

The Enact MI Industry Pulse

Your monthly snapshot of the mortgage marketplace

Jan. 2025 Issue

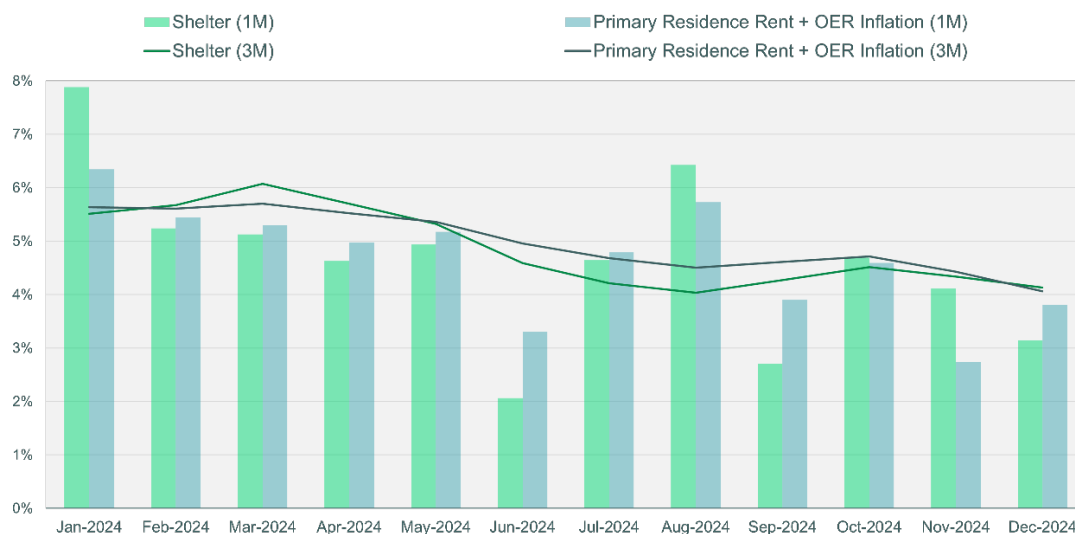
We're here to help you meet your customers' needs. That means we're bringing you the latest insights and industry highlights to help you and your customers navigate today's mortgage marketplace. Explore Chief Economist Jeff Bridges' monthly economic observations below!

Monthly Economic Trends:

- The **consumer price index (CPI) grew by 2.9%** year-over-year in December while the less volatile core index grew by 3.2%. Housing-related components have been significant drivers of inflation with the CPI for shelter rising by 4.6% from last year.

The course of shelter inflation is largely determined by two components: rent of primary residences and owner's equivalent rent (OER) of primary residences (i.e. the hypothetical rent a homeowner would pay to rent their home), which make up around 95% of sampled CPI shelter by weight. While monthly readings can be volatile, on a 3-month annualized basis it's easier to see that these two components did experience a degree of disinflation over 2024.

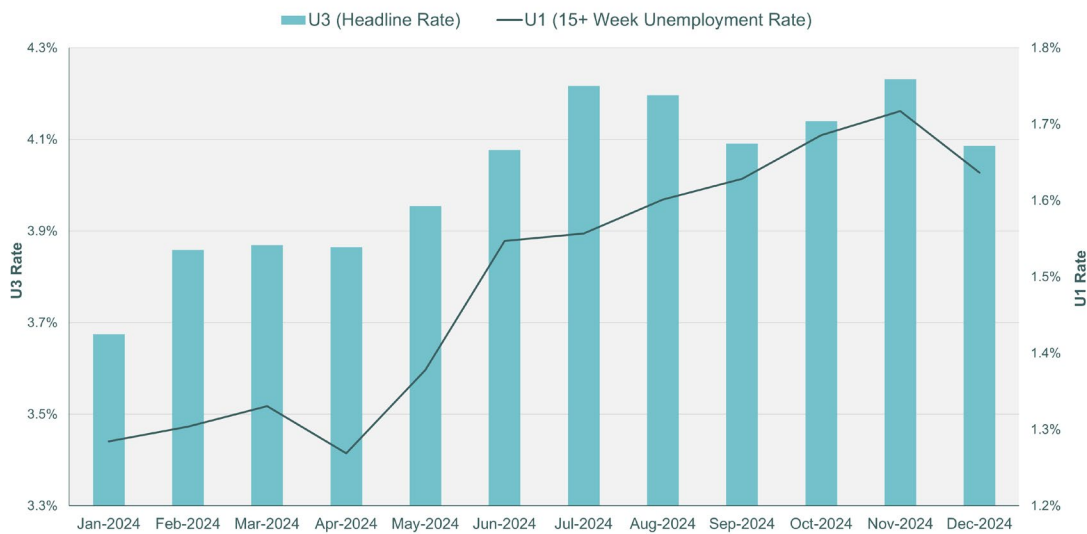
CPI: Shelter Components, Annualized Inflation



Source: U.S. Bureau of Labor Statistics

- The final employment report of 2024 was relatively positive: the headline **unemployment rate fell** to its lowest level since June 2024 while the U1 (15+ week) unemployment rate fell for the first month since April.

Labor Market Indicators



Source: U.S. Bureau of Labor Statistics

Latest Enact Resources for You:

- **Recent Press Releases:**
 - **Enact Mortgage Insurance Enters into Two Forward XOL Reinsurance Transactions as Part of its Diversified Credit Risk Transfer Program** (January 27, 2025)
 - **Enact Receives Ratings Upgrades from Fitch Ratings** (January 21, 2025)
 - **Enact to Host Fourth Quarter 2024 Earnings Call February 5th** (January 9, 2025)
 - **Enact Mortgage Insurance Enters into Two Quota Share Reinsurance Agreements** (December 3, 2024)

See more about [recent press releases here](#).

- **Get Insightful Blogs + Resources:**

Need help with your loan originations, underwriting/processing loans, or to help your FTHBs? As your dedicated industry partner, we have [recent blogs and resources](#) to share.

Access our most recent blogs:

- [Ask an RU: How do I Calculate Rental Income for Primary Residence Conversions?](#)
- [What Happened in 2024: A Current Snapshot of the Housing and Mortgage Markets](#)

- **Access Training Courses:**

Be sure to make the most of your MI experience. We offer a comprehensive suite of [training resources](#) to help boost your industry experience.

Go to our live [Training Calendar here](#). Need help with income calculations? We're here to help in February with 4 live courses on calculating income.

Have a great month and keep an eye out for next month's newsletter to stay in the know!

Want more in-depth information? Reach out to our ActionCenter® at Action.Center@EnactMI.com.

We've got you covered.