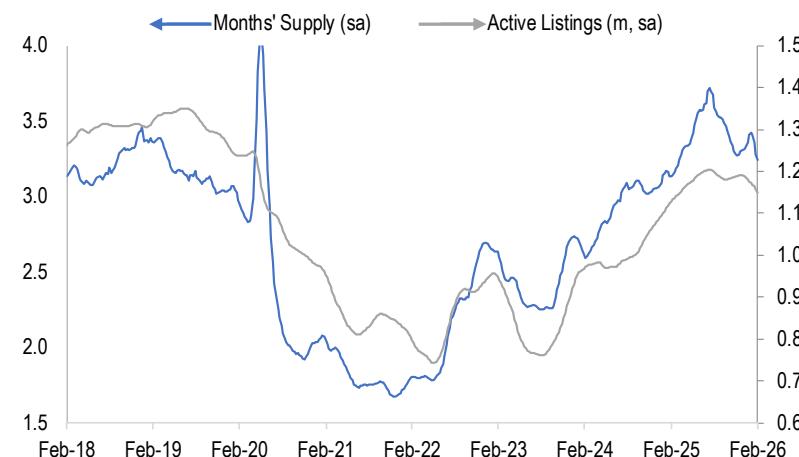


Secondary Spread: Current Coupon Option Adjusted Spread over 5/10y UST Blend
Primary-Secondary Spread: Primary Mortgage Rate - Secondary Mortgage Rate

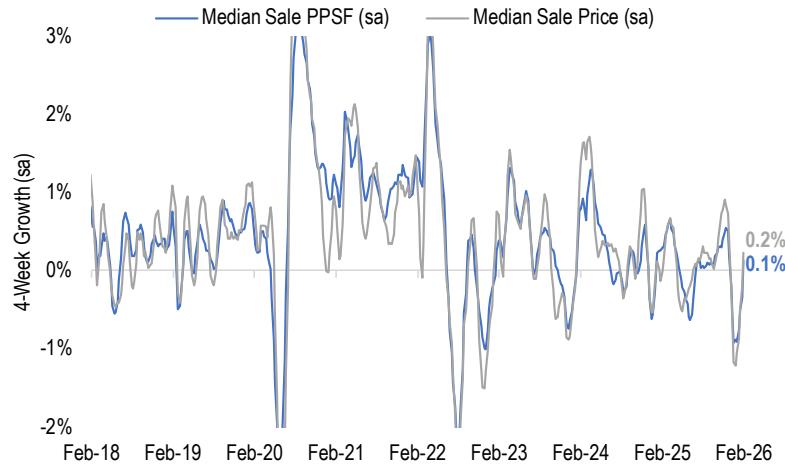
Pending Sales Downturn Appears to Be Pivoting Higher into Early-January ...



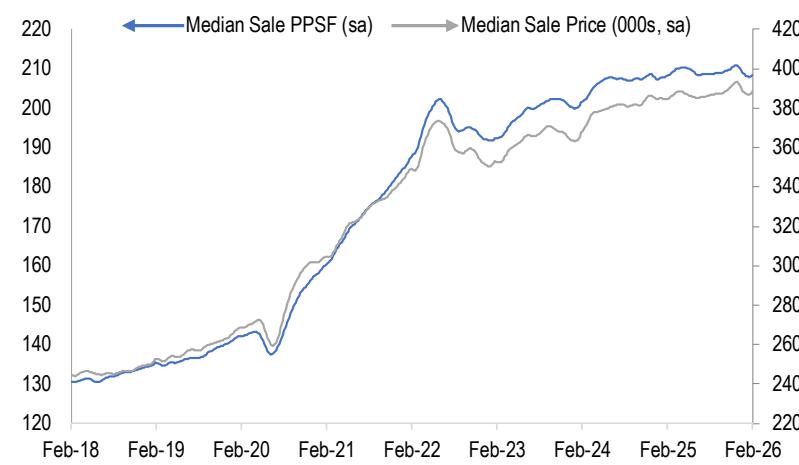
... Which Has Started to Turn Months' Supply Lower after Rising for More Than Two Months



Pace of Seasonally Adjusted Home-Price Growth Has Rebounded after Falling Sharply through Year-End



Prior Downshift in Home Prices Appears to Be Cooling and Turning into a Potential Rebound in Feb.



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	0.4%	-0.6%	1.1%	-0.3%	5.4%	0.8%	97.7%	-0.3%	-4.7	-11.4	0%	1%	-2%
Atlanta	-3.8%	-1.3%	2.6%	2.2%	5.4%	1.2%	97.1%	-0.5%	23.1	13.6	-2%	18%	11%
Austin	-4.5%	-2.6%	-1.8%	2.0%	7.1%	1.3%	96.8%	-0.3%	57.3	47.1	3%	89%	63%
Baltimore	1.3%	-1.0%	2.2%	-0.3%	5.0%	0.5%	99.7%	-0.6%	-4.2	-15.8	17%	-17%	-34%
Boston	1.4%	-1.6%	2.6%	0.7%	3.8%	0.5%	99.2%	-0.9%	6.8	1.2	9%	3%	-10%
Chicago	2.9%	-1.8%	4.3%	-1.2%	3.1%	0.7%	98.4%	-0.3%	1.5	1.8	-8%	-20%	-23%
Dallas	-3.7%	1.1%	-1.4%	1.7%	6.5%	0.5%	97.0%	-0.1%	38.2	27.2	-3%	51%	46%
Denver	-4.1%	0.0%	3.2%	2.1%	7.1%	0.8%	98.0%	-0.6%	38.7	29.5	2%	95%	70%
Houston	-2.3%	0.3%	-0.2%	0.2%	7.0%	1.5%	95.9%	-0.5%	22.5	3.1	1%	22%	16%
Los Angeles	-0.7%	1.2%	-2.7%	-4.6%	3.9%	1.5%	99.0%	-0.5%	13.5	5.1	-3%	27%	35%
Miami	1.0%	0.7%	0.5%	4.4%	4.4%	0.6%	94.8%	-0.4%	30.6	19.8	-4%	26%	19%
Minneapolis	1.5%	-0.3%	0.9%	-0.8%	5.2%	1.4%	98.5%	-0.2%	-1.7	0.3	-3%	14%	2%
Nashville	1.1%	-2.4%	2.1%	0.6%	3.6%	0.5%	97.4%	-0.4%	23.3	13.4	11%	48%	31%
New York	2.4%	-2.7%	4.1%	1.1%	3.6%	0.7%	99.2%	-0.3%	-50.7	-58.7	-2%	-27%	-34%
Phoenix	-2.1%	-0.1%	0.2%	2.5%	7.2%	0.5%	97.7%	-0.2%	20.3	14.1	2%	37%	42%
Portland	-1.1%	0.8%	1.3%	0.3%	7.0%	1.3%	98.8%	-0.1%	27.0	19.6	0%	55%	43%
Riverside	-2.5%	-1.3%	-1.1%	-1.3%	5.1%	1.4%	98.4%	-0.3%	3.0	-4.2	-9%	7%	18%
San Diego	-4.5%	-0.1%	-1.7%	-1.2%	5.2%	1.7%	98.7%	-0.3%	8.0	3.1	-5%	0%	0%
Seattle	-3.0%	-4.2%	0.5%	-0.1%	5.3%	0.9%	98.5%	-0.9%	21.1	4.0	15%	64%	24%
Tampa	2.6%	1.1%	4.2%	1.6%	8.5%	0.9%	96.4%	-0.1%	13.8	6.6	-5%	45%	35%
Washington DC	-3.3%	-2.8%	-2.5%	-4.2%	4.1%	1.0%	99.1%	-0.5%	15.0	-0.8	13%	20%	-8%

Data as of Feb. 1, 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
2/9/26	11:00 AM	NY Fed 1-Yr Inflation Expectations	Jan	3.1	3.4	--	3.4	%
2/10/26	6:00 AM	NFIB Small Business Optimism	Jan	--	99.8	--	99.5	index, sa
2/10/26	8:30 AM	Import Price Index m/m	Dec	--	0.1	--	--	%, nsa
2/10/26	8:30 AM	Import Price Index y/y	Dec	--	0.1	--	0.1	%, nsa
2/10/26	8:30 AM	Employment Cost Index q/q	4Q	--	0.8	--	0.8	%, sa
2/10/26	8:30 AM	Advance Retail Sales m/m	Dec	--	0.4	--	0.6	%, sa
2/10/26	8:30 AM	Retail Sales Control Group m/m	Dec	--	0.4	--	0.4	%, sa
2/10/26	10:00 AM	Business Inventories m/m	Nov	--	0.2	--	0.3	%, sa
2/11/26	7:00 AM	MBA Mortgage Applications w/w	Feb 6	--	--	--	-8.9	%, sa
2/11/26	8:30 AM	Nonfarm Payrolls m/m	Jan	--	68	--	50	k, sa
2/11/26	8:30 AM	Private Payrolls m/m	Jan	--	70	--	37	k, sa
2/11/26	8:30 AM	Average Hourly Earnings m/m	Jan	--	0.3	--	0.3	%, sa
2/11/26	8:30 AM	Average Hourly Earnings y/y	Jan	--	3.7	--	3.8	%, nsa
2/11/26	8:30 AM	Average Weekly Hours All Employees	Jan	--	34.2	--	34.2	sa
2/11/26	8:30 AM	Unemployment Rate	Jan	--	4.4	--	4.4	%, sa
2/11/26	8:30 AM	Labor Force Participation Rate	Jan	--	62.4	--	62.4	%, sa
2/12/26	8:30 AM	Initial Jobless Claims	Feb 7	--	224	--	231	k, sa
2/12/26	8:30 AM	Continuing Claims	Jan 31	--	1,850	--	1,844	k, sa
2/12/26	10:00 AM	Existing Home Sales	Jan	--	4.2	--	4.4	m, saar
2/12/26	10:00 AM	Existing Home Sales m/m	Jan	--	-4.3	--	5.1	%, sa
2/13/26	8:30 AM	CPI m/m	Jan	--	0.3	--	0.3	%, sa
2/13/26	8:30 AM	CPI Core (ex Food and Energy) m/m	Jan	--	0.3	--	0.2	%, sa
2/13/26	8:30 AM	CPI y/y	Jan	--	2.5	--	2.7	%, nsa
2/13/26	8:30 AM	CPI Core (ex Food and Energy) y/y	Jan	--	2.5	--	2.6	%, nsa

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
2/2/26	9:45 AM	S&P Global US Manufacturing PMI	Jan F	52.4	52.0	--	51.9	index, sa
2/2/26	10:00 AM	ISM Manufacturing	Jan	52.6	48.5	--	47.9	index, sa
2/2/26	10:00 AM	ISM Prices Paid	Jan	59.0	59.3	--	58.5	index, nsa
2/3/26	10:00 AM	Wards Total Vehicle Sales	Jan	14.9	15.2	--	16.0	m, saar
2/4/26	7:00 AM	MBA Mortgage Applications w/w	Jan 30	-8.9	--	--	-8.5	%, sa
2/4/26	8:15 AM	ADP Employment m/m	Jan	22	45	37	41	k, sa
2/4/26	9:45 AM	S&P Global US Services PMI	Jan F	52.7	52.5	--	52.5	index, sa
2/4/26	9:45 AM	S&P Global US Composite PMI	Jan F	53.0	52.9	--	52.8	index, sa
2/4/26	10:00 AM	ISM Services Index	Jan	53.8	53.5	53.8	54.4	index, nsa
2/5/26	8:30 AM	Initial Jobless Claims	Jan 31	231	212	--	209	k, sa
2/5/26	8:30 AM	Continuing Claims	Jan 24	1,844	1,850	1,819	1,827	k, sa
2/5/26	10:00 AM	JOLTS Job Openings	Dec	6,542	7,250	6,928	7,146	k, sa
2/5/26	10:00 AM	JOLTS Quits	Dec	3,204	3,102	3,193	3,161	%, sa
2/5/26	10:00 AM	JOLTS Quits Rate	Dec	2.0	--	--	2.0	%, sa
2/5/26	10:00 AM	JOLTS Layoffs Rate	Dec	1.1	--	--	1.1	%, sa
2/6/26	10:00 AM	U. of Mich. Sentiment	Feb P	57.3	55.0	--	56.4	index, nsa
2/6/26	10:00 AM	U. of Mich. 1 Yr Inflation	Feb P	3.5	4.0	--	4.0	nsa
2/6/26	10:00 AM	U. of Mich. 5-10 Yr Inflation	Feb P	3.4	3.3	--	3.3	nsa
2/6/26	3:00 PM	Consumer Credit m/m	Dec	24.0	8.0	4.7	4.2	\$B, sa

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