

Mortgage Rates to Continue Riding Wave through 2024

U.S.: The Federal Reserve has cut interest rates and may do so again next month, but the moves are not expected to have a dramatic effect on mortgage rates. The 30-year fixed was just under 7% as of November 8, not moving much in the past week because the market had already anticipated the Fed's November 7th 25-basis-point cut. Plus, economists reiterate that there are other factors involved, including the 10-year Treasury yield and its factors, including geopolitical issues, particularly looming tariffs that President-elect Donald Trump highlighted during his campaign, among other challenges. Mortgage rates are expected to continue riding a wave over the next several weeks—not much different than the past six months or so.

U.S.: Who's buying houses these days? A new report from the National Association of Realtors shows that the median age of the first-time buyer reached a record 38 between July 2023 and June 2024. In the 1980s, the median age of a first-time homebuyer was under 30; In its *2024 Profile of Home Buyers and Sellers*, the NAR said that there were 20% more single women who were first-time homebuyers (compared to 8% single men). The report also noted that because of higher borrowing costs and home prices, more sales went to repeat buyers and those with higher incomes. The typical repeat buyer was 61 years old and earned more than a first-time buyer. And 73% of all buyers had no children or were empty-nesters.

DFW: If there's a bright spot in commercial real estate these days, you'll find it in data centers. The giant facilities that are the electronic backbone of technology companies and others are big players in the DFW real estate market. Now DataBank of Dallas has announced expansion plans for its nearly 300-acre campus south of Dallas. DataBank has plans to build DataBank Red Oak-DFW10. It will be a 425,000-square-foot, two-story building that will break ground early next year and be completed in about three years. That Red Oak campus is expected to have a total of eight, two-story buildings with nearly 3.5 million square feet of space. DFW is home to the second-most data centers in the country with nearly 600 megawatts of data facility space.

TEXAS: Amazon's next big Texas distribution center will be about 50 miles from Dallas, but that's part of the plan. Amazon is ready to start construction on a massive \$200 million facility off the Chisholm Trail Parkway in Cleburne. Once constructed and at its peak, the nearly 2 million-square-foot facility is expected to employ up to 1,000 workers. The Cleburne facility that is expected to serve a growing area west and south of Fort Worth will be among the 80 Amazon facilities across the state. Amazon has invested more than \$70 billion in the state and has nearly 90,000 workers.

NEW ENGLAND: Richard Gere is slip sliding away. The actor has reportedly sold the six-bedroom, 11-bathroom mansion in New Canaan, Connecticut, that he bought from singer-songwriter Paul Simon two summers ago. He had wanted to turn part of the 31-acre picturesque estate with hills and numerous trees into a farm but now has other plans. The 75-year-old actor now reportedly wants his wife, Alejandra Silva, a native of Spain, to be closer to her family so he plans to move there with their two young children. Although Gere has bought and sold numerous properties in the New York area in recent years, this latest deal is somewhat noteworthy. Gere bought the place for \$10.8 million and sold it "By Owner" to a developer for \$10.75 million.