

# Reef Report

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Real Estate & Economic Forecast  
United States

February 2026

# Executive Summary

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## Macro Context

- Inflation Continues to Cool
- What Will AI Replace Tomorrow?

## Housing Market

- Rate Cuts Hit Major Psychological Threshold
- Improvements to Affordability
- Home Prices Normalize
- Inventory Is Also Normalizing

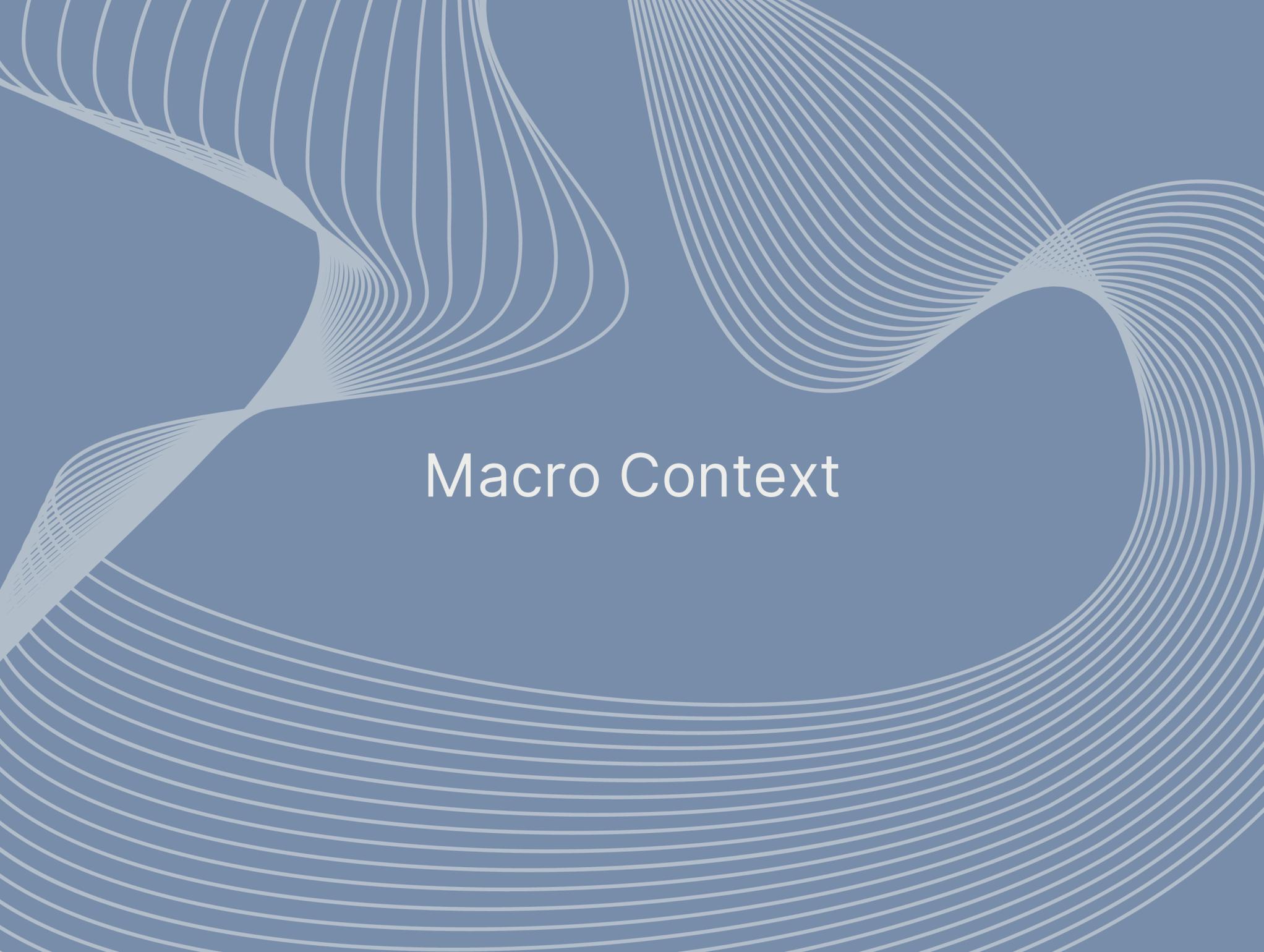
## Supply & Construction

- Hopeful Year Ahead for Builders
- Supply Metrics Remain Reasonable
- Construction Labor Market Holds Up

## Market Risks & Outlook

- Part One: The Job Market & AI Confrontation
- Part Two: Anemic Demand & Policy Paralysis



The background features a solid blue color with several sets of white, thin, wavy lines that create a sense of motion and depth. These lines are arranged in a way that suggests a three-dimensional space, with some lines appearing to curve and overlap, creating a complex, organic pattern. The lines are most prominent in the upper and lower portions of the frame, framing the central text.

# Macro Context

# Inflation Continues to Cool

## Macro Context

### Headline Inflation

- Month-over-month, headline inflation saw a decrease to 2.39%.
- Last year, headline inflation was measured at 2.99%.

### Core Inflation

- Month-over-month, core inflation saw a decrease to 2.51%.
- Last year, core inflation was measured at 3.28%.

Inflation continues to cool and the balance of risks between inflation and unemployment continues to shift. The Fed held rates steady at 3.5% to 3.75% at its January meeting, acknowledging in its statement that "uncertainty about the economic outlook remains elevated." Powell noted the economy is starting 2026 "on a firm footing," but also conceded that the job market has "clearly softened" and hiring remains "low." Two Trump-appointed governors, Waller and Miran, dissented in favor of a cut. The committee is stuck between inflation that is still running above target and a labor market that is deteriorating in ways they can't ignore. If Kevin Warsh is confirmed as the new Fed chair, and that remains an "if" given Senator Tillis's pledge to block the nomination until the DOJ's investigation into Powell is resolved, expect continued political pressure on the Board to restart their stalled engine of further cuts.



Source: U.S. Bureau of Labor Statistics



Source: U.S. Bureau of Labor Statistics



# What Will AI Replace Tomorrow?

## Macro Context

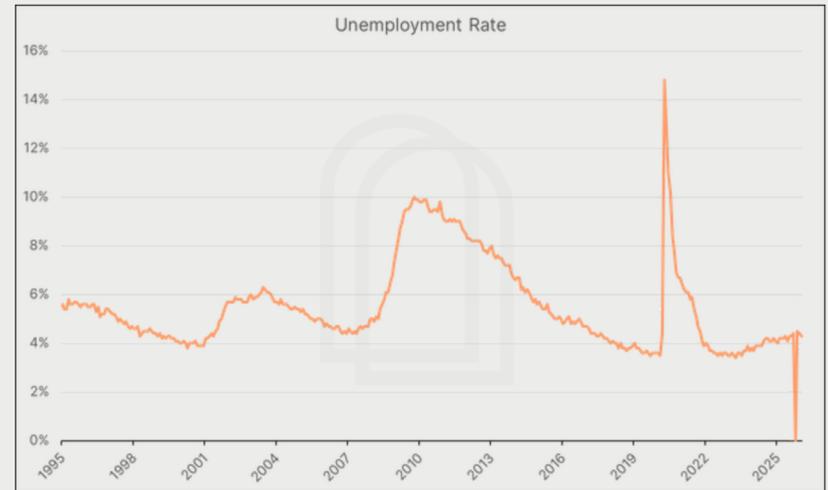
### Unemployment Rate

- The unemployment rate fell to 4.3%.
- U-6 underemployment saw a decrease to 8.0%.

### Job Openings

- Job openings saw a decrease to 6.54 million.
- Year-over-year, job openings have decreased by 12.9%.

This is the year of agents. AI agents are improving at a rapid pace and business leaders are paying attention. Workers are too, but for different reasons. As these agents continue to build out capabilities and attack real workflows, the looming question grows: what jobs will AI replace first, and how fast? White-collar work is the primary target. These roles are expensive, numerous, and increasingly within reach of what current AI systems can do. This will be the biggest employment topic of the year, and in subsequent years, as we face the reality of how to manage labor in the age of intelligence.



Source: U.S. Bureau of Labor Statistics



Source: U.S. Bureau of Labor Statistics



The background features a dark blue color with several sets of white, wavy, parallel lines that create a sense of movement and depth. These lines are arranged in a way that suggests a stylized wave or a series of overlapping curves, with some lines appearing to converge and then diverge.

# Housing Market

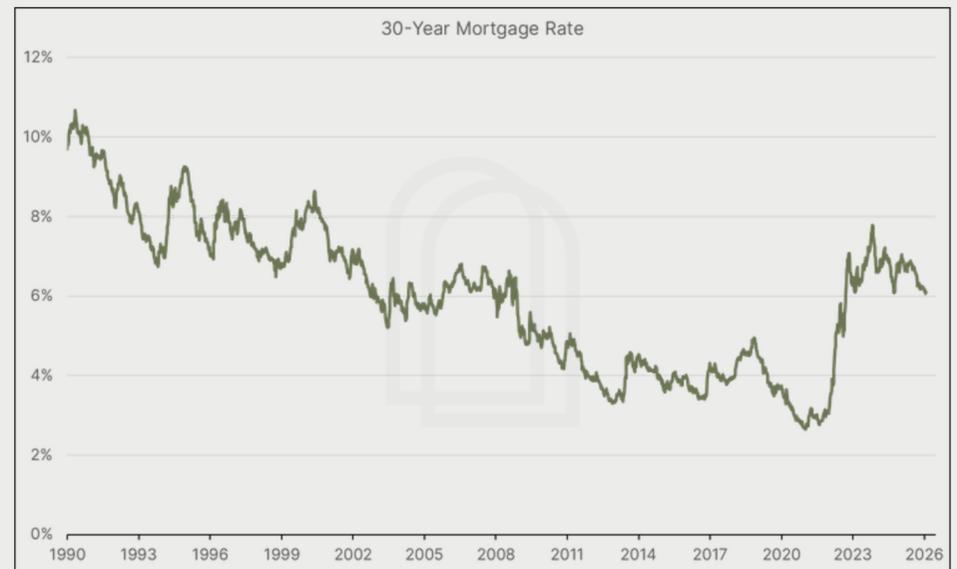
# Rate Cuts Hit Major Psychological Threshold

## Housing Market

### Mortgage Rates

- As of February 19th, 2026, mortgage rates are 6.01%.

Mortgage rates touched 6% on February 19th, and in the days since we have seen rates dip into the 5s. Breaking through that psychological threshold has the chance to pull the housing market out of the permafrost, but keep in mind that even as we move into sub-6 territory, we are still far from affordability metrics that would indicate a rapid improvement.



Source: Freddie Mac



# Improvements to Affordability

## Housing Market

### Mortgage Payments to Household Income Ratio

- Month-over-month, this metric decreased to 28.3%.
- Year-over-year, we saw a decline of 10.9%.
- When zooming out five years, we see a massive increase of 44.4%.

### Nominal Monthly Mortgage Payment

- Month-over-month, the nominal monthly mortgage payment saw a slight decline to \$1,965.
- Year-over-year, this metric has decreased 12.3%.
- When zooming out five years, we see a massive increase of 64.7%.



Source: Reef Insights



Source: Reef Insights



# Home Prices Normalize Housing Market

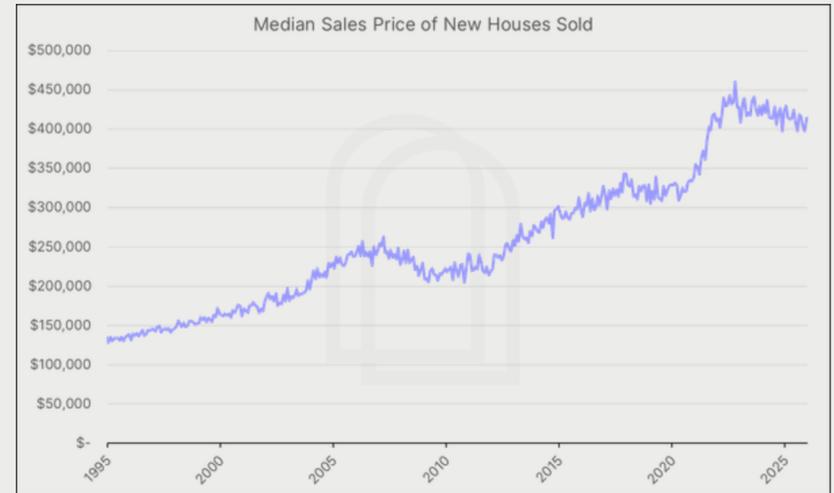
## Median Sales Price of New Houses Sold

- Month-over-month, the median sales price rose to \$414,400.
- Year-over-year, the median sales price decreased by 2.0%.

## Median Sales Price of Existing Houses Sold

- Quarter-over-quarter, the median sales price declined to \$405,300.
- Year-over-year, this metric has decreased 3.3%.

While volume is certainly skewing numbers and masking true price discovery, seeing prices decrease year-over-year is a welcome improvement. But as we've discussed over the past year, most homeowners don't need to sell. They are locked into low rates, sitting on equity, and under no financial pressure to move. Demand is weak, but so is urgency on the supply side. It is worth noting that at the State of the Union, the administration called for making housing more affordable while simultaneously promising to protect home values. Those two goals are fundamentally at odds.



Source: U.S. Census Bureau



Source: U.S. Census Bureau, U.S. Department of Housing and Urban Development



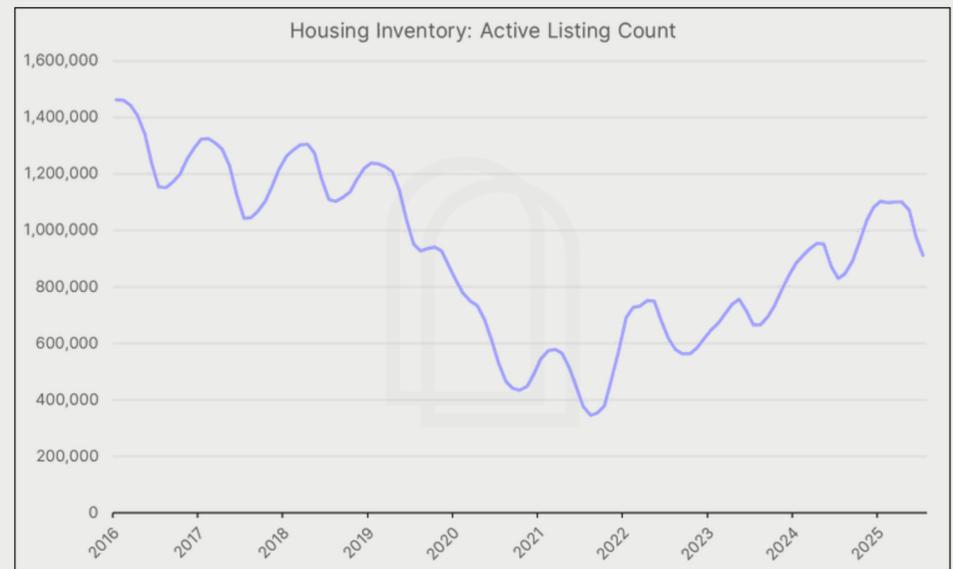
# Inventory Is Also Normalizing

## Housing Market

### Housing Inventory: Active List Count

- Month-over-month, listings fell to 912,696.
- Year-over-year, listings have risen 10.1%.

Current levels are actually quite in line with pre-2020 norms and showing healthy growth out of the structural shortages that have wildly distorted markets in recent years. The only thing that stops the inventory uptick from here is a healthy demand profile returning, and that remains to be seen.



Source: Realtor.com



The background features a dark blue field with several clusters of white, thin, wavy lines. These lines form organic, flowing patterns that resemble topographical contours or stylized waves. The lines are most prominent in the top-left, bottom-left, and right-hand corners, leaving the center relatively clear for the text.

# Supply & Construction

# Hopeful Year Ahead for Builders

## Supply & Construction

### Real Residential Construction Spend

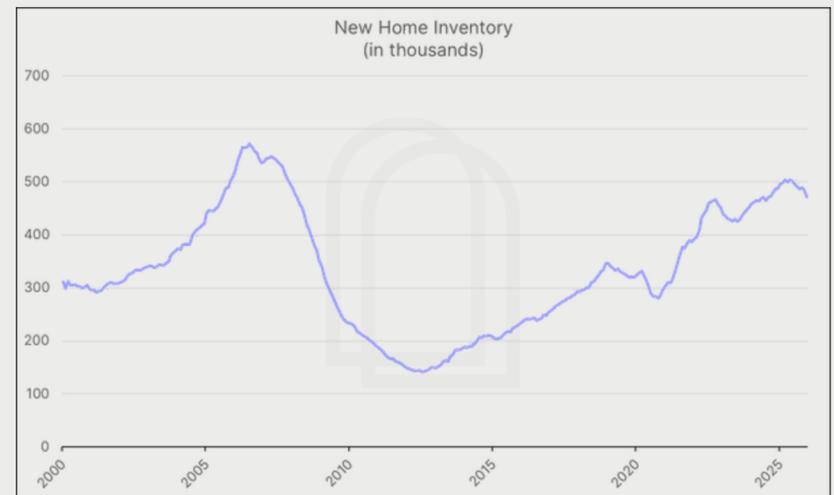
- Month-over-month, the index saw an increase to 105.0.
- Year-over-year, the index has decreased by 3.9%.



Source: Reef Insights

### New Home Inventory

- Month-over-month, new home inventory saw a decline to 472,000 units.
- Year-over-year, inventory has decreased by 3.5%.



Source: U.S. Census Bureau, U.S. Department of Housing and Urban Development



# Supply Metrics Remain Reasonable

## Supply & Construction

### New Housing Supply

- Month-over-month, the months' supply declined to 7.6.
- Year-over-year, the months' supply decreased by 7.3%.

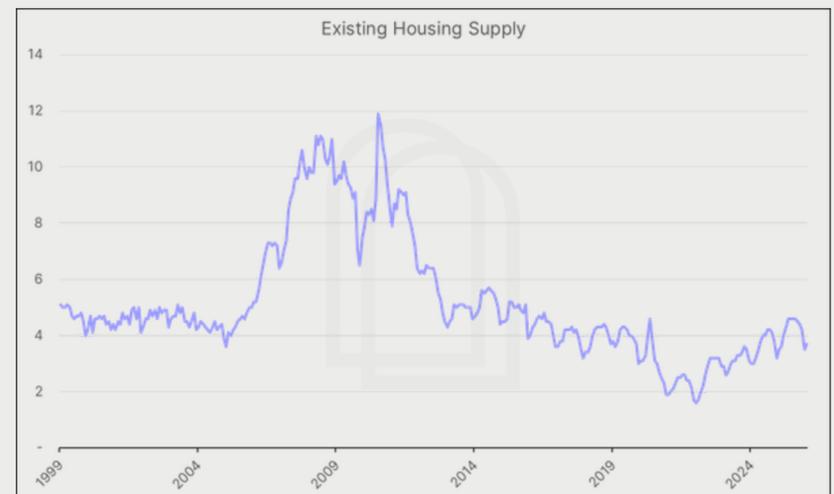
### Existing Housing Supply

- Month-over-month, the months' supply rose to 3.7.
- Year-over-year, the months' supply has risen 5.7%.

Supply is a bit of a skewed metric as well, given the lack of volume in the market. What this signals is that we haven't had a blowout in listings, no fire sales, and we also haven't seen real changes in demand. Regional differences are becoming more pronounced here. Markets in the Sun Belt and parts of the South, where pandemic-era building was heaviest, are carrying more inventory and seeing softer pricing. Meanwhile, supply-constrained markets in the Northeast and Midwest remain tight by comparison. Overall, though, the picture is one of a market holding steady rather than breaking in either direction, waiting for a catalyst to shift demand one way or the other.



Source: U.S. Census Bureau, U.S. Department of Housing and Urban Development



Source: National Association of Realtors



# Construction Labor Market Holds Up

## Supply & Construction

### Construction Job Openings

- Month-over-month, construction job openings saw an increase to 292,000.
- Year-over-year, construction job openings have increased 42.4%



Source: U.S. Bureau of Labor Statistics

### Residential Construction Employees

- Month-over-month, residential construction employees fell to 925,000 employees.
- Year-over-year, we've seen a 1.3% decrease in employees.



Source: U.S. Bureau of Labor Statistics



The background features a series of white, wavy, concentric lines that create a sense of depth and movement. These lines are set against a dark blue background. The lines are most prominent on the left and right sides, curving around the central text area.

# Market Risks & Outlook

# Part One: The Job Market & AI Confrontation

## Market Risks & Outlook

Fed Governor Waller said the quiet part out loud on February 23rd. After annual revisions, 2025 produced an average of just 15,000 jobs per month. Even that number is likely biased upward, and corrections won't come until 2027. Adjusting for anticipated revisions, payroll employment in the United States probably fell in 2025. That has only happened twice before outside of a recession since 1945. Unemployment sits at 4.3%. U-6 is at 8.0%. Job openings have dropped 12.9% year-over-year to 6.54 million. And nearly 90% of net private job creation has been concentrated in healthcare and social assistance. Outside of that single sector, it's losses and stagnation.

Waller seemed amazed that the economy continues to post solid GDP numbers against this backdrop. The explanation is simple. The top 20% of earners account for 35% of consumer spending and own the vast majority of equities. Their wealth effect has propped up headline GDP. The bottom 60%, who own just 15% of stocks but drive 45% of spending, are already pulling back. That split doesn't hold forever.

Citrini Research's "2028 Global Intelligence Crisis" scenario went viral this week, racking up over 22 million views and briefly rattling software and financial stocks. The piece imagines AI agents displacing white-collar workers at scale, with "ghost GDP" inflating national accounts while real wages collapse. Citadel, Deutsche Bank, and others pushed back hard. But the thesis that AI-driven productivity could decouple corporate profitability from employment is not remotely new. CGP Grey laid out the same argument in 2014 with Humans Need Not Apply. The technology was theoretical then. It is not now. Citrini didn't discover the problem. They dressed it in a Bloomberg terminal and gave Wall Street a reason to care about something the rest of the world has been watching unfold in real time.

AI agents are attacking real workflows today. Headcount reduction is the most obvious path for companies to show returns on their AI investments, and the pace of capability improvement is not slowing down. This will be the defining employment story of the year.



# Part Two: Anemic Demand & Policy Paralysis

## Market Risks & Outlook

Mortgage rates hit 6.01% on February 19th and have since dipped into the 5s. Monthly payments are down to \$1,965, off 12.3% year-over-year. New home prices are down 2.0% to \$414,400, existing down 3.3% to \$405,300. All of that is welcome. But rates are coming down slowly, and the five-year picture is the one that matters: payments are still up 64.7% and the payment-to-income ratio has climbed 44.4%. Builders are pulling back. Buyers are sidelined. The housing market stays frozen until affordability improves in a way people can actually feel, not just measure.

Trade policy has not delivered. The deficit didn't narrow. Manufacturing didn't pick up. Consumers are paying more and have less. Currency weakness is showing up. Everyone outside of the people who designed the policy saw this coming. Midterms will stifle action in Congress and at the executive level, which creates serious problems if the economy needs intervention. Leadership at many key institutions is untested and the bench is thin. If a recession shows up, the response will be slow, fragmented, and likely not enough.

The firings are what tip the ship. GDP is growing on wealthy consumer spending and AI capex, two narrow and fragile pillars that are increasingly disconnected from what most households are experiencing. The job market is the weakest it has been outside of a recession in decades. Equity markets are exhausted. Housing is frozen. The political system is heading into an election cycle that rewards doing nothing. A Fed governor expressed amazement that the economy continues to perform despite virtually no job growth. That amazement has a shelf life. The margin for error is shrinking every month.



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- The Story of the U.S. Housing Market
- The Rise in Older First-Time Homebuyers

### X

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# Data Table

Metric	This Period	Last Period	Year Ago	Latest Release
Housing Starts: Total Units	1,404	1,322	1,514	Dec-25
New Housing Supply	7.60	7.70	8.20	Dec-25
Existing Housing Supply	3.70	3.50	3.50	Jan-26
Nominal Median Sales Price of Houses Sold	\$ 405,300	\$ 410,100	\$ 419,300	Oct-25
New Building Permit Authorizations: Total Units	1,448	1,388	1,480	Dec-25
Case-Shiller Index	328.15	328.51	323.74	Nov-25
Residential Construction Employees	925	925	937	Jan-26
Nominal Mortgage Rates	6.10	6.15	6.95	Feb-26
Delinquency Rates: Single-Family	1.78	1.78	1.77	Jul-25
Delinquency Rates: Commercial	1.56	1.56	1.51	Jul-25
PPI: Residential Construction	332	331	323	Dec-25
Construction Spending: Residential	\$ 926	\$ 915	\$ 938	Oct-25
Housing Inventory: Median Days on Market	78	73	66	Jan-26
Nominal Monthly Mortgage Payment	\$ 1,965	\$ 1,975	\$ 2,241	Feb-26
Real Mortgage Payment Index	533.64	530.25	586.37	Dec-25



# Data Table

Metric	This Period	Last Period	Year Ago	Latest Release
Median Household Income Spent on Annual Mortgage Payments	28.31	28.55	31.79	Jan-26
Fair Value Variable	(6.07)	(5.73)	(18.05)	Dec-25
Housing Expense Change	16.76	17.85	22.83	Dec-25
Nominal Median Household Income	\$ 83,730	\$ 80,610	\$ 80,610	2024
Headline Inflation	2.39	2.65	2.99	Jan-26
Core Inflation	2.51	2.65	3.28	Jan-26
Unemployment Rate	4.30	4.40	4.00	Jan-26
Federal Funds Rate	3.64	3.72	4.33	Jan-26
Personal Savings Rate	3.60	3.70	4.30	Dec-25
Jobless Claims	206,000	229,000	224,000	Feb-26
10-Year U.S. Treasury Yield Minus 2-Year U.S. Treasury	(0.34)	(0.26)	(0.51)	Feb-26
Residential Rental Vacancy Rate	7.20	7.10	6.90	Oct-25
Real Residential Construction Spend Index	105.01	103.49	109.27	Oct-25
Household Savings	\$ 1,162	\$ 711	\$ 711	2023
Bank Credit: All Commercial Banks	\$ 19,244	\$ 19,175	\$ 18,040	Feb-26



# Data Table

Metric	This Period	Last Period	Year Ago	Latest Release
Delinquency Rates: Credit Card	2.98	3.04	3.19	Jul-25
Gross Domestic Product (GDP)	\$ 31,490	\$ 31,098	\$ 29,825	Oct-25
M2 (Money Supply)	\$ 22,411	\$ 22,322	\$ 21,425	Dec-25
Federal Reserve's Balance Sheet	\$ 6,613	\$ 6,622	\$ 6,782	Feb-26
PCE: Headline Inflation	2.90	2.82	2.73	Dec-25
PCE: Core Inflation	3.00	2.83	2.99	Dec-25
Debt-to-GDP	121.03	118.78	120.17	Jul-25
Real GDP	\$ 24,112	\$ 24,027	\$ 23,587	Oct-25
Trucking Employees	1,463	1,467	1,493	Jan-26
Industrial Production	102	102	100	Jan-26
Credit Card Interest Rates	20.97	21.39	21.47	Nov-25
Charge-Off Rate: Credit Card Loans	3.92	4.31	4.37	Jul-25
Charge-Off Rate: Business Loans	0.57	0.58	0.55	Jul-25
Charge-Off Rate: Commercial Real Estate Loans	0.18	0.18	0.25	Jul-25
Yield Curve	0.64	0.54	0.17	Jan-26



# Data Table

Metric	This Period	Last Period	Year Ago	Latest Release
Total Assets: Money Market Funds	\$ 7,774,054	\$ 7,481,232	\$ 6,839,054	Jul-25
Federal Government Interest Payments	\$ 1,227	\$ 1,199	\$ 1,156	Oct-25
CPI: Rent in U.S. City Average	442	441	430	Jan-26
Consumer Loans: Credit Card Debt	#N/A	\$ 1,069	\$ 1,045	Feb-26
New Single-Family Home Sales	745	758	718	Dec-25
New Housing Units Completed	1,525	1,490	1,527	Dec-25
Job Openings: Construction	292	284	205	Dec-25
New Homes: Median Square Footage	2,163	2,147	2,169	Jul-25
Median Sales Price of New Houses Sold	\$ 414,400	\$ 397,600	\$ 423,000	Dec-25
Job Openings: Total Nonfarm	6,542	6,928	7,508	Dec-25
Housing Inventory: Active Listing Count	912,696	976,833	829,376	Jan-26
New Home Inventory	472	485	489	Dec-25
Quits: Total Private	3,029	3,034	2,899	Dec-25



# Sources

Metric	Frequency	Sources	Notes
Housing Starts: Total Units	Monthly	U.S. Census Bureau, U.S. Department of Housing and Urban Development	As provided by the Census, start occurs when excavation begins for the footings or foundation of a building. All housing units in a multifamily building are defined as being started when this excavation begins. Beginning with data for September 1992, estimates of housing starts include units in structures being totally rebuilt on an existing foundation.
New Housing Supply	Monthly	U.S. Census Bureau, U.S. Department of Housing and Urban Development	The months' supply is the ratio of new houses for sale to new houses sold. This statistic provides an indication of the size of the new for-sale inventory in relation to the number of new houses currently being sold. The months' supply indicates how long the current new for-sale inventory would last given the current sales rate if no additional new houses were built.
Existing Housing Supply	Monthly	National Association of Realtors	The National Association of Realtors monthly housing indicators are based on a representative sample of local boards and multiple listing services. Sales volume, inventory, and price levels for existing homes are measured for the US in aggregate and by census region. Existing homes, unlike new homes, are homes that are owned and occupied before coming onto the market. Inventory indicates the number of properties marked as "active" on the market or those pending sales. When a seller lists a property, it becomes counted as inventory.
Nominal Median Sales Price of Houses Sold	Quarterly	U.S. Census Bureau, U.S. Department of Housing and Urban Development	The purpose of the Survey of Construction (SOC) is to provide national and regional statistics on starts and completions of new single-family and multifamily housing units and statistics on sales of new single-family houses in the United States. The United States Code, Title 13, authorizes this survey and provides for voluntary responses. The Department of Housing and Urban Development partially funds this survey. The SOC also provides statistics on characteristics of new privately-owned residential structures in the United States. Data included are various characteristics of new single-family houses completed, new multifamily housing completed, new single-family houses sold, and new contractor-built houses started.
New Building Permit Authorizations: Total Units	Monthly	U.S. Census Bureau, U.S. Department of Housing and Urban Development	Starting with the 2005-02-16 release, the series reflects an increase in the universe of permit-issuing places from 19,000 to 20,000 places.
Case-Shiller Index	Monthly	S&P Dow Jones Indices LLC	The S&P CoreLogic Case-Shiller Home Price Indices measure the price level of existing single-family homes in the U.S.
Residential Construction Employees	Monthly	U.S. Bureau of Labor Statistics	Construction employees in the construction sector include: Working supervisors, qualified craft workers, mechanics, apprentices, helpers, laborers, and so forth, engaged in new work, alterations, demolition, repair, maintenance, and the like, whether working at the site of construction or in shops or yards at jobs (such as precutting and preassembling) ordinarily performed by members of the construction trades.



# Sources

Metric	Frequency	Sources	Notes
Nominal Mortgage Rates	Weekly	Freddie Mac	On November 17, 2022, Freddie Mac changed the methodology of the Primary Mortgage Market Survey® (PMMS®). The weekly mortgage rate is now based on applications submitted to Freddie Mac from lenders across the country. For more information regarding Freddie Mac's enhancement, see their research note.
Delinquency Rates: Single-Family	Quarterly	Board of Governors of the Federal Reserve System	The charge-off rates are annualized and are calculated net of recoveries. Delinquent loans and leases encompass those that are past due by thirty days or more and are still accruing interest, as well as those in nonaccrual status. This comprehensive approach provides insight into the financial health and performance metrics of these major banks, considering both charge-offs and delinquencies in their loan portfolios.
Delinquency Rates: Commercial Real Estate	Quarterly	Board of Governors of the Federal Reserve System	The charge-off rates are annualized and are calculated net of recoveries. Delinquent loans and leases encompass those that are past due by thirty days or more and are still accruing interest, as well as those in nonaccrual status. This comprehensive approach provides insight into the financial health and performance metrics of these major banks, considering both charge-offs and delinquencies in their loan portfolios.
PPI: Residential Construction	Monthly	U.S. Bureau of Labor Statistics	The Producer Price Index (PPI) program measures the average change over time in the selling prices received by domestic producers for their output. The prices included in the PPI are from the first commercial transaction for many products and some services.
Construction Spending: Residential	Monthly	U.S. Census Bureau	Construction work done each month on new structures or improvements to existing structures for private and public sectors (in 50 states and the District of Columbia).
Housing Inventory: Median Days on Market	Monthly	Realtor.com	With the release of its September 2022 housing trends report, Realtor.com® incorporated a new and improved methodology for capturing and reporting housing inventory trends and metrics. The new methodology updates and improves the calculation of time on market and improves handling of duplicate listings. Most areas across the country will see minor changes with a smaller handful of areas seeing larger updates. As a result of these changes, the data released since October 2022 will not be directly.
Nominal Monthly Mortgage Payment	Monthly	Reef Insights LLC	The nominal monthly mortgage payment is determined based on the current prevailing mortgage rate and the median sales price of houses sold. Our calculations are grounded in the following assumptions: a 20 percent down payment, a 30-year maturity period, and a fixed interest rate.
Real Mortgage Payment Index	Monthly	Reef Insights LLC	The real mortgage payment index is calculated by dividing the nominal monthly mortgage payment by the prevailing CPI index value.
Median Household Income Spent on Annual Mortgage Payments	Monthly	Reef Insights LLC	To determine the median household income spent on annual mortgage payments, we have annualized the prevailing nominal monthly mortgage payment and divided that payment by the prior years' median household income.



# Sources

Metric	Frequency	Sources	Notes
Fair Value Variable	Monthly	Reef Insights LLC	The analysis incorporates three distinct rolling averages signifying the percentage of median household income allocated to annual mortgage payments. These averages span 5 years, 10 years, and 15 years, respectively. In the determination of a 'fair value' premium or discount for each period, the established averages are divided by the prevailing percentage of median household income dedicated to annual mortgage payments. The resultant values are subsequently averaged to ascertain a premium or discount, which is applicable to the prevailing median sales price of houses sold.
Housing Expense Change	Monthly	Reef Insights LLC	The computed values have been obtained through the division of the rolling 1-year average for the percentage of median household income allocated to annual mortgage payments by the rolling 10-year average.
Nominal Median Household Income	Annually	U.S. Census Bureau	The median divides the income distribution into two equal parts: one-half of the cases falling below the median income and one-half above the median. For households and families, the median income is based on the distribution of the total number of households and families including those with no income. The median income for individuals is based on individuals 15 years old and over with income. Median income for households, families, and individuals is computed on the basis of a standard distribution.
CPI: Headline Inflation	Monthly	U.S. Bureau of Labor Statistics	The CPIs are based on prices for food, clothing, shelter, and fuels; transportation fares; service fees (e.g., water and sewer service); and sales taxes. Prices are collected monthly from about 4,000 housing units and approximately 26,000 retail establishments across 87 urban areas. To calculate the index, price changes are averaged with weights representing their importance in the spending of the particular group. The index measures price changes (as a percent change) from a predetermined reference date. In addition to the original unadjusted index distributed, the Bureau of Labor Statistics also releases a seasonally adjusted index. The unadjusted series reflects all factors that may influence a change in prices. However, it can be very useful to look at the seasonally adjusted CPI, which removes the effects of seasonal changes, such as weather, school year, production cycles, and holidays.
CPI: Core Inflation	Monthly	U.S. Bureau of Labor Statistics	The "Consumer Price Index for All Urban Consumers: All Items Less Food & Energy" is an aggregate of prices paid by urban consumers for a typical basket of goods, excluding food and energy. This measurement, known as "Core CPI," is widely used by economists because food and energy have very volatile prices.
Unemployment Rate	Monthly	U.S. Bureau of Labor Statistics	The unemployment rate represents the number of unemployed as a percentage of the labor force. Labor force data are restricted to people 16 years of age and older, who currently reside in 1 of the 50 states or the District of Columbia, who do not reside in institutions (e.g., penal and mental facilities, homes for the aged), and who are not on active duty in the Armed Forces.



# Sources

Metric	Frequency	Sources	Notes
Federal Funds Rate	Monthly	Board of Governors of the Federal Reserve System	The federal funds market consists of domestic unsecured borrowings in U.S. dollars by depository institutions from other depository institutions and certain other entities, primarily government-sponsored enterprises.
Personal Savings Rate	Monthly	U.S. Bureau of Economic Analysis	Personal saving as a percentage of disposable personal income (DPI), frequently referred to as "the personal saving rate," is calculated as the ratio of personal saving to DPI. Personal saving is equal to personal income less personal outlays and personal taxes; it may generally be viewed as the portion of personal income that is used either to provide funds to capital markets or to invest in real assets such as residences.
Jobless Claims	Weekly	U.S. Employment and Training Administration	An initial claim is a claim filed by an unemployed individual after a separation from an employer. The claim requests a determination of basic eligibility for the Unemployment Insurance program.
10-Year U.S. Treasury Yield Minus 2-Year U.S. Treasury	Weekly	Board of Governors of the Federal Reserve System	This particular yield curve is derived by subtracting the 10-year U.S. Treasury by the 2-Year U.S. Treasury.
Residential Rental Vacancy Rate	Quarterly	U.S. Census Bureau	The rental vacancy rate is the proportion of the rental inventory that is vacant for rent.
Real Residential Construction Spend Index	Monthly	Reef Insights LLC	This index is constructed by dividing the Total Construction Spending: Residential by the CPI: Residential Construction.
Household Savings	Annually	U.S. Bureau of Economic Analysis	To calculate the amount of household savings, the BEA starts with personal income, and then subtracts from that personal taxes to derive disposable personal income. Then, personal outlays are subtracted from disposable income. This results in an estimate of household savings.
Bank Credit: All Commercial Banks	Weekly	Board of Governors of the Federal Reserve System	The H.8 release provides an estimated weekly aggregate balance sheet for all commercial banks in the United States. The release also includes separate balance sheet aggregations for several bank groups: domestically chartered commercial banks; large domestically chartered commercial banks; small domestically chartered commercial banks; and foreign-related institutions in the United States
Delinquency Rates: Credit Card	Quarterly	Board of Governors of the Federal Reserve System	For more information, check out the Charge-Off and Delinquency Rates on Loans and Leases at Commercial Banks release.
Gross Domestic Product (GDP)	Quarterly	U.S. Bureau of Economic Analysis	Gross domestic product (GDP), the featured measure of U.S. output, is the market value of the goods and services produced by labor and property located in the United States.
M2 (Money Supply)	Monthly	Board of Governors of the Federal Reserve System	Beginning May 2020, M2 consists of M1 plus (1) small-denomination time deposits (time deposits in amounts of less than \$100,000) less IRA and Keogh balances at depository institutions; and (2) balances in retail MMFs less IRA and Keogh balances at MMFs. Seasonally adjusted M2 is constructed by summing savings deposits (before May 2020), small-denomination time deposits, and retail MMFs, each seasonally adjusted separately, and adding this result to seasonally adjusted M1.
Federal Reserve's Balance Sheet	Weekly	Board of Governors of the Federal Reserve System	For more information, check out the H.4.1 release.



# Sources

Metric	Frequency	Sources	Notes
PCE: Headline Inflation	Monthly	U.S. Bureau of Economic Analysis	Table 9.1U - Comparison of the PCE Price Index with the CPI reconciles the changes in the personal consumption expenditures (PCE) chain-type price index, prepared by the Bureau of Economic Analysis (BEA), with changes in the consumer price index for all urban consumers (CPI), prepared by the Bureau of Labor Statistics (BLS).
PCE: Core Inflation	Monthly	U.S. Bureau of Economic Analysis	Table 9.1U - Comparison of the PCE Price Index with the CPI reconciles the changes in the personal consumption expenditures (PCE) chain-type price index, prepared by the Bureau of Economic Analysis (BEA), with changes in the consumer price index for all urban consumers (CPI), prepared by the Bureau of Labor Statistics (BLS).
Debt-to-GDP	Quarterly	U.S. Office of Management and Budget	Federal Debt: Total Public Debt as Percent of Gross Domestic Product (GFDEGDQ188S) was first constructed by the Federal Reserve Bank of St. Louis in October 2012.
Real GDP	Quarterly	U.S. Bureau of Economic Analysis	Real gross domestic product is the inflation adjusted value of the goods and services produced by labor and property located in the United States.
Trucking Employees	Monthly	U.S. Bureau of Labor Statistics	Each month, CES surveys approximately 119,000 businesses and government agencies, representing approximately 629,000 individual worksites.
Industrial Production	Monthly	Board of Governors of the Federal Reserve System	The industrial production (IP) index measures the real output of all relevant establishments located in the United States, regardless of their ownership, but not those located in U.S. territories.
Credit Card Interest Rates	Monthly	Board of Governors of the Federal Reserve System	This release is generally issued on the fifth business day of each month.
Charge-Off Rate: Credit Card Loans	Quarterly	Board of Governors of the Federal Reserve System	The 100 largest banks are measured by consolidated foreign and domestic assets. Charge-offs are the value of loans and leases removed from the books and charged against loss reserves. Charge-off rates are annualized, net of recoveries. Delinquent loans and leases are those past due thirty days or more and still accruing interest as well as those in nonaccrual status.
Charge-Off Rate: Business Loans	Quarterly	Board of Governors of the Federal Reserve System	The 100 largest banks are measured by consolidated foreign and domestic assets. Charge-offs are the value of loans and leases removed from the books and charged against loss reserves. Charge-off rates are annualized, net of recoveries. Delinquent loans and leases are those past due thirty days or more and still accruing interest as well as those in nonaccrual status.
Charge-Off Rate: Commercial Real Estate Loans	Quarterly	Board of Governors of the Federal Reserve System	The 100 largest banks are measured by consolidated foreign and domestic assets. Charge-offs are the value of loans and leases removed from the books and charged against loss reserves. Charge-off rates are annualized, net of recoveries. Delinquent loans and leases are those past due thirty days or more and still accruing interest as well as those in nonaccrual status.



# Sources

Metric	Frequency	Sources	Notes
Yield Curve	Daily	Federal Reserve Bank of St. Louis	Starting with the update on June 21, 2019, the Treasury bond data used in calculating interest rate spreads is obtained directly from the U.S. Treasury Department. Series is calculated as the spread between 10-Year Treasury Constant Maturity (BC_10YEAR) and 2-Year Treasury Constant Maturity (BC_2YEAR). Both underlying series are published at the U.S. Treasury Department.
Total Assets: Money Market Funds	Quarterly	Board of Governors of the Federal Reserve System	For more information about the Flow of Funds tables, see the Financial Accounts Guide.
Federal Government Interest Payments	Quarterly	U.S. Bureau of Economic Analysis	For more information about this series, please see <a href="http://www.bea.gov/national/">http://www.bea.gov/national/</a> .
CPI: Rent in U.S. City Average	Monthly	U.S. Bureau of Labor Statistics	The Consumer Price Index (CPI) is a measure of the average change over time in the prices paid by urban consumers for a market basket of consumer goods and services. Indexes are available for the U.S. and various geographic areas. Average price data for select utility, automotive fuel, and food items are also available.
Consumer Loans: Credit Card Debt	Monthly	Board of Governors of the Federal Reserve System	For further information, please refer to the Board of Governors of the Federal Reserve System's H.8 release.
New Single-Family Home Sales	Monthly	U.S. Census Bureau	For further further information, please refer to the New Residential Sales report that is published by the U.S. Census Bureau.
Hew Housing Unit Completed	Monthly	U.S. Census Bureau	This metric's official title is New Privately-Owned Housing Units Completed: Total Units, and further information can be found on the New Residential Construction report that is published by the U.S. Census Bureau.
Job Openings: Construction	Monthly	U.S. Bureau of Labor Statistics	This data can be found in the Job Openings and Labor Turnover Survey report that is published by the U.S. Bureau of Labor Statistics.
New Homes: Median Square Footage	Quarterly	U.S. Census Bureau, U.S. Department of Housing and Urban Development	For further information, please refer to the Quarterly Starts and Completions by Purpose of Design release.
Median Sales Price of New Houses Sold	Monthly	U.S. Census Bureau	For further further information, please refer to the New Residential Sales report that is published by the U.S. Census Bureau.
Job Openings: Total Nonfarm	Monthly	U.S. Bureau of Labor Statistics	Total Nonfarm Job Openings are a measure of all jobs that are not filled on the last business day of the month. A job is considered open if a specific position exists and there is work available for it, the job can be started within 30 days, and there is active recruiting for the position.
Housing Inventory: Active Listing Count	Monthly	Realtor.com	The count of active single-family and condo/townhome listings for a given market during the specified month (excludes pending listings).
New Homes For Sale	Monthly	U.S. Census Bureau, U.S. Department of Housing and Urban Development	For further information, please refer to the New Residential Sales release.
Quits: Total Private	Monthly	U.S. Bureau of Labor Statistics	For further information, please refer to the Job Openings and Labor Turnover Survey release.



# About

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## Changing the Future Requires Understanding the Present.

Our mission is to decode complex real estate and economic ecosystems through data-driven insights, equipping professionals with actionable intelligence to navigate today's challenges and build tomorrow's opportunities.

## What We Do

What you just read is our monthly Reef Report, which is currently our flagship report intended to serve industry leaders, financial institutions, and everyday decision-makers make better, informed decisions.

We also send out a daily newsletter called, Reef Daily, which provides a quick summary of notable real estate transactions across the country and highlighting any notable events in real estate and economics.

## The Team

### Jake Enos

Jake holds a major in Finance and a minor in Accounting from the Carlson School of Management at the University of Minnesota. Jake also runs syndication investments in real estate in the Midwest.

### Shane McIntosh

Shane holds a double major in Finance and Supply Chain Management from the Carlson School of Management at the University of Minnesota. Shane also manages private capital across a variety of markets and asset classes.



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