

ALTA

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REAL TIME | ON-DEMAND



2023 Mortgage and Housing Market Outlook

Today's ALTA Insights Featured Sponsor



The Good, the Bad and the Ugly

An Outlook for Real Estate and the Economy



Historically Low
Unemployment



Highest
Mortgage rates



Highest
Inflation

Presented by



Dr. Ted C. Jones

Chief Economist
Senior Vice President
Stewart Title Guaranty Company



CHANGE

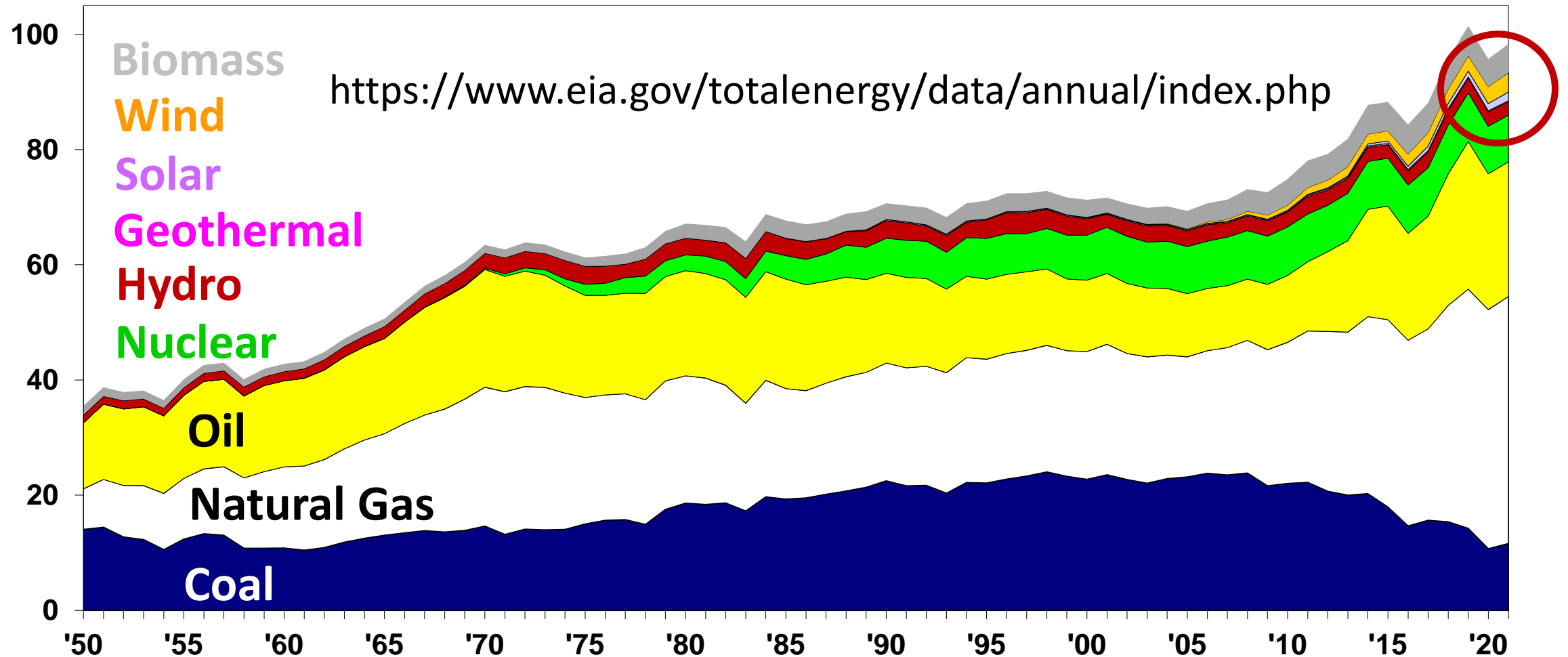
Not

Doing That

ENERGY

US Energy

Quadrillion BTUs Restated by USEI



A Level 3 EV Charger Uses as Much Electricity as 55 Homes on Average During the 20 to 40 Minute Charging Cycle

Bosch EV3000 30kW DC Electric Vehicle Fast Charger

SKU: BOEV3000

Manufacturer: Bosch Automotive Equipment

Weight: 187.40 LBS

\$18,429.89

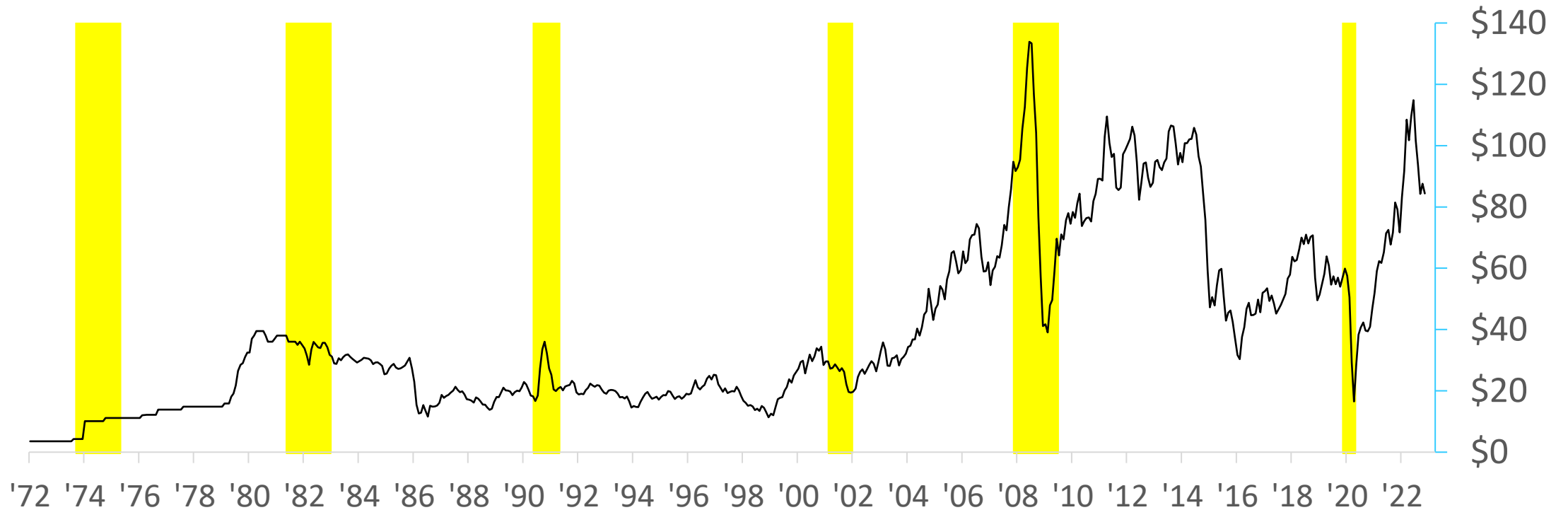


Recessions + Oil Prices



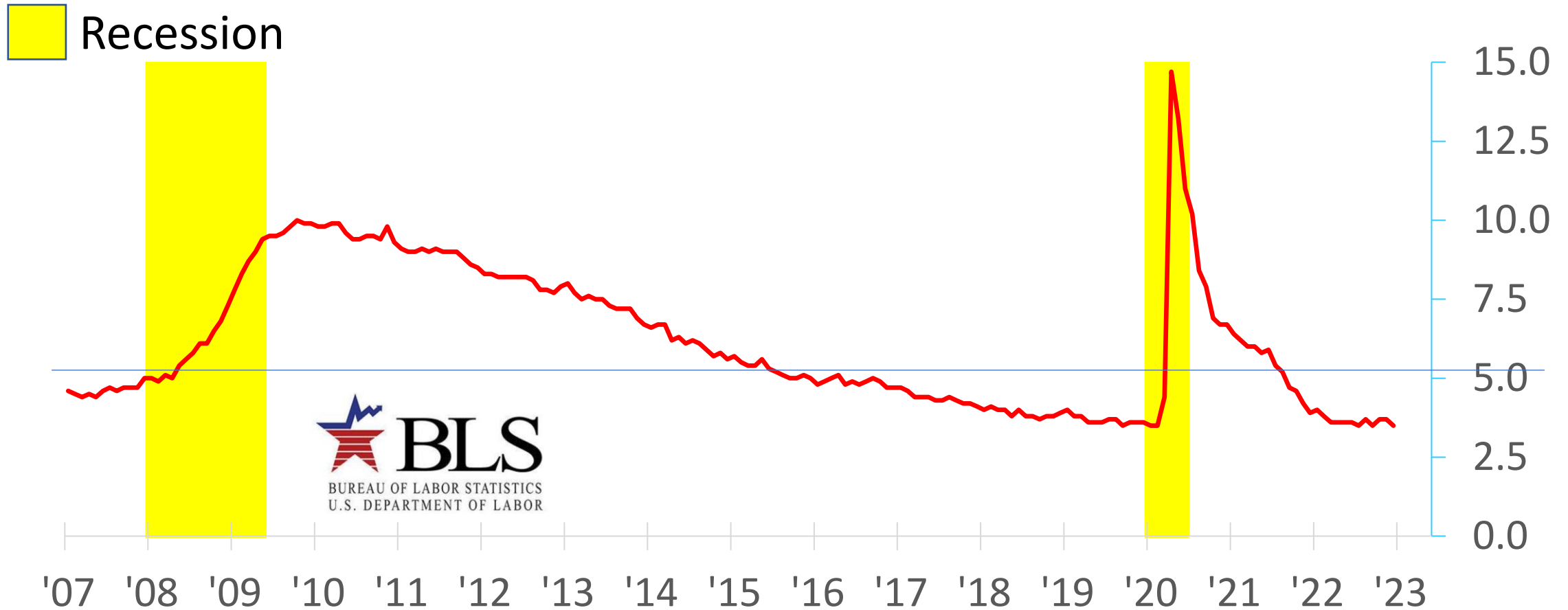
Recession

West Texas Intermediate Crude Oil



U.S. Unemployment Rate

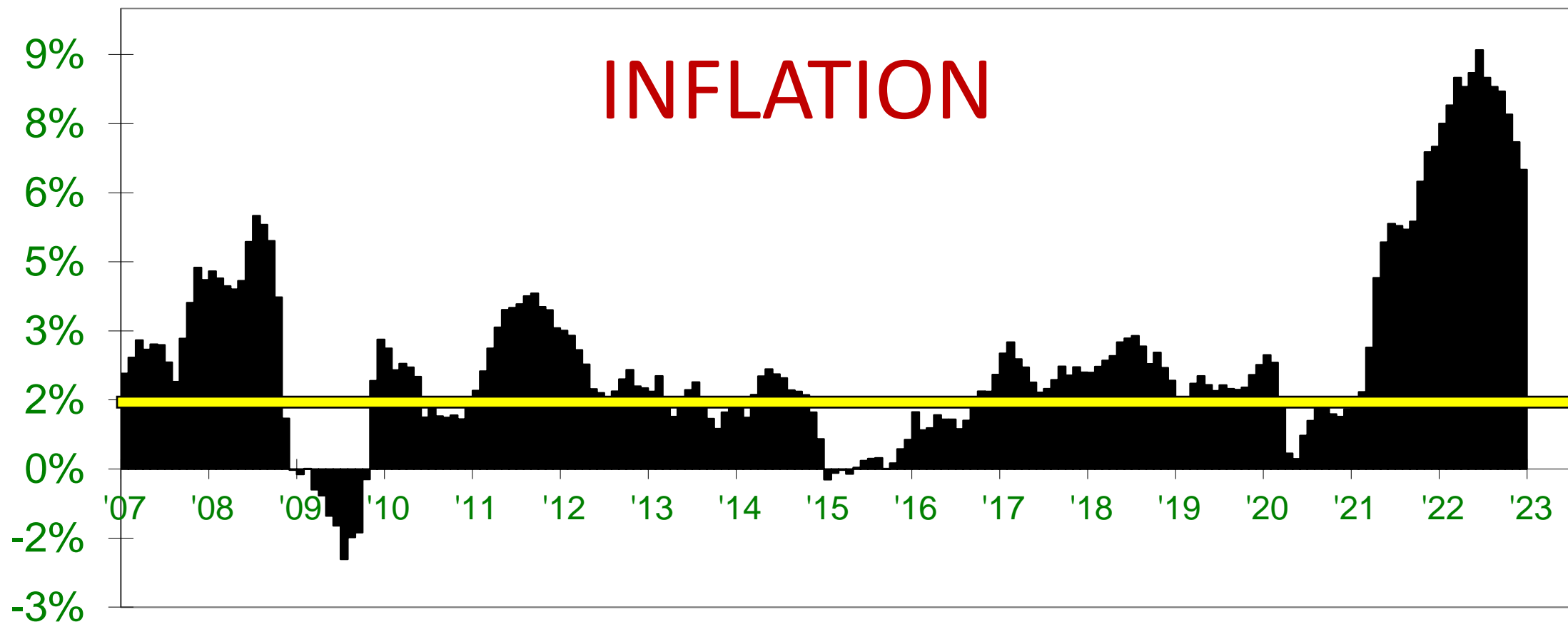
Percent



CPI for All Urban Consumers -- U.S. City Average

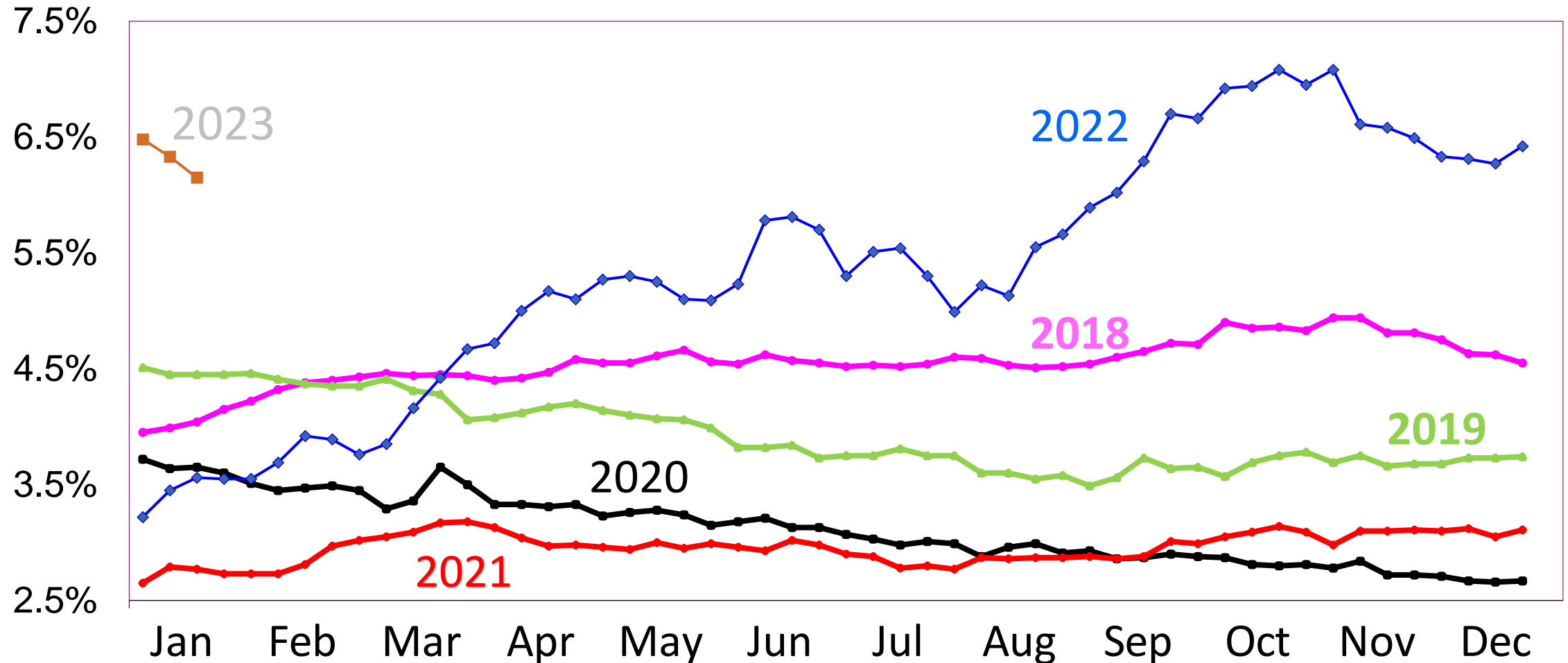
12-Month Change Seasonally Adjusted

6.5% December 2022



30-Year Conventional Residential Mortgage Rates

Percent



Residential Interest Rate Forecast

January 2023

30-Year Fixed-Rate Conventional Mortgages

	2021	2022	2023	2024
Fannie Mae	3.0%	5.3%	6.3%	5.7%
MBA	3.0%	5.4%	5.6%	4.6%
Average	3.00%	5.35%	5.94%	5.16%

Fannie Mae

	Q1	Q2	Q3	Q4
2022	3.8%	5.2%	5.6%	6.7%
2023	6.4%	6.4%	6.2%	6.1%
2024	5.9%	5.7%	5.6%	5.5%

MBA

	Q1	Q2	Q3	Q4
2022	3.9%	5.3%	5.7%	6.6%
2023	6.2%	5.6%	5.4%	5.2%
2024	5.0%	4.7%	4.4%	4.4%



Ted C. Jones

@DrTCJ



The Federal Reserves meeting minutes from December state their intention to raise the Fed Funds Rate to 5% to 5.5% & to keep it there until year end. Only 2 of the 19 policy makers thought rates would be slightly less

[@USATODAYmoney](#)

[@federalreserve](#)

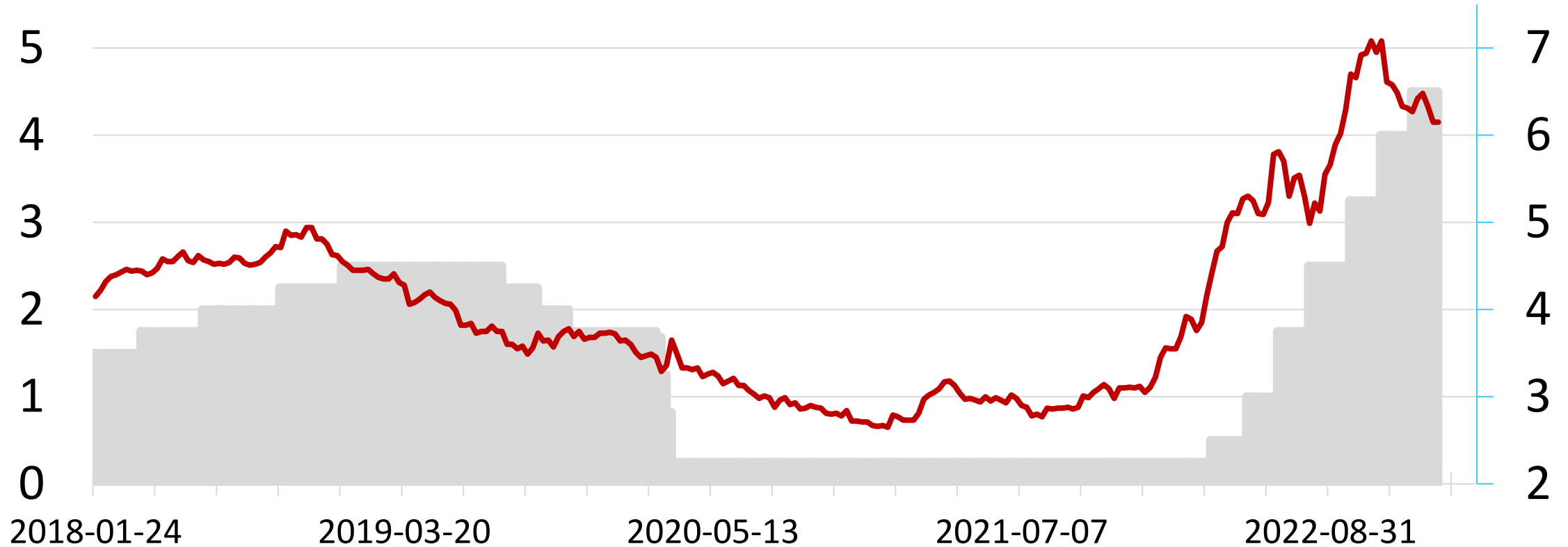
6:20 AM · Jan 6, 2023

DrTCJ 

Fed-Funds Upper Rate & 30-Year Mortgage

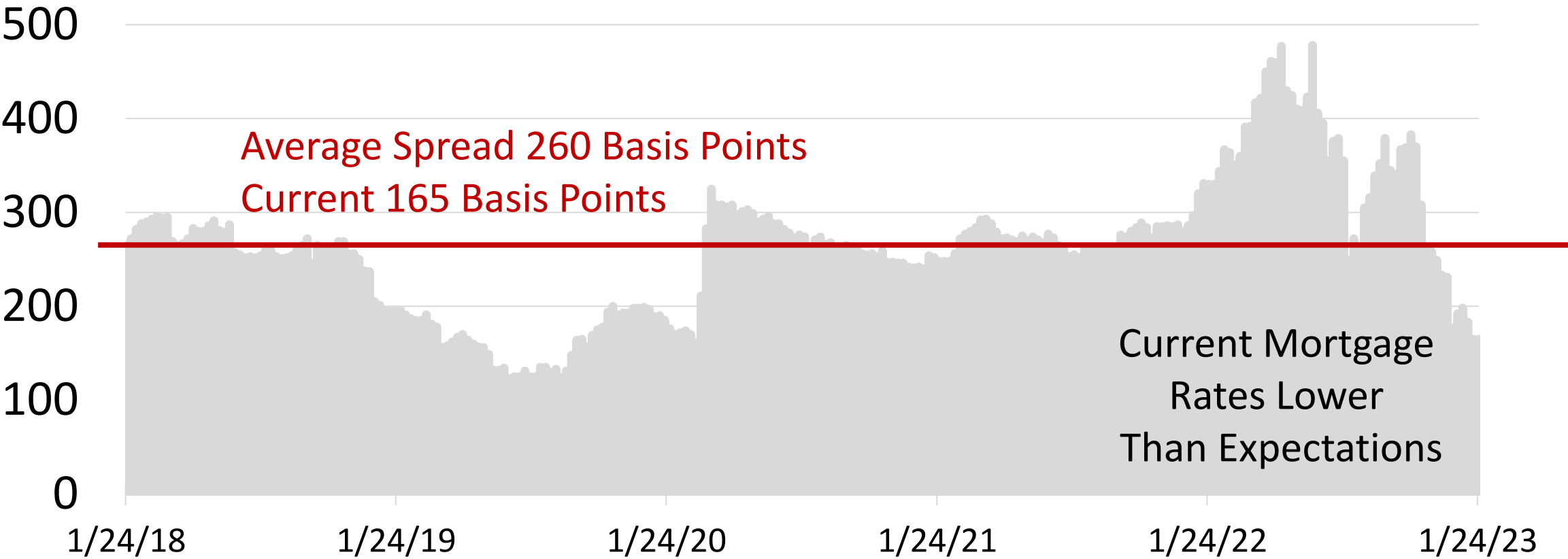
Fed Funds Rate - *Percent*

30-Year Mortgage - *Percent*



Spread: 30-Year Mortgage Rates Vs Fed Funds Upper Limit

Spread – *Basis Points*



Regression: 30-Year Rates = Function (Fed Funds Upper Limit Target)

Statistically
Significant
Model

Regression Statistics	
Multiple R	0.788293868
R Square	0.621407223
Adjusted R Square	0.619951097
Standard Error	0.663856117
Observations	262

ANOVA

	df	SS	MS	F	Significance F
Regression	1	188.0724764	188.0724764	426.7537249	9.09381E-57
Residual	260	114.5832854	0.440704944		
Total	261	302.6557618			

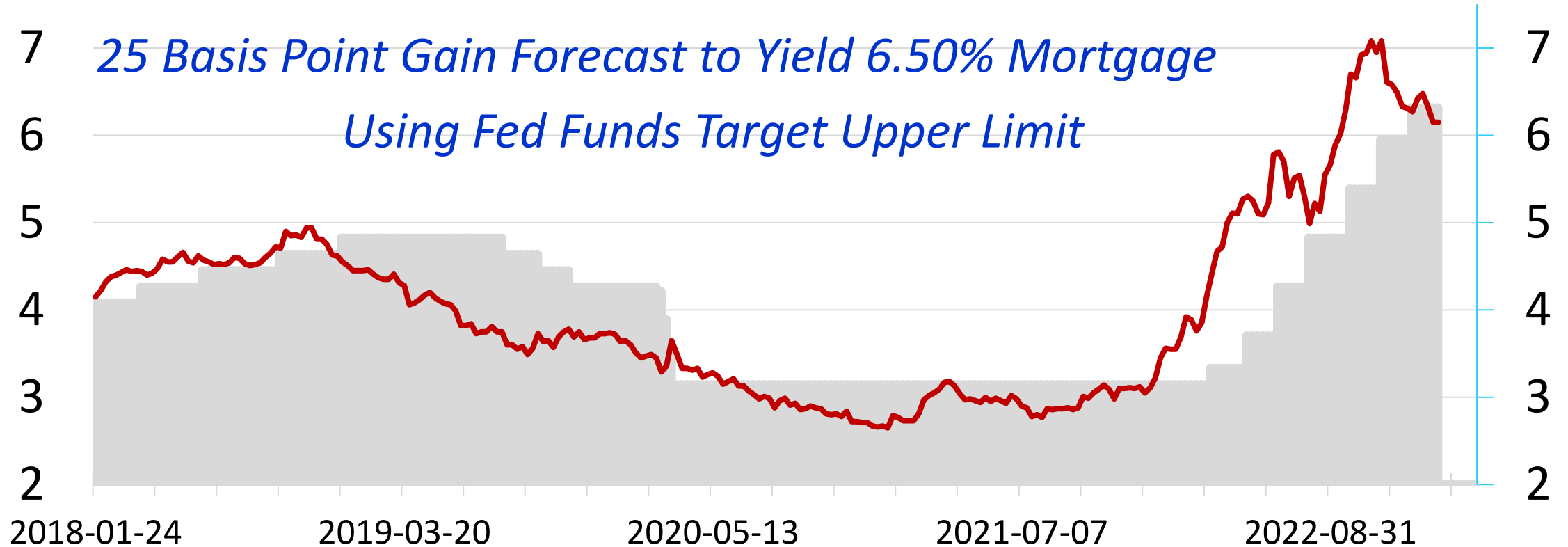
	Coefficients	Standard Error	t Stat	P-value
Intercept	2.958158054	0.065394885	45.23531	0.000000%
X Variable 1	0.746601462	0.036141001	20.65802	0.000000%

Actual & Forecast 30-Year Mortgage Rate

Regression: 30-Year Rates = Function (Fed Funds Upper Limit Target)

Forecast - *Percent*

Actual - Percent



Regression: 30-Year Rates = Function (Fed Funds, 10-Year Treasury)

SUMMARY OUTPUT

<i>Regression Statistics</i>	
Multiple R	0.948142807
R Square	0.898974782
Adjusted R Square	0.897795499
Standard Error	0.342294855
Observations	261

Highly Statistically
Significant Model

ANOVA

	<i>df</i>	<i>SS</i>	<i>MS</i>	<i>F</i>	<i>Significance F</i>
Regression	3	267.9486529	89.31621765	762.306	0.0000000%
Residual	257	30.11160223	0.117165767		
Total	260	298.0602552			

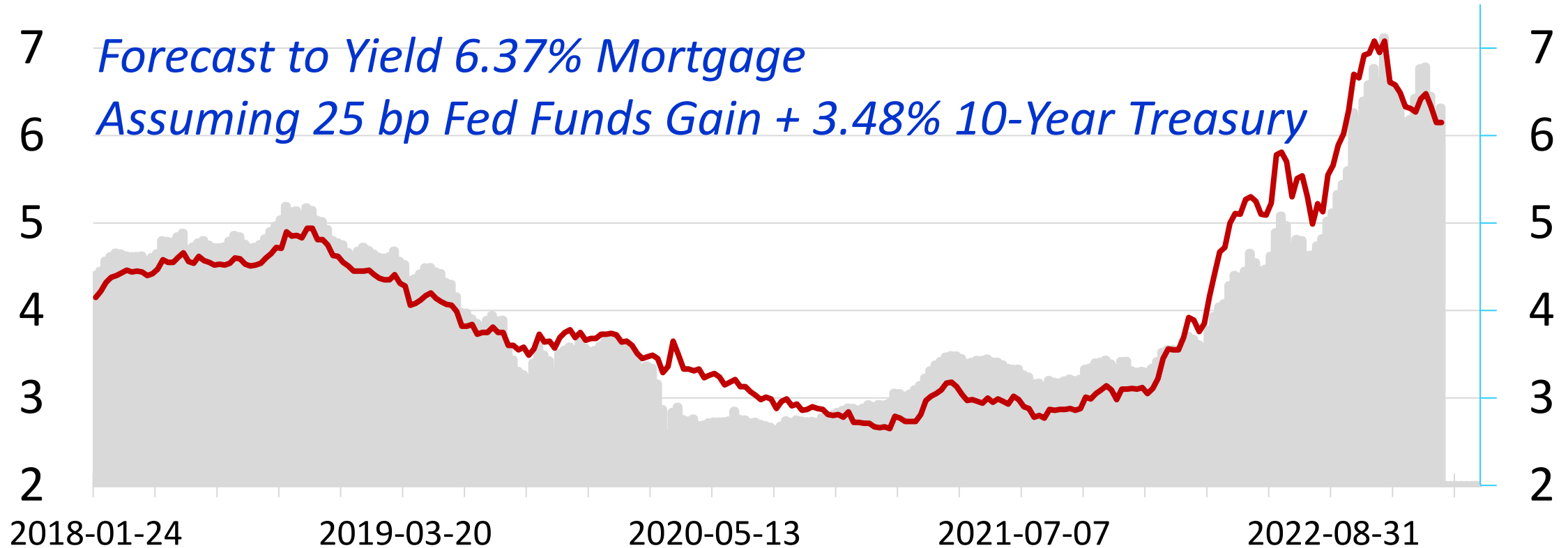
	<i>Coefficients</i>	<i>Standard Error</i>	<i>t Stat</i>	<i>P-value</i>
Intercept	2.316480368	0.072806362	31.81700472	0.0000000%
X Variable 1	-0.353074705	0.061061136	-5.782314725	0.0000021%
X Variable 2	0.688931931	0.044257518	15.5664384	0.0000000%
X Variable 3	0.201439243	0.020942578	9.618646039	0.0000000%

Actual & Forecast 30-Year Mortgage Rate

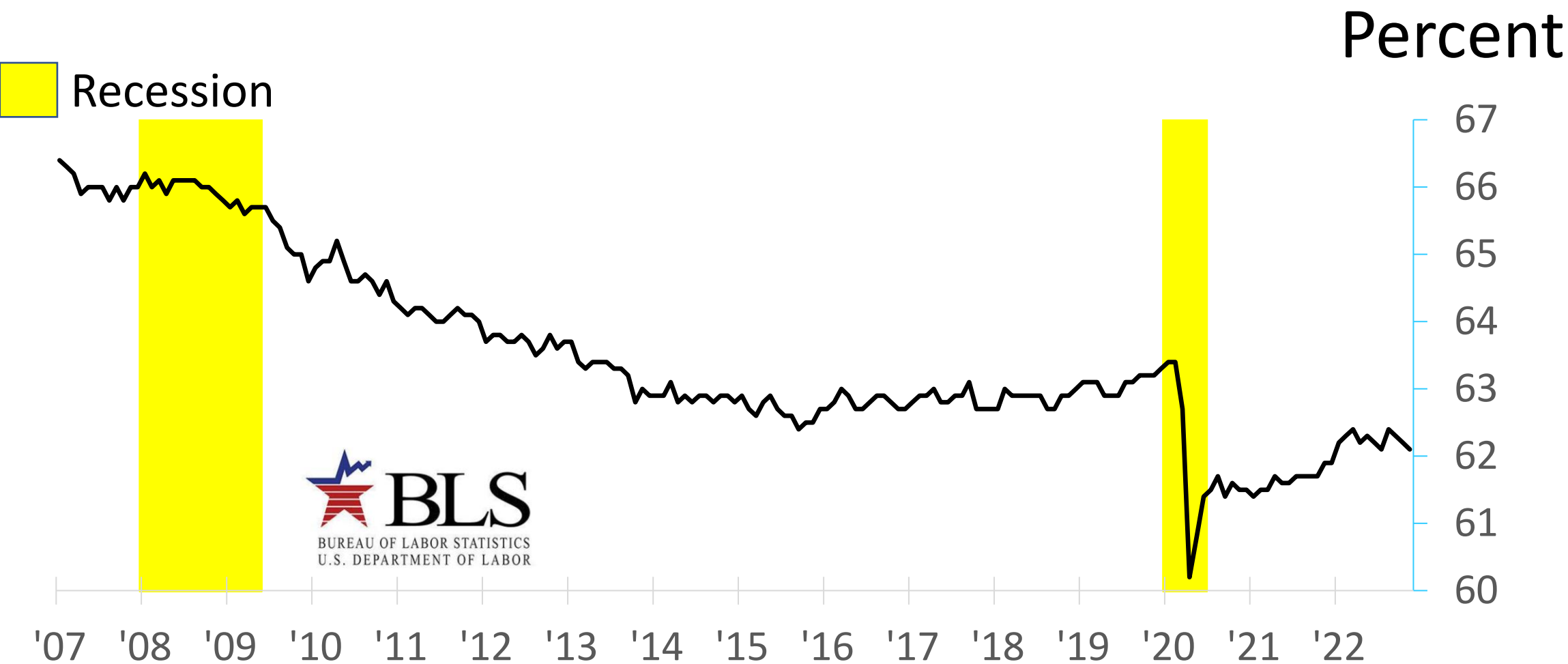
Regression: 30-Year Rates = Function (Fed Funds, 10-Year T-Bond)

Forecast - *Percent*

Actual - Percent

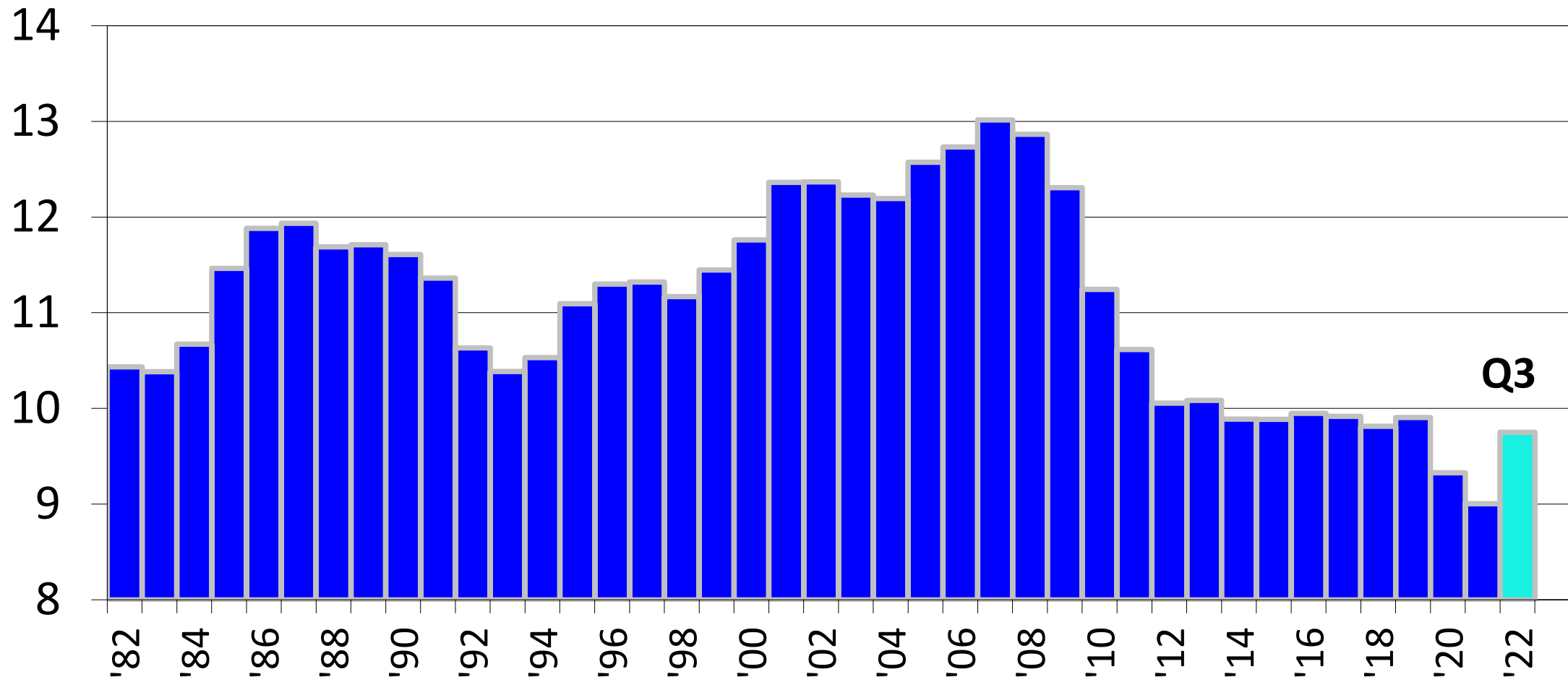


Civilian Labor Force Participation Rate



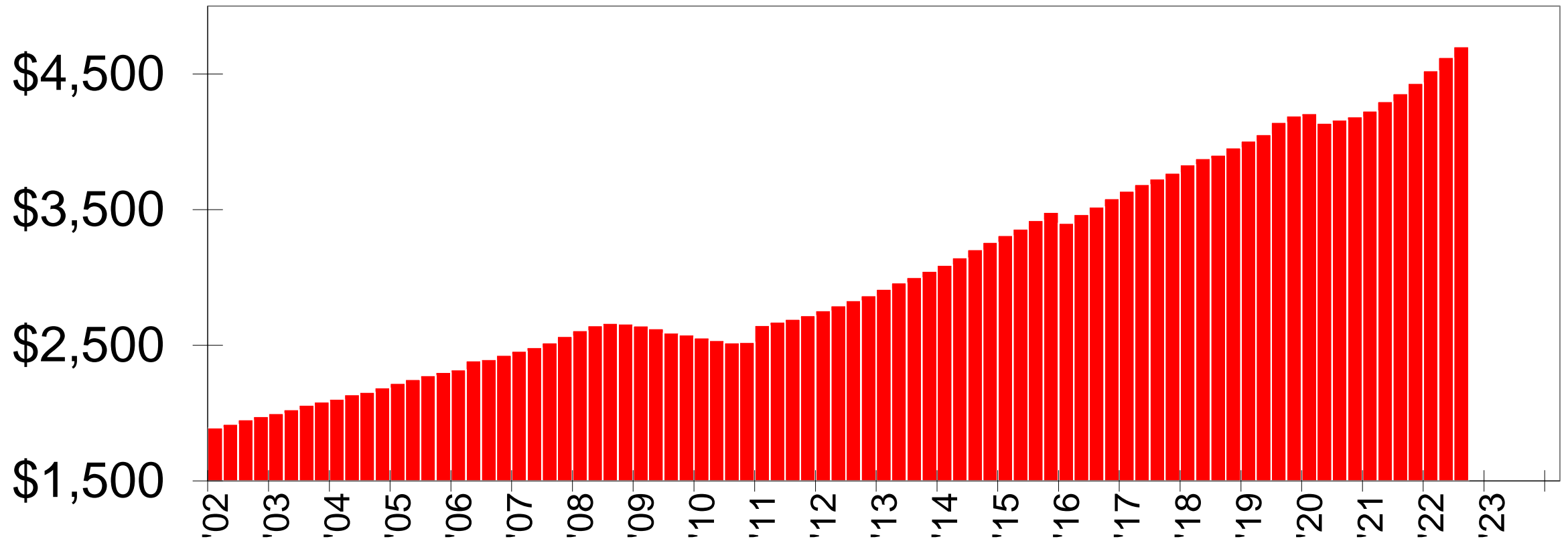
Household Debt Service as a Percent of Household Disposable Income

Percent



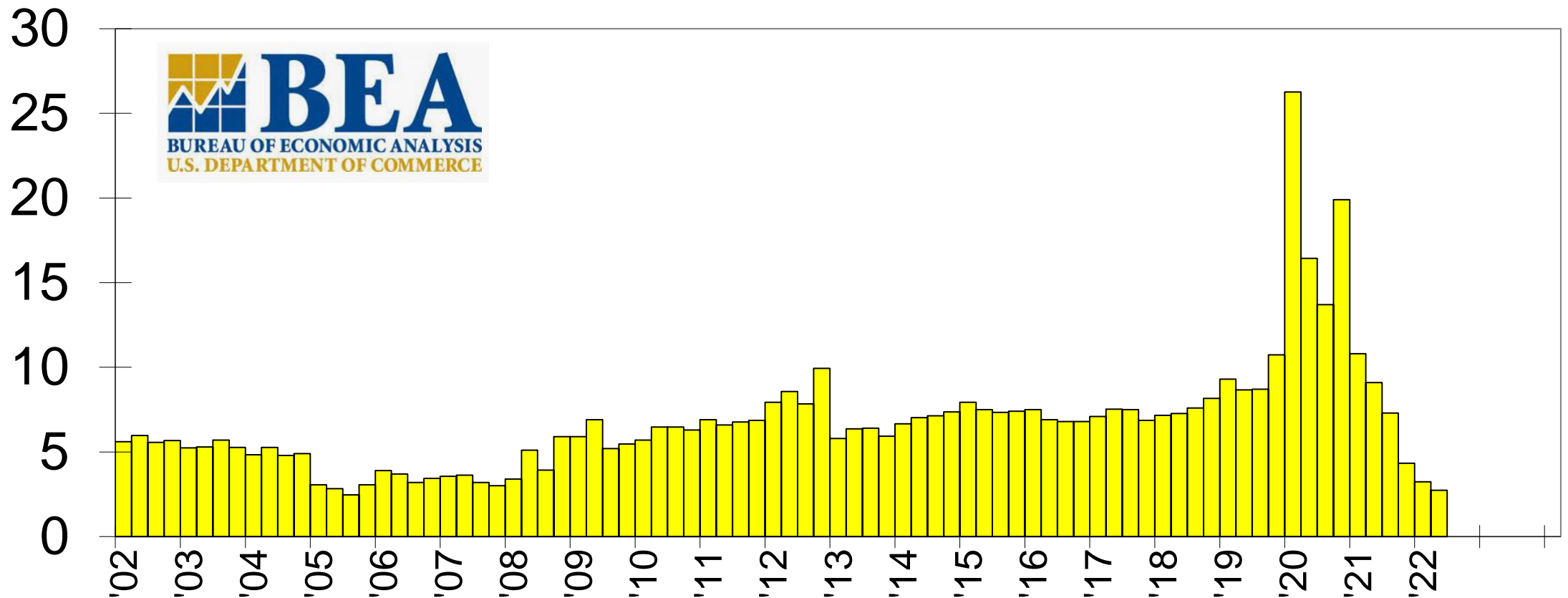
Household & Nonprofit Consumer Credit

\$ Billions



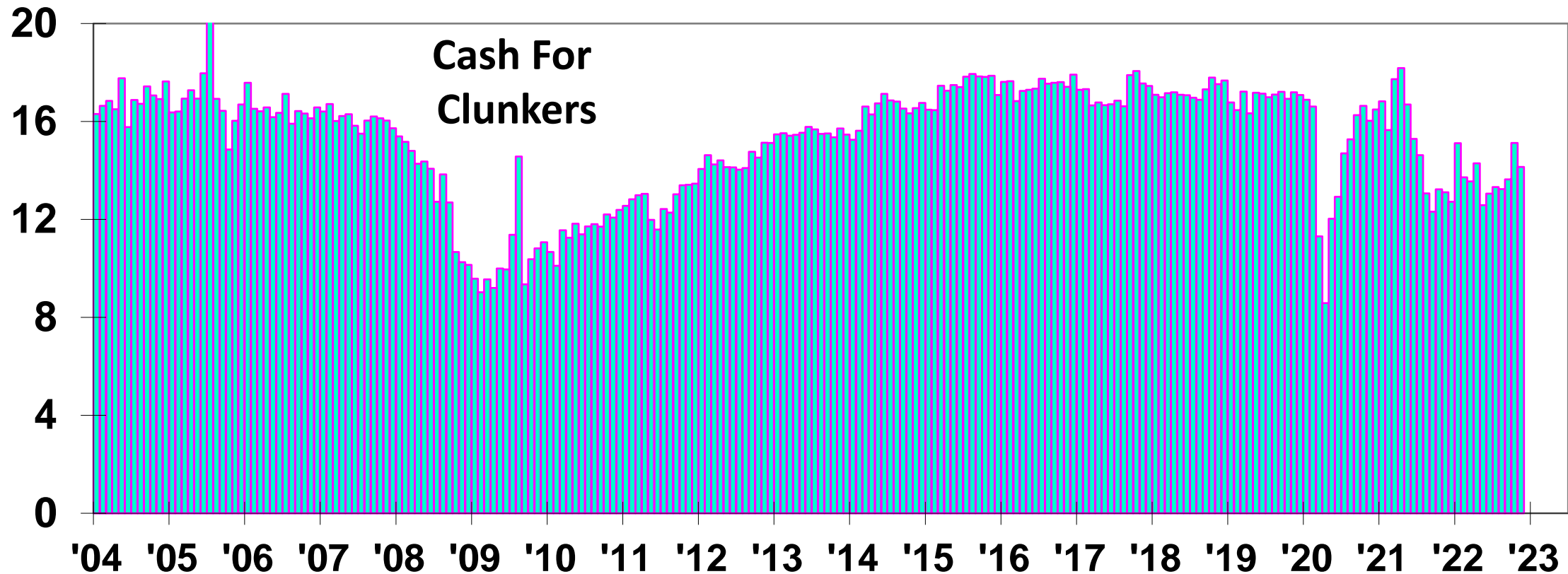
Personal Savings Rate – *Seasonally Adjusted*

Percent



Light Weight Vehicle Sales

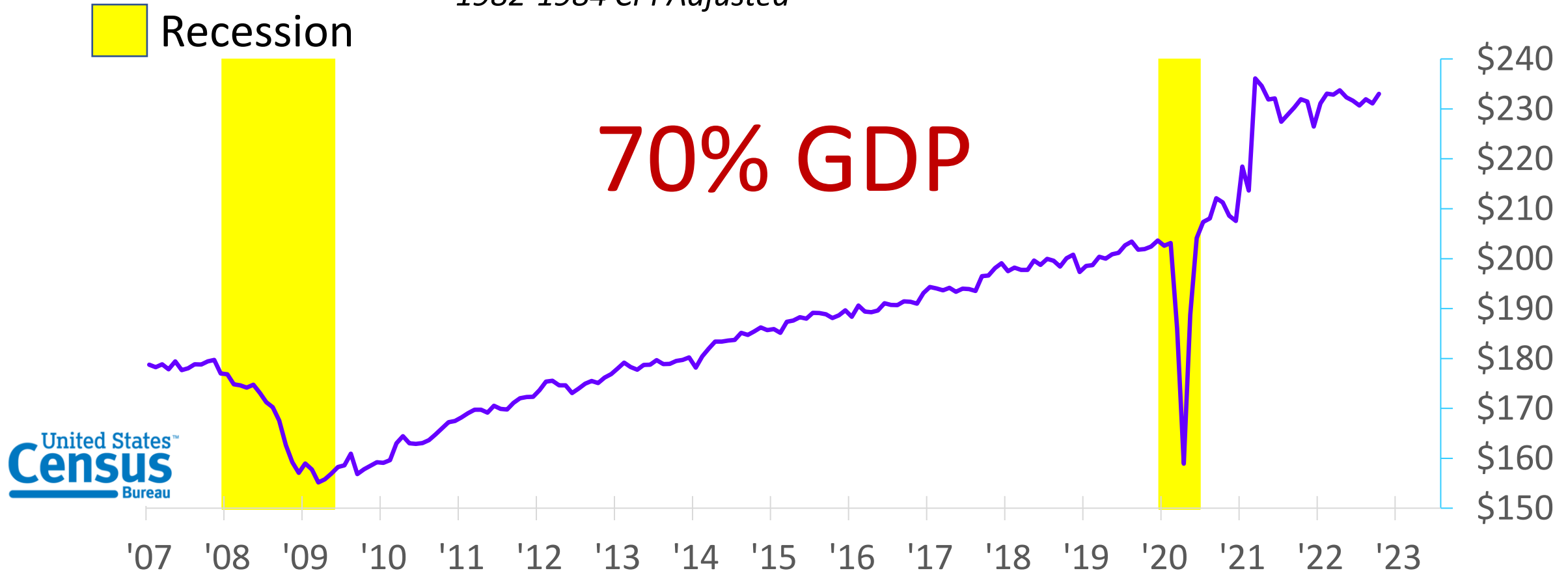
Millions – *Seasonally Adjusted Annual Rate*



U.S. Real Retail & Food Service Sales

Advance Real Retail Sales – Seasonally Adjusted
1982-1984 CPI Adjusted

\$ Billions



2023

Pause, Look Both Ways & Reflect Economy

New Normal - Permanent Changes 66 Days

Shrinking Commercial Sales

Shrinking House & Apartment Sales

Downward Pressure on Rents & Home Values

Recession - *Almost Guaranteed in 2023* **Bloomberg**

- **Fannie Mae** – modest recession will commence in Q1 2023
- **The Conference Board** – economic weakness to see a recession to begin around the end of 2022
- **Bloomberg** – probability of a recession is now 100 percent within a year
- **JPMorgan** – mild recession in 2023
- **Forbes** – recession will begin late 2022 or early 2023
- **Former Boston Fed President** Eric Rosengren – U.S. likely recession 2023
- **FitchRatings** – recession to start in Q2 2023
- **University of Michigan** Economists – mild recession ahead in 2023
- **The Economist** – Why a Global Recession is inevitable in 2023
- **Bank of America** – forecasts mild 2023 recession
- **S&P Market Intelligence** – 2023 recession more likely than not
- **RBC** – recession is not here but it is coming
- **WSJ** – 61% Recession probability

Wealth Effect

Notion that when households become richer as a result of a rise in asset values, such as corporate stock prices or home values, they spend more and stimulate the broader economy, and vice-versa



Ted C. Jones

@DrTCJ

Goldman Sachs note to clients says if the Fed has to hit the economy hard enough to raise the unemployment rate to 5%, the S&P500 index would have to fall another 14%. A 6% unemployment rate would drop the S&P500 27% in worse case scenario

@GoldmanSachs
@MKTWeconomics

DrTCJ 



Goldman Sachs (NYSE:[GS](#)) chief U.S. equity strategist David Kostin expects a soft landing in 2023, with U.S. GDP growing about 1%.

Speaking to CNBC, he said that there will be no earnings growth next year, given the negative earnings revisions in the past several months and the likely impact from the recent hikes in interest rates.

Given this scenario, Kostin predicted S&P 500 earnings would decline ~11% in 2023. As a result, the S&P 500 will likely trade in a range of 3,750 to 4,000.

December 6, 2022

U.S. Census Bureau Vintage Population Estimates



Greatest Percentage Gain



Overall Rank	State	As of July 1		Percent Change	Net Change People
		2021	2022		
1	Florida	21,828,069	22,244,823	1.9%	416,754
2	Idaho	1,904,314	1,939,033	1.8%	34,719
3	South Carolina	5,193,266	5,282,634	1.7%	89,368
4	Texas	29,558,864	30,029,572	1.6%	470,708
5	South Dakota	896,164	909,824	1.5%	13,660
6	Montana	1,106,227	1,122,867	1.5%	16,640
7	Delaware	1,004,807	1,018,396	1.4%	13,589
8	Arizona	7,264,877	7,359,197	1.3%	94,320
9	North Carolina	10,565,885	10,698,973	1.3%	133,088
10	Utah	3,339,113	3,380,800	1.2%	41,687
11	Tennessee	6,968,351	7,051,339	1.2%	82,988

<https://www.stewart.com/en/insights/category/jones-on-real-estate.html>

U.S. Census Bureau Vintage Population Estimates



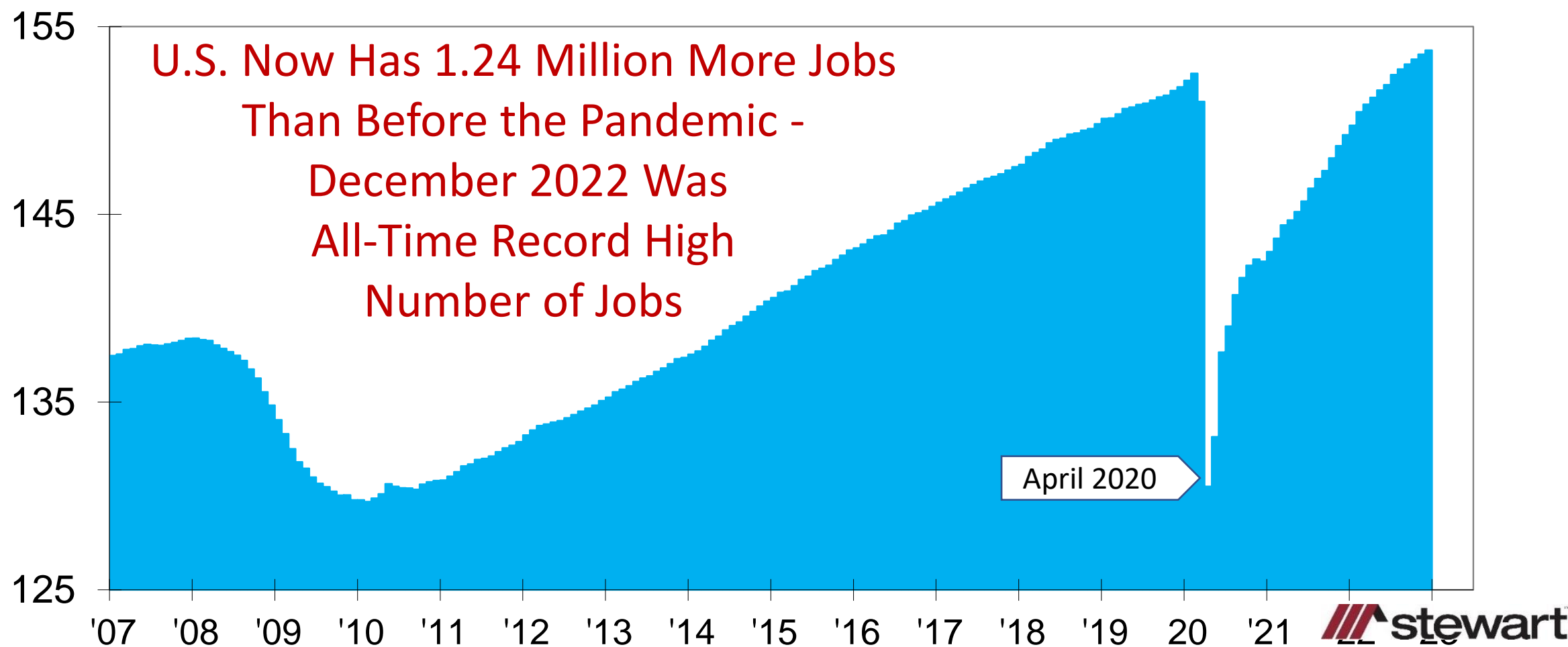
Greatest Percentage Gain



Overall Rank	State	As of July 1		Percent Change	Net Change People
		2021	2022		
39	Massachusetts	6,989,690	6,981,974	-0.1%	-7,716
40	New Mexico	2,116,677	2,113,344	-0.2%	-3,333
41	Maryland	6,174,610	6,164,660	-0.2%	-9,950
42	California	39,142,991	39,029,342	-0.3%	-113,649
43	Rhode Island	1,096,985	1,093,734	-0.3%	-3,251
44	Pennsylvania	13,012,059	12,972,008	-0.3%	-40,051
45	Mississippi	2,949,586	2,940,057	-0.3%	-9,529
46	Oregon	4,256,301	4,240,137	-0.4%	-16,164
47	Hawaii	1,447,154	1,440,196	-0.5%	-6,958
48	West Virginia	1,785,526	1,775,156	-0.6%	-10,370
49	Louisiana	4,627,098	4,590,241	-0.8%	-36,857
50	Illinois	12,686,469	12,582,032	-0.8%	-104,437
51	New York	19,857,492	19,677,151	-0.9%	-180,341

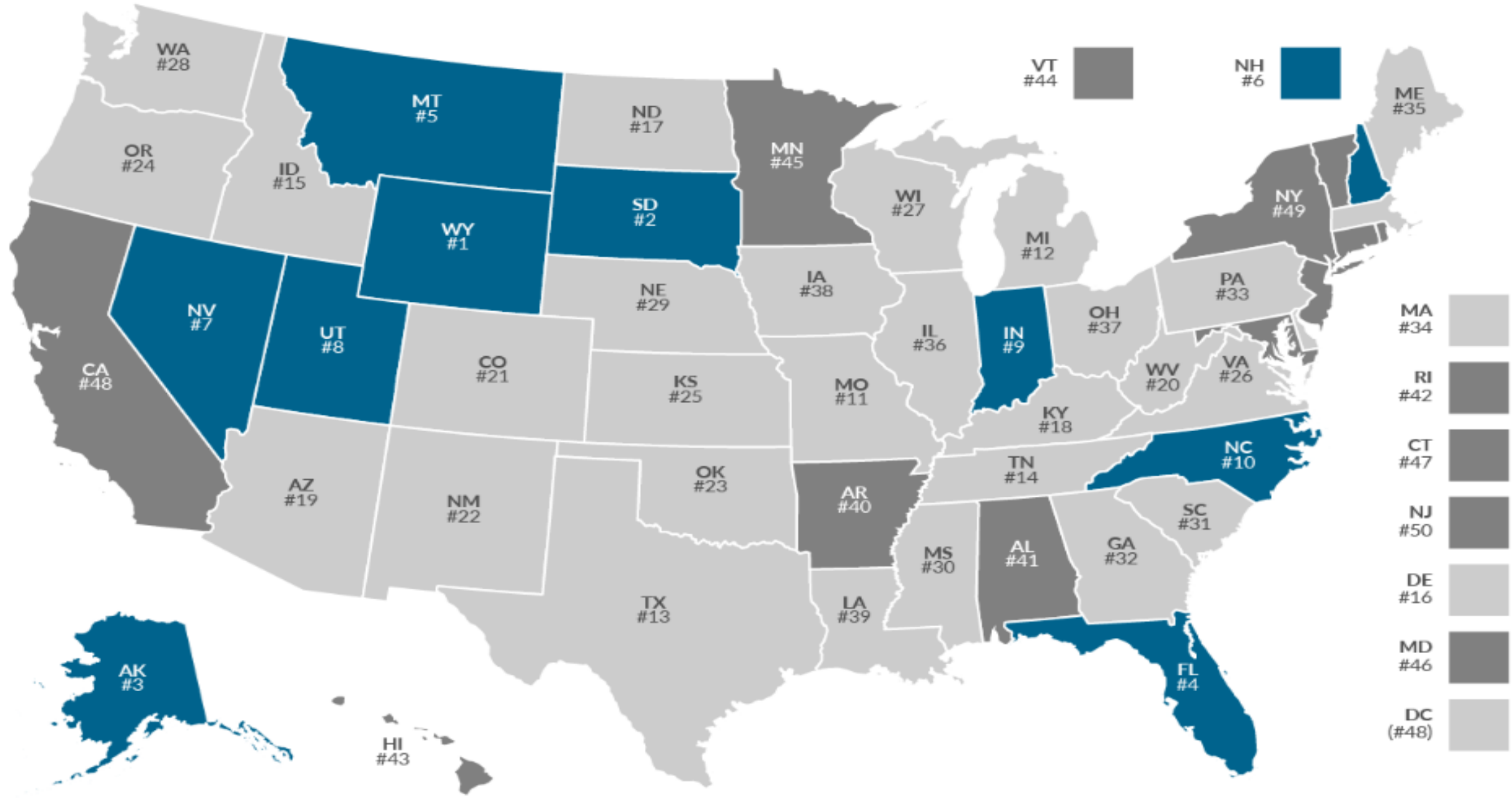
U.S. Jobs

Jobs (Millions) *Seasonally Adjusted*



2023 State Business Tax Climate Index

THE TAX FOUNDATION



Change in Jobs - February 2020 Through November 2022



Idaho	6.9%	Nebraska	0.9%	Kansas	-1.0%
Utah	6.6%	Kentucky	0.8%	Minnesota	-1.2%
Texas	5.5%	Maine	0.8%	Pennsylvania	-1.2%
Florida	5.4%	Alabama	0.7%	Wisconsin	-1.2%
North Carolina	4.7%	New Jersey	0.7%	Delaware	-1.4%
Arizona	3.7%	Missouri	0.5%	Michigan	-1.5%
Tennessee	3.6%	California	0.3%	Connecticut	-1.5%
Georgia	3.6%	Virginia	0.1%	Maryland	-1.7%
Montana	3.6%	New Hampshire	0.0%	Ohio	-1.9%
South Dakota	3.2%	Oklahoma	-0.2%	Rhode Island	-1.9%
Colorado	2.9%	Iowa	-0.3%	Alaska	-1.9%
South Carolina	2.2%	Massachusetts	-0.3%	North Dakota	-2.3%
Arkansas	1.8%	New Mexico	-0.5%	Louisiana	-2.8%
Nevada	1.8%	West Virginia	-0.5%	New York	-2.9%
Indiana	1.3%	Illinois	-0.6%	Dist of Columbia	-4.1%
Washington	1.1%	Mississippi	-0.7%	Vermont	-4.3%
Oregon	1.0%	Wyoming	-1.0%	Hawaii	-6.5%

State Job Growth -- 1-Month October to November 2022



West Virginia	1.0%	Missouri	0.3%	California	0.2%
Wyoming	0.7%	New Jersey	0.3%	Colorado	0.1%
New Hampshire	0.6%	Hawaii	0.3%	North Carolina	0.1%
Alaska	0.6%	Indiana	0.3%	Ohio	0.1%
Oklahoma	0.5%	Texas	0.2%	Idaho	0.1%
Maine	0.5%	New Mexico	0.2%	Maryland	0.1%
Massachusetts	0.5%	Nebraska	0.2%	Iowa	0.0%
Oregon	0.4%	Minnesota	0.2%	Georgia	0.0%
Dist of Columbia	0.4%	New York	0.2%	Utah	0.0%
South Dakota	0.4%	Arizona	0.2%	Kentucky	0.0%
Connecticut	0.4%	Rhode Island	0.2%	Kansas	0.0%
Washington	0.4%	Wisconsin	0.2%	South Carolina	0.0%
Nevada	0.4%	Alabama	0.2%	Virginia	-0.1%
Montana	0.3%	Louisiana	0.2%	North Dakota	-0.2%
Michigan	0.3%	Tennessee	0.2%	Vermont	-0.2%
Florida	0.3%	Mississippi	0.2%	Delaware	-0.2%
Illinois	0.3%	Pennsylvania	0.2%	Arkansas	-0.2%

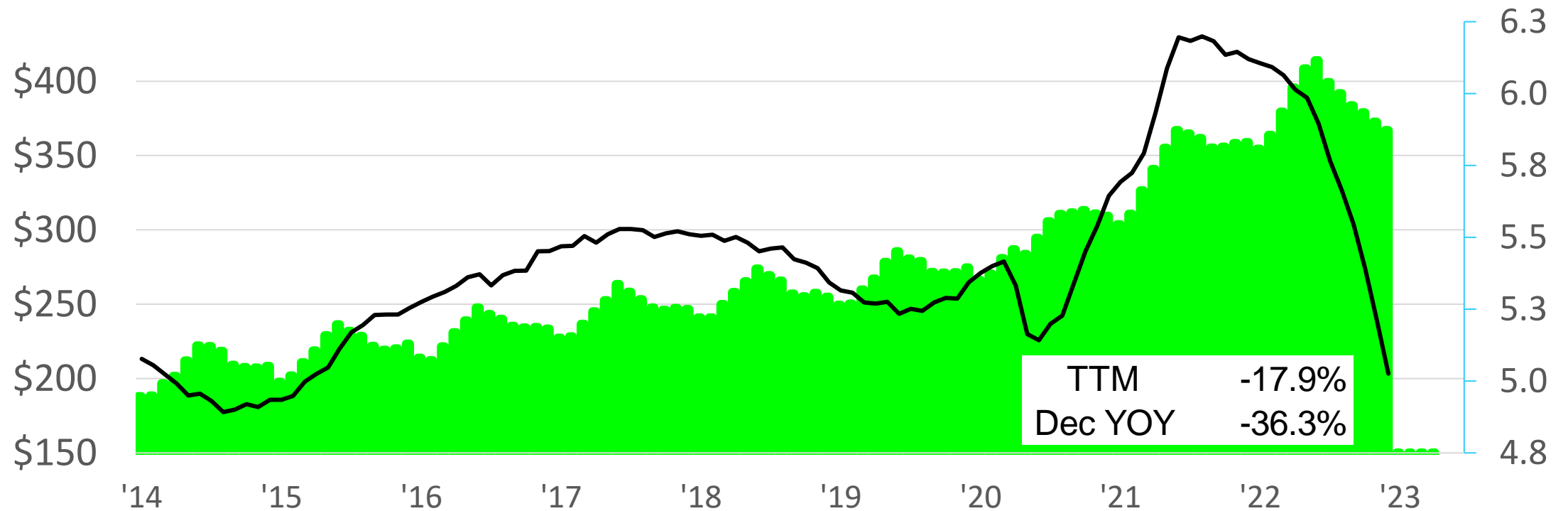
The 1st Indicator of
a Softening, Down-Turning
Real Estate Market is a
Decline in Sales as Prices
Rise Strongly

Ted C Jones - 2002

US Existing Home Sales & Median Prices

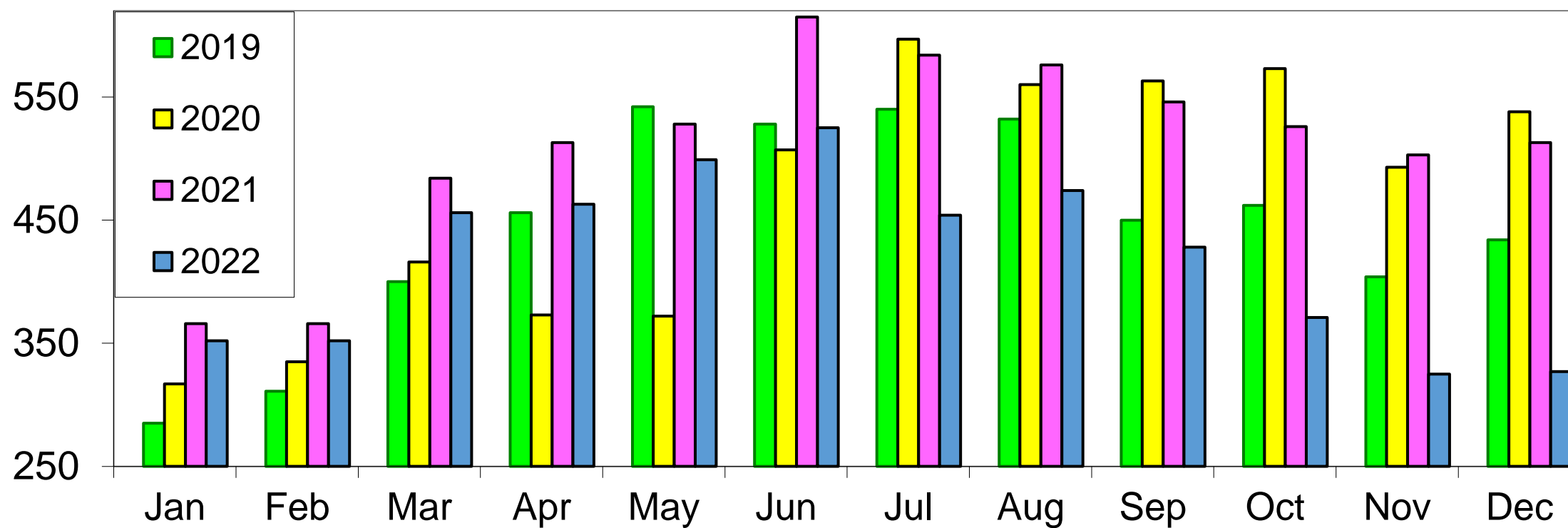
Median Price - \$ Thousands

Sales – Prior 12 Months *Millions*



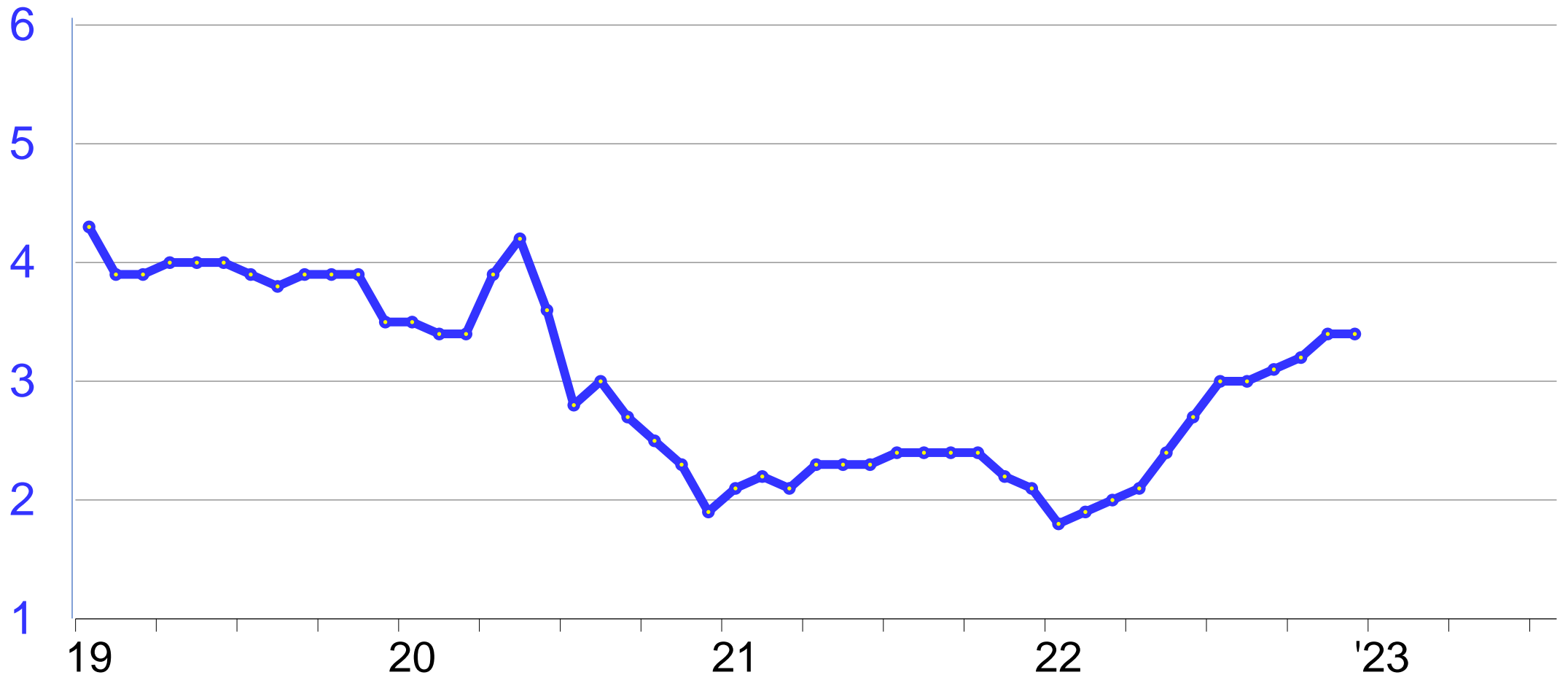
U.S. Existing Home Sales

Monthly Sales – *Not Seasonally Adjusted* - Thousands



U.S. Months Inventory – Existing Home Sales

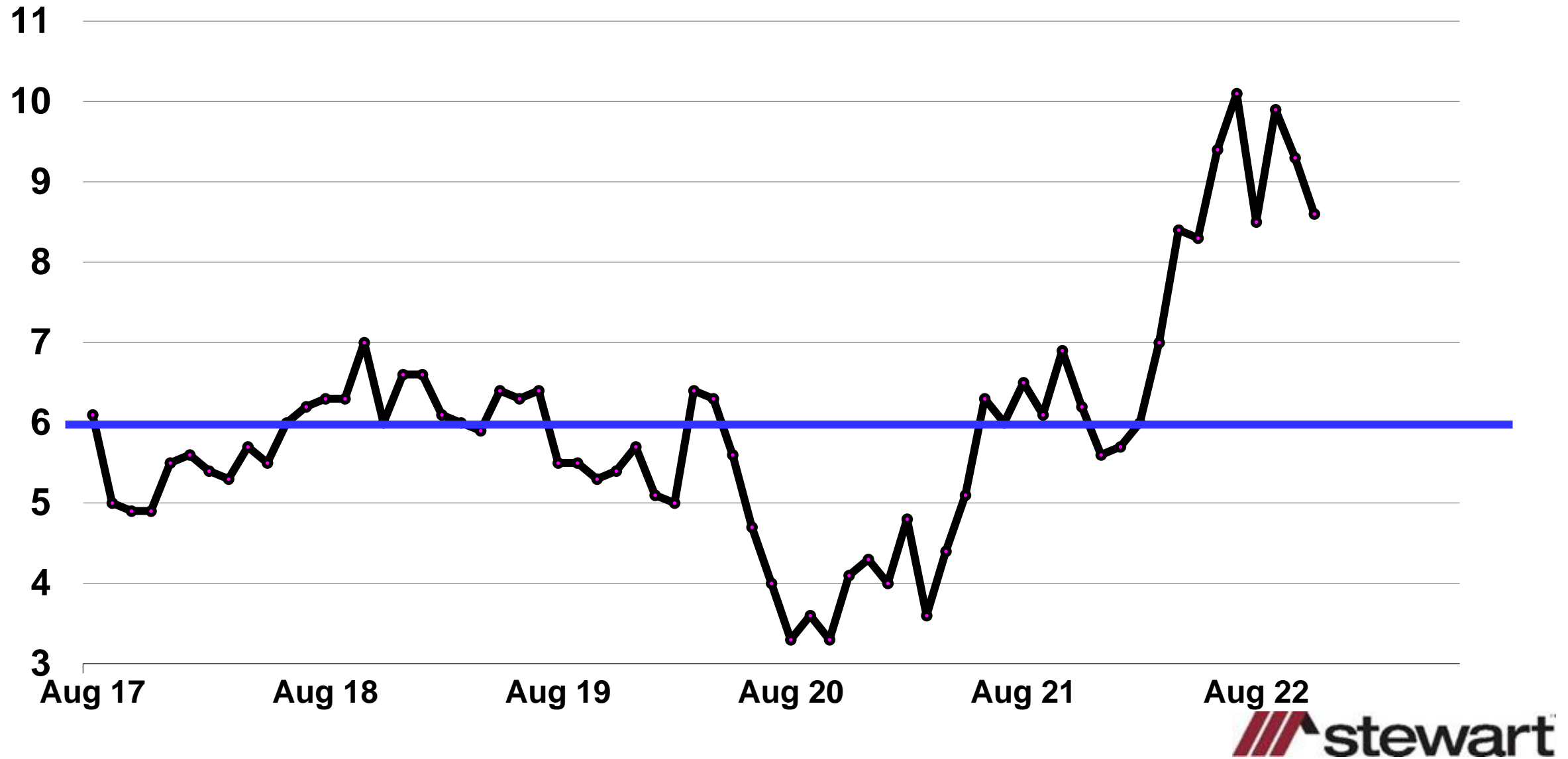
Seasonally Adjusted



NATIONAL
ASSOCIATION of
REALTORS®



U.S. Months Inventory -- New Housing



U.S. Existing Single-Family Sales

December 2022

Price Range <i>Thousands</i>	Sales Distribution	Change in Sales Vs December 2021	Median Days On The Market
\$0 to \$100	5.1%	-28.3%	27
\$100 - \$250	24.0%	-37.3%	19
\$250 - \$500	43.9%	-34.3%	25
\$500 - \$750	16.1%	-35.2%	27
\$750 - \$1 Million	5.6%	-38.6%	27
Great than \$1 Million	5.3%	-45.2%	30

Based on a Non-Seasonally Adjusted Sample



Ted C. Jones
@DrTCJ

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Where 1st-Time Homebuyers Got Their Down Payment

52% from their paychecks

24% stimulus money

23% saved extra during the pandemic

22% worked a 2nd job

17% inheritance

15% sold stocks

12% cash gift from family

12% sold cryptocurrency

10% retirement account

@Redfin

@MBAMortgage

12:20 PM · Feb 7, 2022 · Twitter for iPad





Ted C. Jones

@DrTCJ



The percent of 1st-time homebuyers just fell to a record-low 26% of all transactions, down from 34% a year ago and off the record high 50% tallied in 2010 as interest rates continued upwards and greater year-over-year median prices [@NAR_Research](#)

10:32 AM · Nov 7, 2022 · Twitter for iPhone



Existing Home Sales

Existing Home Sales Forecast

January 2023

Sales -- Thousands *Annual*

	2021	2022	2023	2024
Fannie Mae	6,120	5,088	3,950	4,481
MBA	6,127	5,082	4,431	5,138
Average	6,124	5,085	4,191	4,810

Percent Change - *Year-Over-Year*

Fannie Mae	-16.9%	-22.4%	13.4%
MBA	-17.1%	-12.8%	16.0%
Average	-17.0%	-17.6%	14.8%

Existing Home Median Price Forecast

January 2023

Median Price -- \$ *Thousands*

	2021	2022	2023	2024
Fannie Mae	\$ 347.1	\$ 376.3	\$ 360.5	\$ 352.2
MBA	\$ 347.9	\$ 383.6	\$ 370.9	\$ 376.9
Average	\$ 347.5	\$ 379.9	\$ 365.7	\$ 364.5

Percent Change - *Year-Over-Year*

Fannie Mae	8.4%	-4.2%	-2.3%
MBA	10.3%	-3.3%	1.6%
Average	9.3%	-3.8%	-0.3%

Existing Home Sales

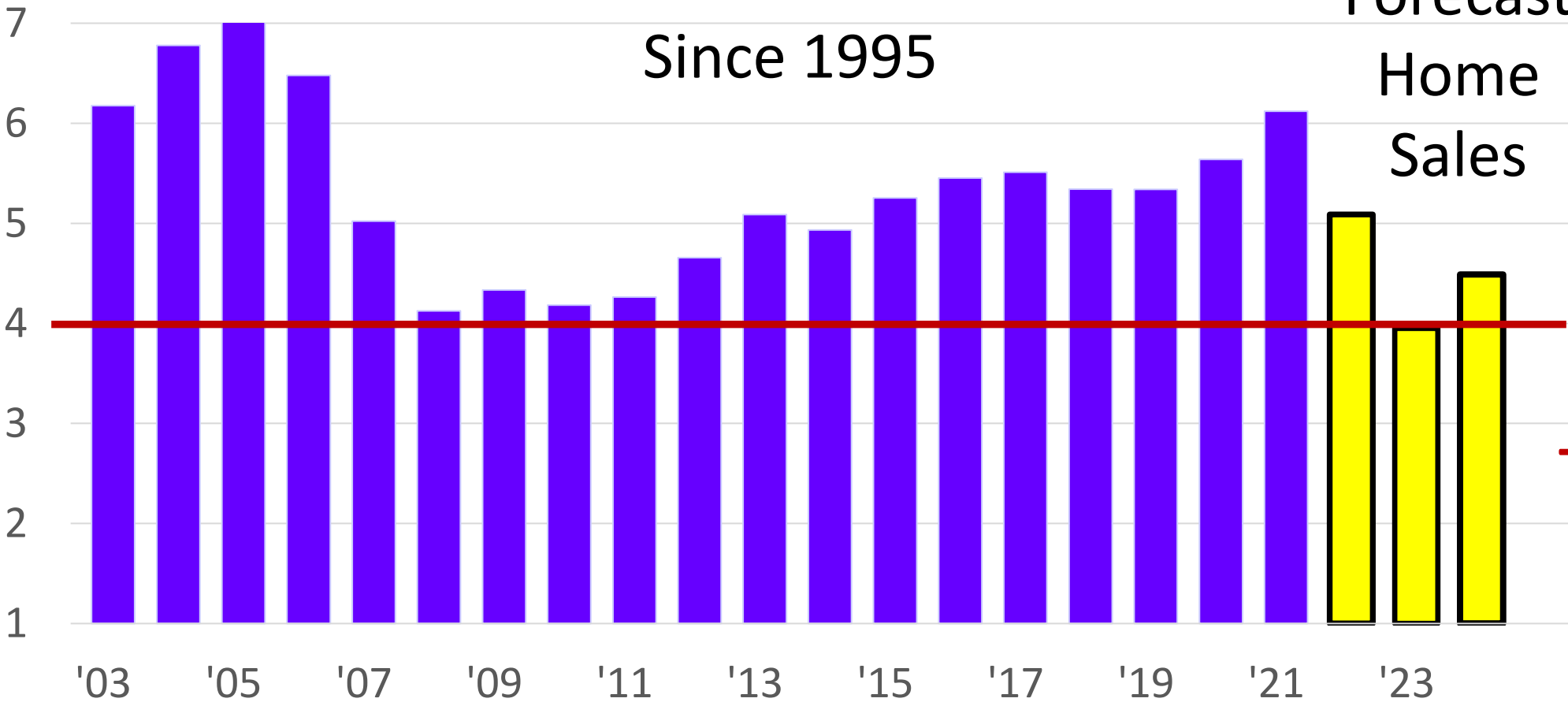
NAR Historical

2023 Forecast
Fewest Sales
Since 1995



January 2023

Forecast
Home
Sales



-22.35
2023

Existing Home Sales

Existing Home Sales Forecast

January 2023

Sales -- Thousands *Seasonally Adjusted Annualized Rate*

	2022				2023				2024			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Fannie Mae	6,057	5,373	4,770	4,150	3,892	3,868	3,963	4,076	4,234	4,385	4,571	4,735
MBA	6,057	5,373	4,770	4,130	4,220	4,346	4,482	4,678	4,910	5,098	5,227	5,317
Average	6,057	5,373	4,770	4,140	4,056	4,107	4,223	4,377	4,572	4,742	4,899	5,026

Percent Change - Year-Over-Year

Fannie Mae	-3.7%	-9.7%	-21.4%	-33.1%	-35.7%	-28.0%	-16.9%	-1.8%	8.8%	13.4%	15.3%	16.2%
MBA	-3.7%	-9.7%	-21.4%	-33.4%	-30.3%	-19.1%	-6.0%	13.3%	16.4%	17.3%	16.6%	13.7%
Average	-3.7%	-9.7%	-21.4%	-33.3%	-33.0%	-23.6%	-11.5%	5.7%	12.7%	15.4%	16.0%	14.8%



Residential Lending Forecast



Residential Lending Forecast

Jan 2023

Purchase Lending \$ Billions

	2021	2022	2023	2024	2022	2023	2024
Fannie Mae	\$ 1,900.0	\$ 1,660.0	\$ 1,279.0	\$ 1,422.0	-12.6%	-23.0%	11.2%
MBA	\$ 1,863.0	\$ 1,578.0	\$ 1,439.0	\$ 1,644.0	-15.3%	-8.8%	14.2%
Average	\$ 1,881.5	\$ 1,619.0	\$ 1,359.0	\$ 1,533.0	-14.0%	-16.1%	12.8%

Refinance Lending \$ Billions

	2021	2022	2023	2024	2022	2023	2023
Fannie Mae	\$ 2,670.0	\$ 683.0	\$ 356.0	\$ 545.0	-74.4%	-47.9%	53.1%
MBA	\$ 2,574.0	\$ 667.0	\$ 449.0	\$ 635.0	-74.1%	-32.7%	41.4%
Average	\$ 2,622.0	\$ 675.0	\$ 402.5	\$ 590.0	-74.3%	-40.4%	46.6%

Total Lending \$ Billions

	2021	2022	2023	2024	2022	2023	2023
Fannie Mae	\$ 4,570.0	\$ 2,343.0	\$ 1,635.0	\$ 1,967.0	-48.7%	-30.2%	20.3%
MBA	\$ 4,436.0	\$ 2,245.0	\$ 1,888.0	\$ 2,279.0	-49.4%	-15.9%	20.7%
Average	\$ 4,503.0	\$ 2,294.0	\$ 1,761.5	\$ 2,123.0	-49.1%	-23.2%	20.5%

January 2023

Residential Lending Forecast



January 2023

Purchase Lending - *Percent Change Prior Year*

	2023				2024			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Fannie Mae	-38.6%	-31.0%	-18.2%	2.1%	6.2%	12.3%	12.1%	12.6%
MBA	-29.9%	-19.5%	0.8%	19.6%	21.3%	23.4%	9.5%	5.3%
Average	-34.2%	-25.3%	-8.7%	10.9%	13.8%	17.9%	10.8%	8.9%

Refinance Lending - *Percent Change Prior Year*

Fannie Mae	-79.2%	-50.0%	-1.0%	53.0%	65.8%	67.1%	53.1%	33.7%
MBA	-78.6%	-43.8%	37.0%	118.2%	121.2%	36.3%	32.5%	16.7%
Average	-78.9%	-46.9%	18.0%	85.6%	93.5%	51.7%	42.8%	25.2%

Total Residential Lending - *Percent Change Prior Year*

Fannie Mae	-57.7%	-35.8%	-15.1%	10.7%	20.0%	23.0%	20.8%	17.5%
MBA	-51.7%	-26.7%	7.7%	35.9%	41.1%	26.4%	15.1%	8.3%
Average	-54.7%	-31.2%	-3.7%	23.3%	30.6%	24.7%	18.0%	12.9%

HOUSINGWIRE

Daily Update

November 10, 2022

“Last night, my Uber driver was a loan officer.”

Mortgage, Real Estate

HW

Declining Home Prices

Where Home Prices are Dropping the Most Percent Change in Monthly Median Home List Price Since June

- 10.3% Austin
- 9.9% Phoenix
- 8.9% Palm Bay FL
- 8.6% Charleston
- 8.6% Ogden UT
- 8.0% Denver NC
- 7.9% Las Vegas
- 7.7% Stockton CA
- 7.5% Durham
- 7.4% Spokane WA

[@realtordotcom](#)



New Home Glut

There are now an estimated 470,000 unsold new homes under all-states of construction - up 21% year-over-year & the largest inventory seen since March 2008 at the start of the housing bubble implosion

[@uscensusbureau](#)

Wolf Street

5:08 AM · Dec 12, 2022

Select Markets
Not Every Place



Joint Congress Economic Committee

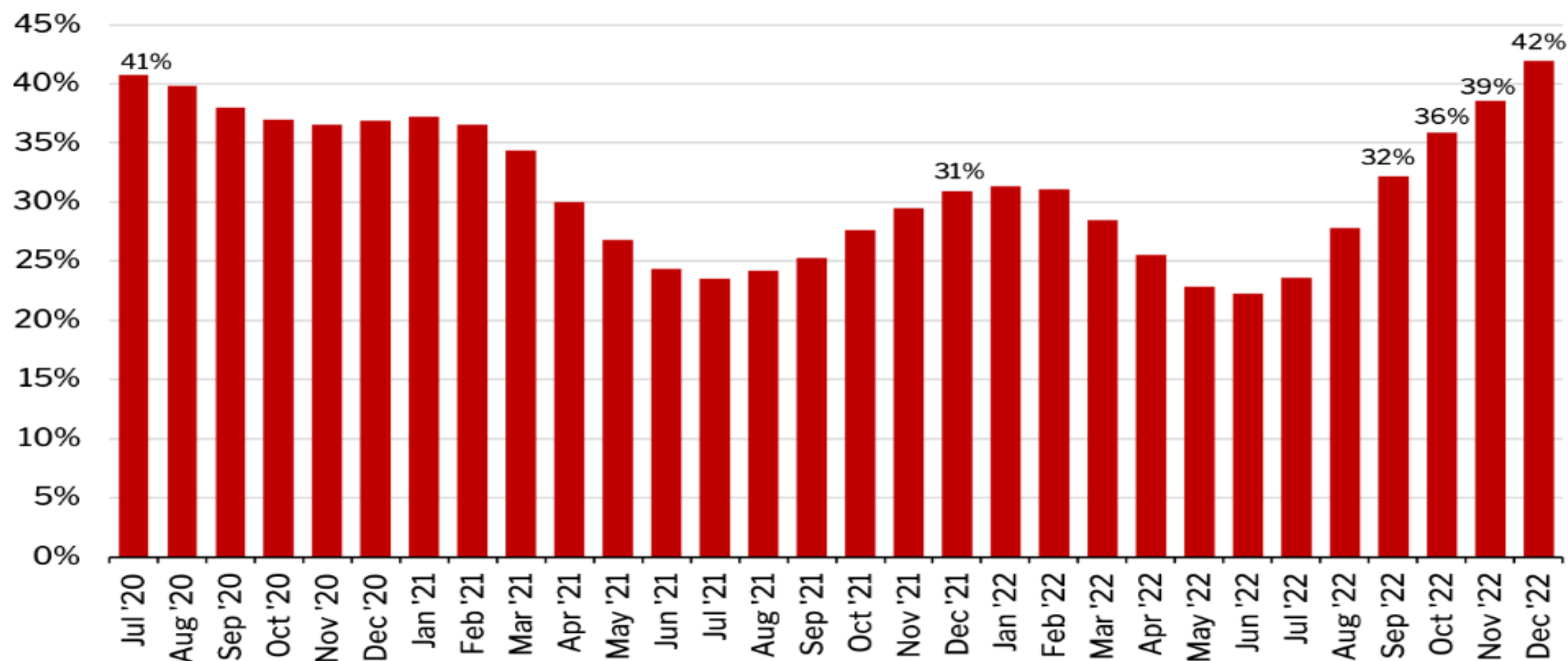
\$747 Per Month More Expensive This Year

Services a 6.42% \$119,173 30-Year Loan



2 in 5 Home Sellers Are Offering Concessions to Buyers

Share of home sales in which seller offered credit to buyer; rolling 3-month periods



Source: Data from Redfin buyers' agents

REDFIN

Percent of Home Sales With Seller Concessions Q4 2022

73% San Diego
62.9% Phoenix
61.6% Portland OR
61.3% Las Vegas
58.4% Denver
55.2% Sacramento
52.2% Los Angeles
51.0% Atlanta

41.9% US

@Redfin

3:44 AM · Jan 23, 2023 · 11 Views

11% Included All

- Prior Price Cut
- Concessions
- Added Price Cut



According to the Redfin Homebuyer Index, while home prices are up 3.2% year-over-year in the 4 week period ending November 6, prices have dropped 8.4% since reaching a record high this past June

@DSNewsDaily

@Redfin

6:13 AM · Nov 14, 2022 · Twitter for iPad

DrTCJ 

Ted's 2023 Existing Home Sales Forecast

Total Sales Down 10% to 12% Vs 2022

Median Price Gain in 2022 in Lower Single Digits
Then Negative 10% to 14% YOY in 2023

30-Year Mortgage Rates in 6%s to Low 7%s

Top Percentage Inbound States 2022

- 1 Texas
 - 2 Florida
 - 3 South Carolina
 - 4 North Carolina
 - 5 Virginia
 - 6 Tennessee
 - 7 Arizona
 - 8 Georgia
 - 9 Ohio
 - 10 Idaho
-



Top Percentage Inbound MSAs 2022

1 Wilmington NC
2 Bellingham WA
3 Santa Fe NM
4 Myrtle Beach SC
5 Punta Gorda FL
6 Flagstaff AZ
7 Sarasota-Bradenton FL
8 State College PA
9 Eugene-Springfield OR
10 Ft Myers-Cape Coral FL

11 Burlington VT
12 Ft Pierce-St Lucie FL
13 Daytona Beach FL
14 Dothan AL
15 Hickory AL
16 Mobil AL
17 Portland-Vancouver OR-WA
18 Montgomery AL
19 West Palm Beach- Boca Raton
20 Dover DE



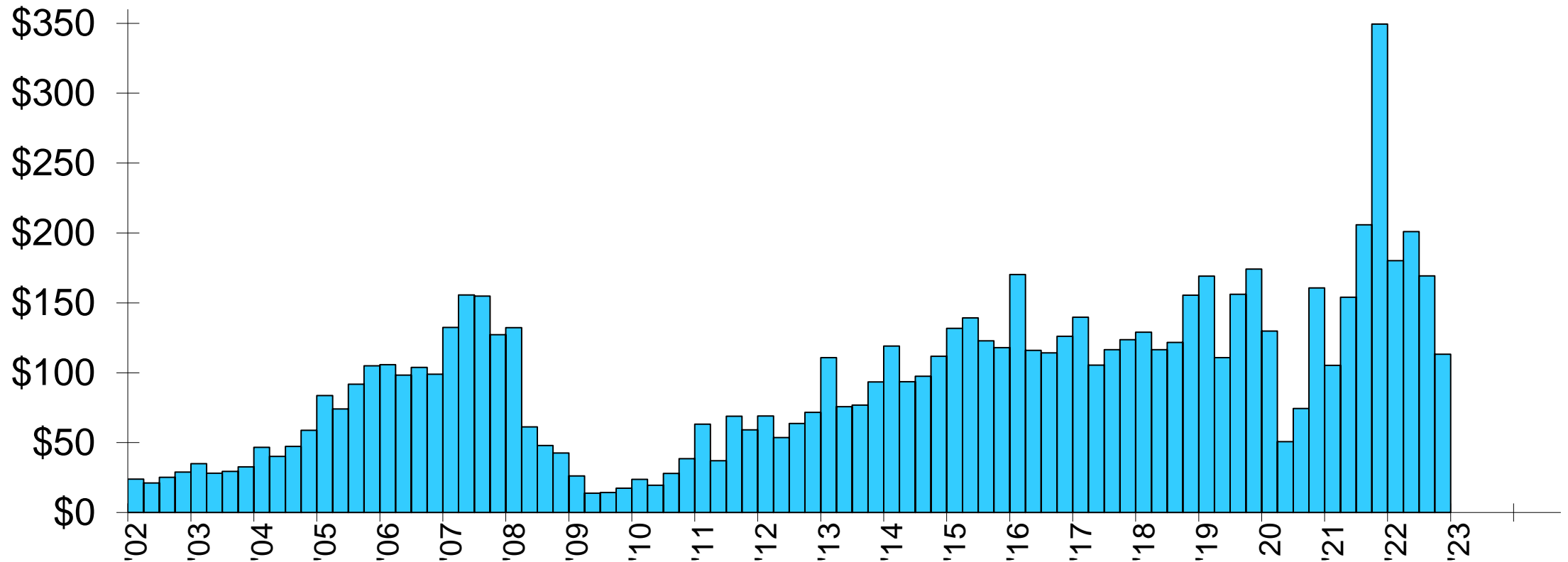
Commercial Sales

	November 2022		YTD 2022		RCA CPPI	
	Vol (\$b)	YOY	Vol (\$b)	YOY	Cap Rate	YOY
Office	3.7	-64%	97.5	-12%	6.3%	5.1%
Retail	3.6	-74%	77.4	14%	6.3%	7.1%
Industrial	5.1	-80%	137.6	-3%	5.4%	14.4%
Hotel	3.3	-15%	42.6	7%	8.3%	7.4%
Apartment	11.4	-74%	272.1	3%	4.7%	7.4%
Snr Hsg & Care	0.3	-53%	11.0	-35%	6.0%	
Dev Site	1.1	-63%	26.7	3%		
Total	28.5	-72%	664.9	0%		4.9% *

U.S. Commercial Real Estate Sales

\$ Billions – *Quarterly*

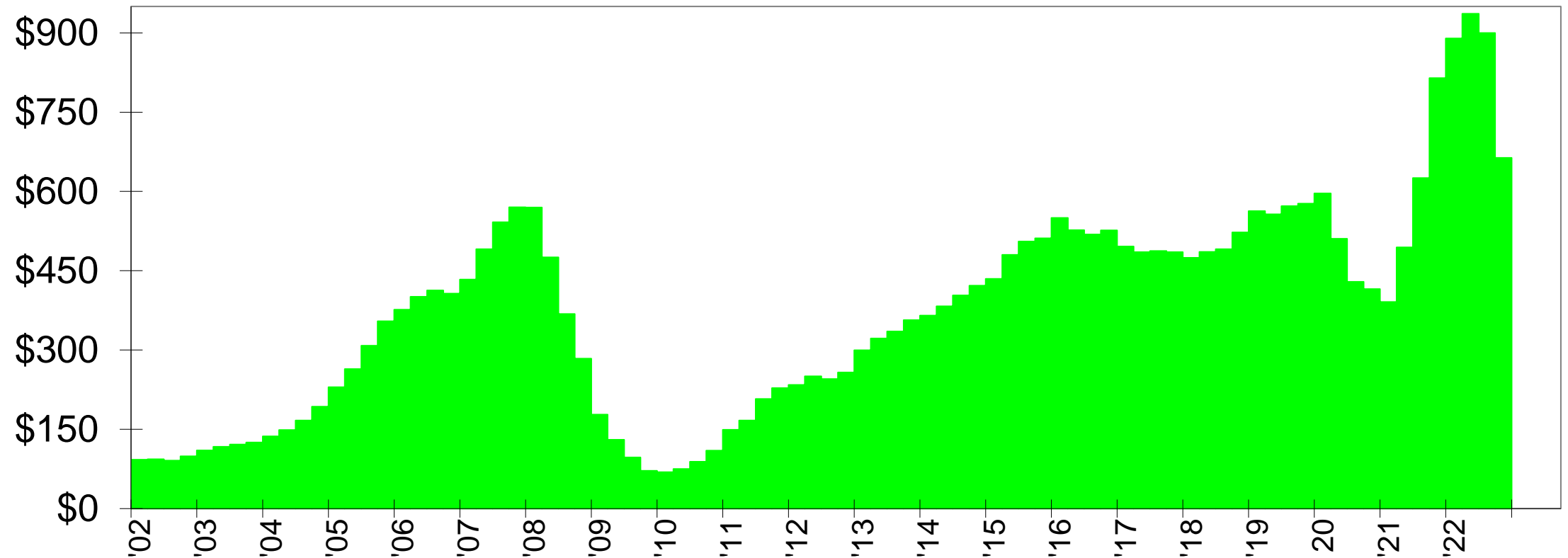
Q4 2021 **Best** Quarter in History



US Commercial Real Estate Sales



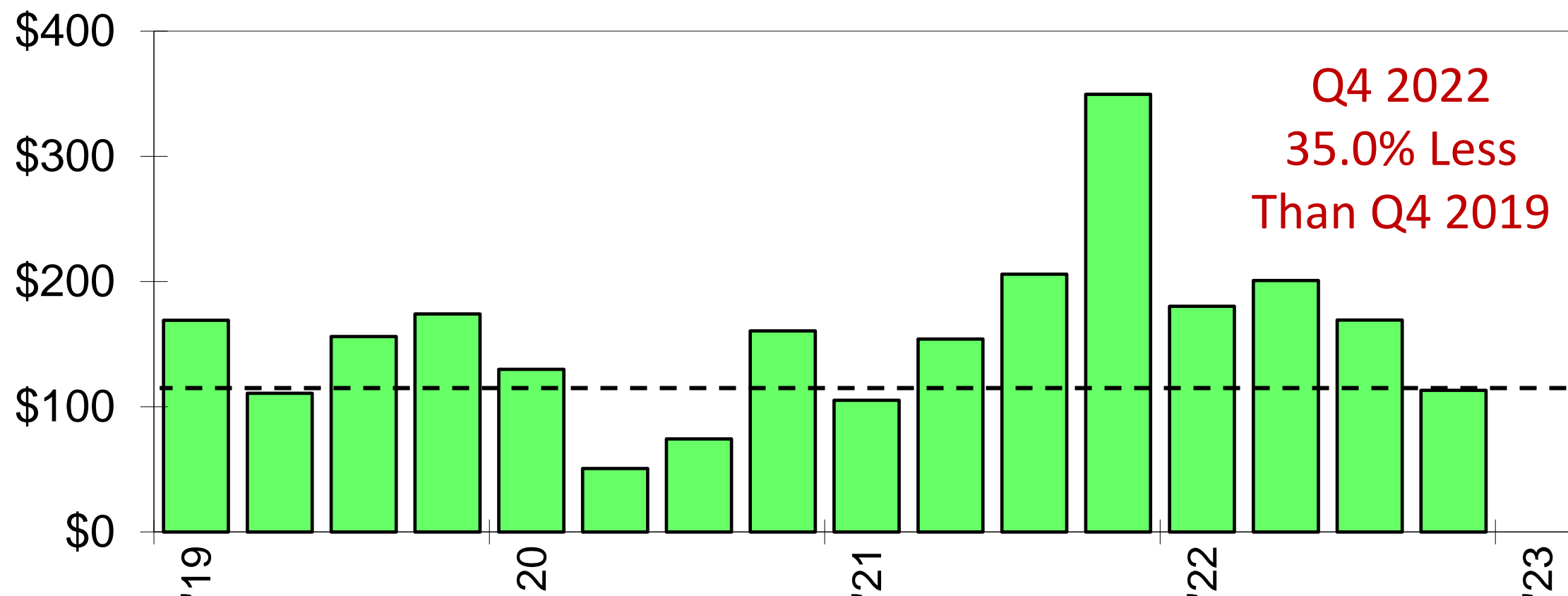
\$ Billions – *Trailing 12 Months*



U.S. Commercial Real Estate Sales



\$ Billions – *Quarterly*

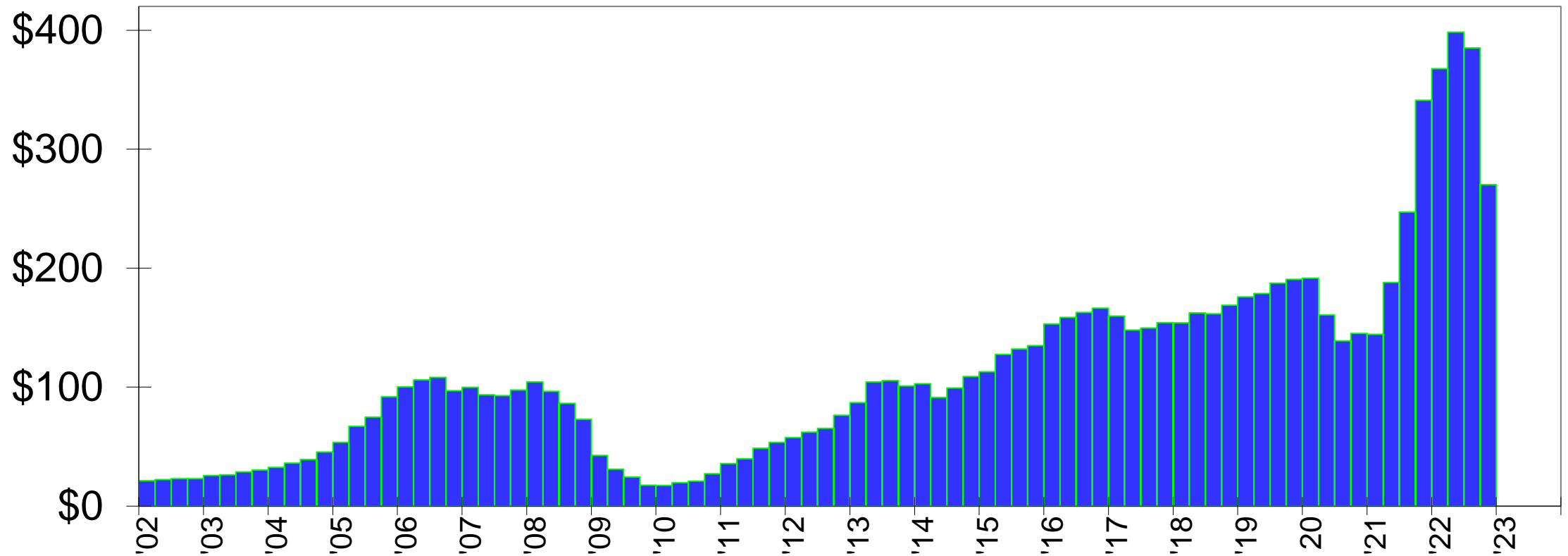


Q4 2022
35.0% Less
Than Q4 2019

US Apartment Sales



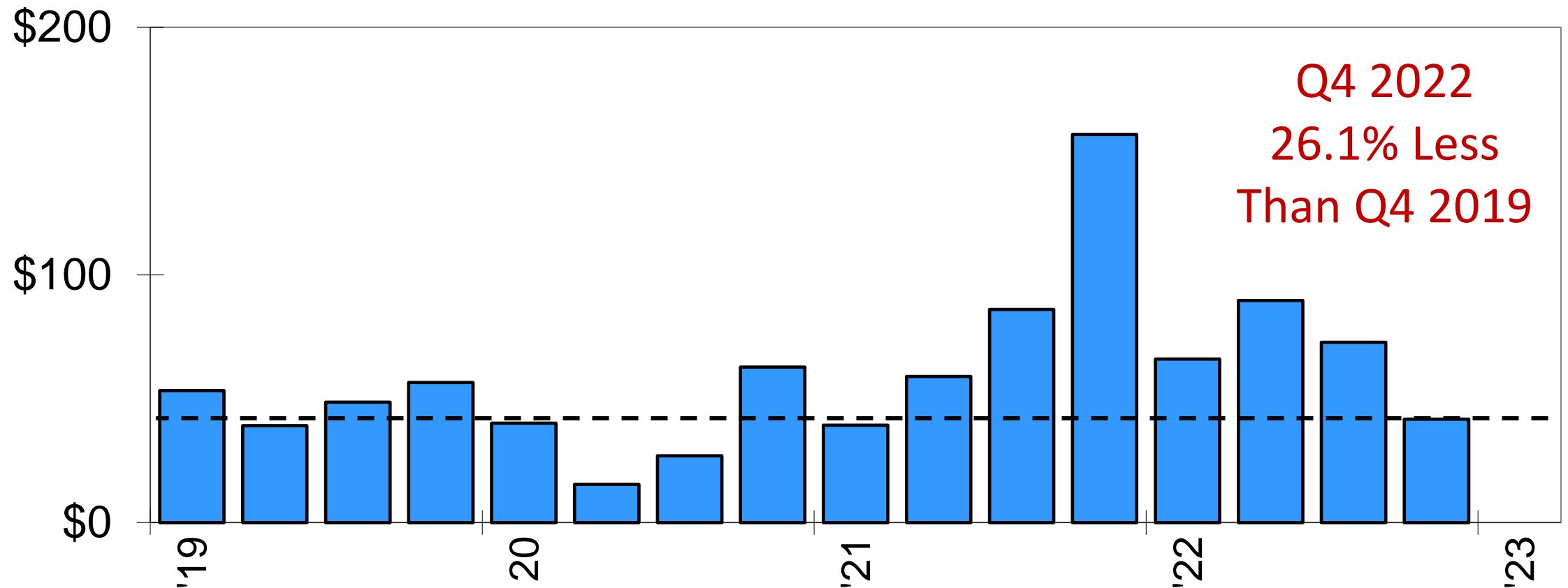
\$ Billions – *Trailing 12 Months*



U.S. Apartment Sales



\$ Billions – *Quarterly*





Ted C. Jones
@DrTCJ

Government imposed regulations account for more than 40% of all multifamily development costs according to a study by [@NAHBhome](#) & [@NMHCInnovation](#) National Multifamily Housing Counsel

87.5% of builders will avoid new construction in markets with rent controls

[@GlobeStcom](#)

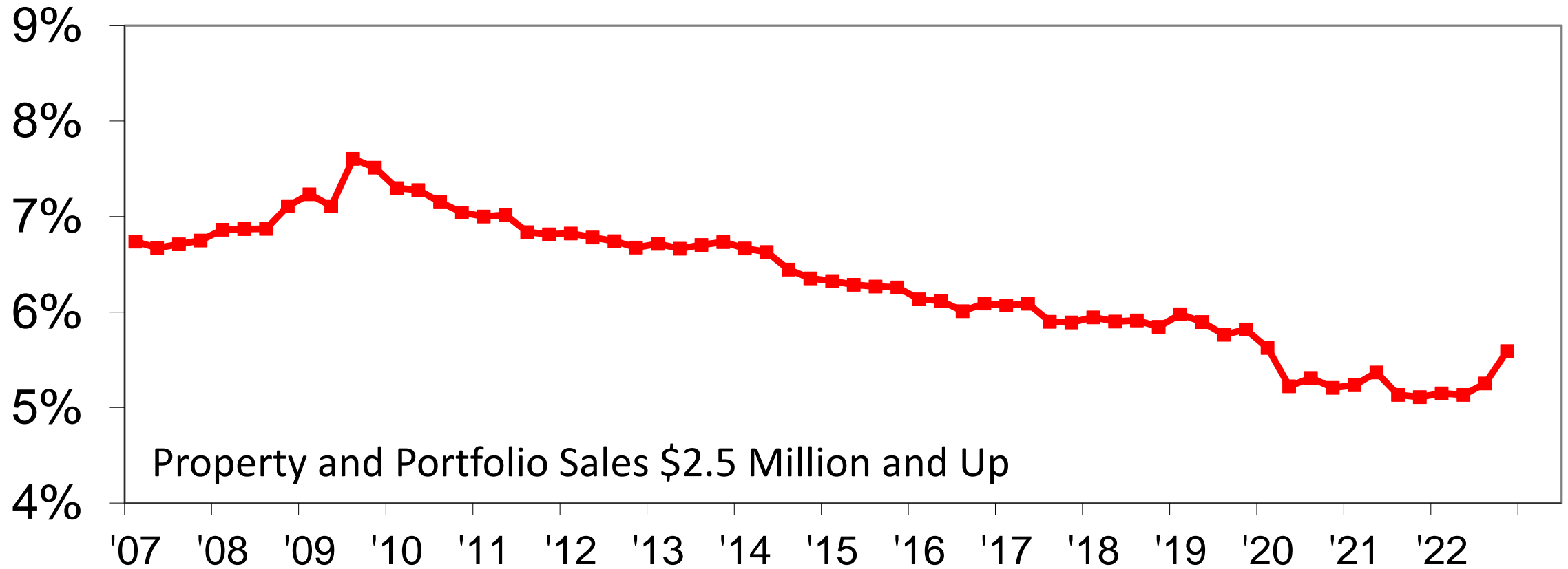
8:02 AM · Jun 10, 2022 · Twitter for iPad



U.S. Cap Rates – *All Property Types*

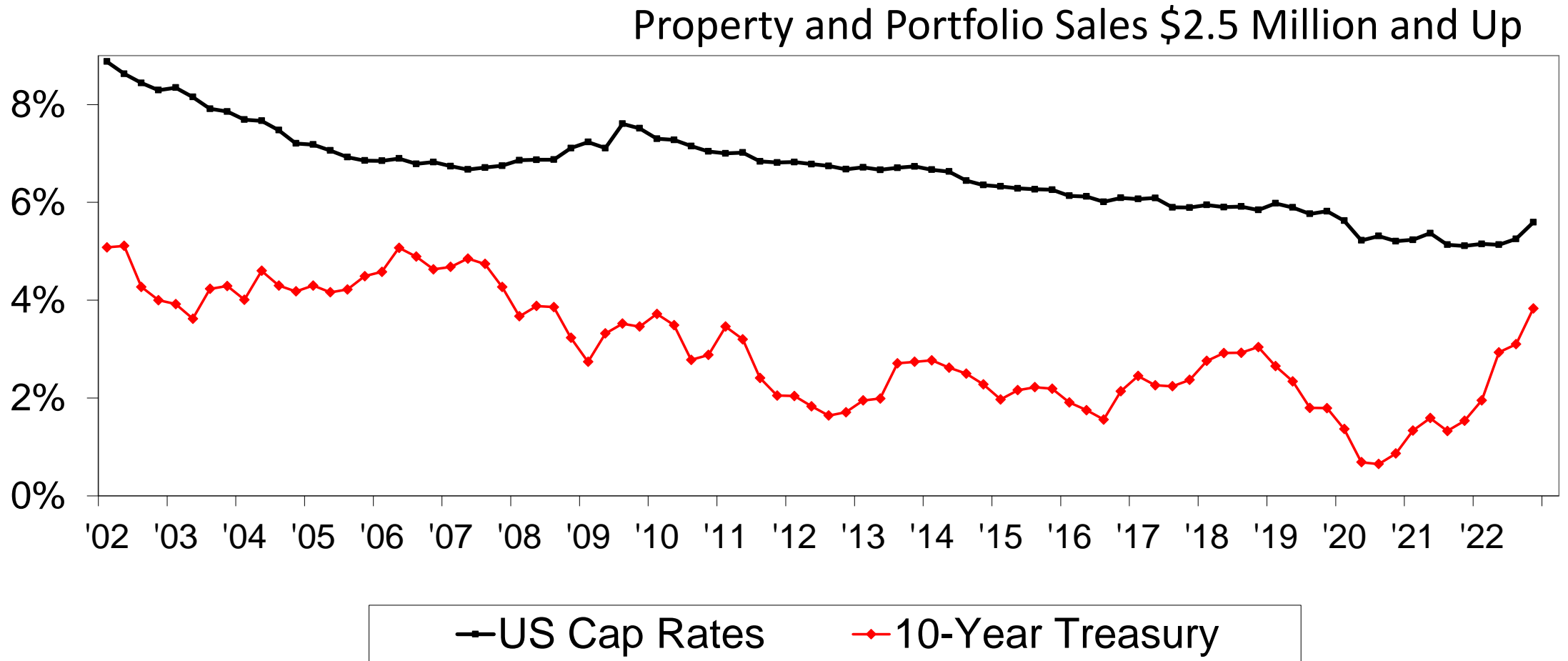


Percent



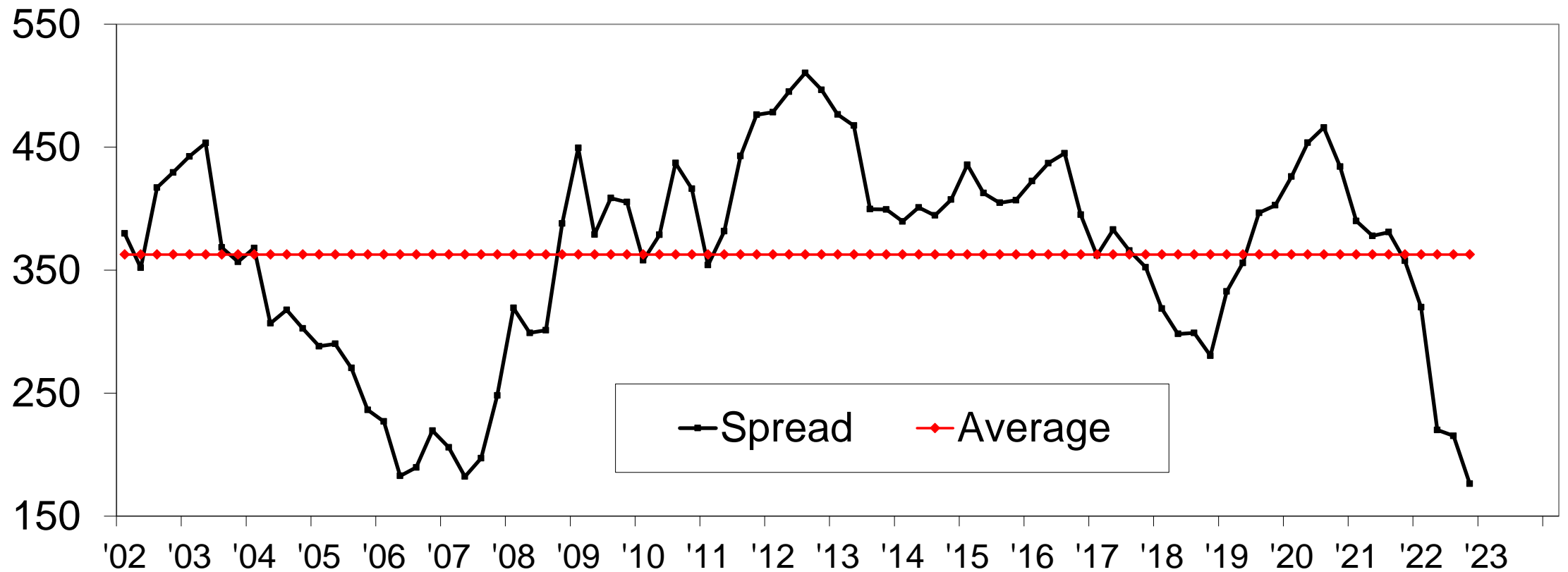
Commercial Real Estate Cap Rates & 10-Year Treasury

Percent – All Property Types



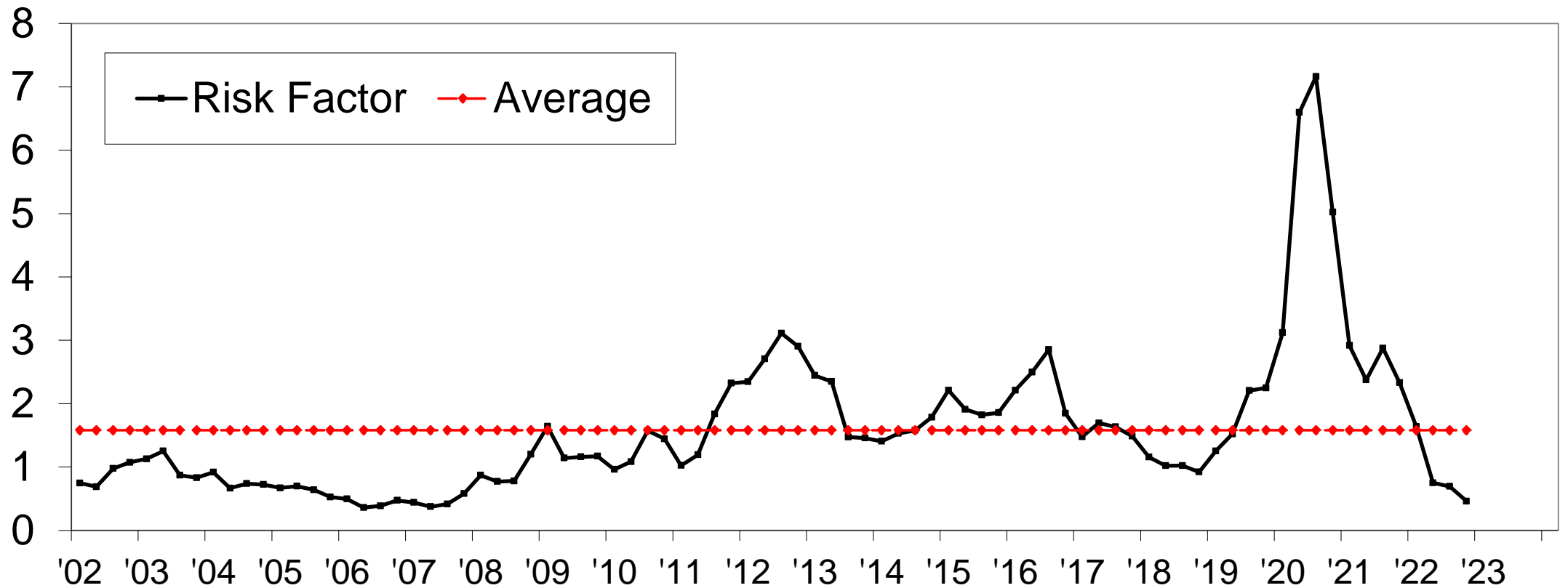
Commercial Real Estate Cap Rates & 10-Year Treasury

Spread – Basis Points



Commercial Real Estate Cap Rates & 10-Year Treasury

Spread Divided by 10-Year Treasury Rate



Single-Tenant Net Lease Properties

Sellers of single-tenant net-lease properties are rushing to get them on the market before a recession hits with listings up 140% in recent weeks reports B+E Net Lease in Q4 at the opening of ICSC. Many REITS are shopping for these properties but at 7% & up cap rates

@GlobeStcom

9:22 AM · Dec 12, 2022





<https://www.stewart.com/en/insights/category/jones-on-real-estate.html>

CREATIVITY

The Good, the Bad and the Ugly

An Outlook for Real Estate and the Economy



Historically Low
Unemployment



Highest
Mortgage rates



Highest
Inflation

Presented by



Dr. Ted C. Jones

Chief Economist

Senior Vice President

Stewart Title Guaranty Company

