

## The Fed Has Spoken

Two weeks ago, the Federal Reserve's Open Market Committee met to consider the present and future direction of interest rates. Most analysts did not expect a rate decrease at this meeting, despite increased pressure from the Administration.

It turns out that these predictions were right on point. As we pointed out previously, the recent data on inflation has been encouraging --- including the most recent Consumer Price Index released in mid-June.

The May employment report released in early June seemed to bolster the analysts' predictions of another month of no rate changes. Even though the increase of 139,000 jobs was seen as a sign that there is no recession on the horizon, the number of jobs added last month and over the previous quarter is lower than it has been for the past two years. And the revision of the previous two months of job data downward by 95,000 jobs has reinforced the notion that the job market is weakening somewhat.

We will repeat our usual statement -- *no recession is likely if the economy continues to add jobs*. However, the economy is clearly slowing in light of the fact that job gains have eased. Plus, the reduction of Federal jobs and the implementation of tariffs are still working their way through the economy. Thus, if the number of monthly job gains falls below 100,000 -- it is much more likely that the Fed will take action -- especially if inflation stays where it is today. And if the tariff situation is resolved or at least eased through negotiations, the possibility of future rate cuts by the Fed will increase significantly...📌



## Hold The Air Fryer

Getting married and buying a first home: two days representing some of the happiest -- and most expensive -- days most people ever celebrate. The average wedding costs \$36,000, according to the wedding registry platform Zola. The average home down payment is \$55,500, according to real estate data firm ATTOM. In a market where baby boomers have the upper hand some forgo a big wedding and put that money toward their home down payment. Is it possible to have both? A rising number of engaged couples want cash for a house from their wedding guests, instead of the typical "air fryers, fancy gravy bowls and towels," according to Zola.

In a survey of 6,000 couples registered on Zola this year, 87% are asking for cash and 41% are specifically requesting it for a home down payment, according to the company's 2025 First Look report. "Society has really moved in that direction and generally people are very comfortable giving cash, especially when they know what it's going toward," said Emily Forrest, Zola's spokesperson. Janelle Sallenave, chief spending officer at the financial services company Chime, said it's not unreasonable to request cash from wedding guests, but the way couples ask is crucial.

A couple should provide details about where the money is going, like the house they plan to buy, Forrest and Sallenave said. Avoid asking for specific amounts and make sure to send personalized thank-you notes, Sallenave added...📌

Source: USA Today

## Buyer's Market Out There?

According to the most recent Redfin survey, there are \$698 billion worth of properties for sale in the U.S., which is the greatest dollar amount ever and up 20.3% from a year ago. The examination of Redfin.com listings dating back to 2012 served as the basis for the report.

Redfin added up the list prices of all active U.S. listings as of the last day of each month to determine the total dollar value of all inventory on the market; the most recent month for which data is available is April 2025. In the study, "value" and "list price" are synonymous; that is, when the term "total home value" is mentioned, referring to the total of all list prices.

"A huge pop of listings hit the market at the start of spring, and there weren't enough buyers to go around," said Matt Purdy, a Redfin Premier agent in Denver. "House hunters are only buying if they absolutely have to, and even serious buyers are backing out of contracts more than they used to. Buyers have a window to get a deal; there's still a surplus of inventory on the market, with sellers facing reality and willing to negotiate prices down."

Due to a combination of rising home-sale prices, slowing demand, and expanding inventory, the total value of U.S. home listings is at an all-time high...📌

Source: Redfin

## Did You Know...

The share of homebuyers using cash instead of financing using a mortgage has come down somewhat this year. Some 30.7% of home purchases in April were all-cash transactions, down from 31.6% in April 2024 and down from nearly 35% in 2023. The all-cash share of home sales has declined as interest rates on mortgages fell from a peak of 7.76% in November 2023 to an average of around 6.75% this year. Even investors typically paying with cash have increasingly turned to mortgages. Some 62.3% of home purchases by investors in 2024 used all cash, the lowest share since 2008, according to Realtor.com.

Compliments of  
**Suzanne Smith**  
HNB Mortgage  
2101 W. Wadley Ste.36  
Midland TX 79705  
432-683-0081  
Suzanne@HNBmortgage.com  
NMLS # 192813  
Branch/Company 226999/205935  
Se habla Español

Median U.S. homeowner tenure in years



Chart: Erika Lambert - Source: Redfin - Created with Datawrapper



## Selected Interest Rates

June 19, 2025

30 Year Mortgages——6.81%  
2024 High (May 2)——7.22%  
2024 Low (Sept 26)——6.08%  
15 Year Mortgages——5.96%  
10 Year Treasuries——4.40%

Sources—Fed Reserve, Freddie Mac  
Note: Average rates do not include fees and points. Information is provided for indicating trends only and should not be used for comparison purposes.