



# Charts of the Week *Lessons*

---

September 27, 2026

Timothy K. Southard, CFA

[tim.southard@cbre.com](mailto:tim.southard@cbre.com)

[www.linkedin.com/in/timsouthardcfa/](https://www.linkedin.com/in/timsouthardcfa/)

The economy is strong, and hotels are healthy, but higher rates are forcing investors to relearn the lesson that returns still have to be earned.

TL;DR: Weekly Recap

# Table of Contents

**02** [TL;DR: Weekly Recap](#)

---

**04** [Public REITs and C-Corps](#)

---

**07** [Lodging and Travel](#)

---

**20** [CRE Debt & Equity Markets](#)

---

**24** [U.S. Economic Data](#)

---

**39** [Central Bank Policy](#)

---

**42** [U.S. Equity and Fixed-Income Markets](#)

---

**47** [Energy and Commodities](#)

---

**52** [Global Markets and Economic Data](#)

---

**57** [Lessons for Real Estate Investors](#)

---

**58** [Random Charts](#)

---

**60** [Economic Calendar](#)

---

Hotel REITs bucked the broader real estate decline, gaining 2.1% for the week and extending their YTD lead among REIT subsectors.

## Public REITs and C-Corps

# Weekly Market Update

| MARKET PRICE PERFORMANCE                  |         |              |               |                   |            |                |
|-------------------------------------------|---------|--------------|---------------|-------------------|------------|----------------|
| Company/Index                             | Ticker  | Latest Close | Weekly Change | Weekly Change (%) | YTD Change | YTD Change (%) |
| Apple Hospitality REIT, Inc.              | APLE    | 16.19        | 0.61          | 3.92%             | 4.34       | 36.62%         |
| Ashford Hospitality Trust, Inc.           | AHT     | 2.49         | -0.25         | -9.12%            | -1.77      | -41.55%        |
| Blackstone Inc.                           | BX      | 118.42       | -6.54         | -5.23%            | -35.72     | -23.17%        |
| Braemar Hotels & Resorts Inc.             | BHR     | 1.69         | -0.10         | -5.59%            | -1.18      | -41.11%        |
| CBRE Group, Inc.                          | CBRE    | 134.55       | -4.95         | -3.55%            | -26.24     | -16.32%        |
| DiamondRock Hospitality Company           | DRH     | 12.49        | 0.25          | 2.04%             | 3.53       | 39.40%         |
| Hilton Worldwide Holdings Inc.            | HLT     | 313.96       | 8.23          | 2.69%             | 26.71      | 9.30%          |
| Host Hotels & Resorts, Inc.               | HST     | 22.42        | 0.58          | 2.66%             | 4.69       | 26.45%         |
| Hyatt Hotels Corporation                  | H       | 158.48       | 3.44          | 2.22%             | -1.84      | -1.15%         |
| Marriott International, Inc.              | MAR     | 352.03       | 13.11         | 3.87%             | 41.79      | 13.47%         |
| Park Hotels & Resorts Inc.                | PK      | 15.43        | 0.44          | 2.94%             | 4.97       | 47.51%         |
| Pebblebrook Hotel Trust                   | PEB     | 18.42        | 0.38          | 2.11%             | 7.10       | 62.72%         |
| RLJ Lodging Trust                         | RLJ     | 11.20        | 0.41          | 3.80%             | 3.75       | 50.34%         |
| Starwood Property Trust, Inc.             | STWD    | 14.36        | -0.58         | -3.88%            | -3.65      | -20.27%        |
| Summit Hotel Properties, Inc.             | INN     | 5.74         | 0.15          | 2.68%             | 0.87       | 17.86%         |
| Sunstone Hotel Investors, Inc.            | SHO     | 11.19        | 0.15          | 1.36%             | 2.25       | 25.17%         |
| Vanguard Real Estate ETF                  | VNQ     | 90.99        | -1.92         | -2.07%            | 2.50       | 2.83%          |
| Xenia Hotels & Resorts, Inc.              | XHR     | 18.17        | 0.45          | 2.54%             | 4.03       | 28.50%         |
| S&P 500 Price Return                      | ^GSPC   | 7,743        | 93            | 1.21%             | 898        | 13.12%         |
| NASDAQ Composite Price Return             | ^IXIC   | 27,069       | 546           | 2.06%             | 3,827      | 16.46%         |
| Dow Jones Industrial Average Price Return | ^DJI    | 51,829       | 146           | 0.28%             | 3,765      | 7.83%          |
| SOFR                                      | SOFR    | 3.88%        | 0.03%         |                   | 0.01%      |                |
| 10y US T-Note                             | ^TNX    | 5.17%        | 0.16%         |                   | 1.01%      |                |
| Bitcoin                                   | BTC-USD | 83,871       | 2,775         | 3.42%             | -3,766     | -4.30%         |

Source: Yahoo Finance



## REIT Weekly Update:

The RMZ REIT index fell 0.8% for the week due in part to the spike in long-term Treasury yields, underperforming the broader market by 200 bps, as the S&P 500 gained 1.2% (although the equal-weight index dropped 0.6%). For the week, Hotels led all REIT subsectors with a gain of 2.1%, and Hotels also lead all REIT subsectors YTD with a 33.6% increase (vs the S&P 500's 13.1% gain YTD).

| REIT Sub-Sector          | 1-Week Change | 1-Month Change | YTD Change | FFO/Share Change* | AFFO ('27) Multiple |
|--------------------------|---------------|----------------|------------|-------------------|---------------------|
| Cold Storage             | -0.4%         | -9.8%          | 7.1%       | 0.0%              | 11.9x               |
| Data Centers             | -1.5%         | -6.5%          | 25.2%      | 0.1%              | 21.6x               |
| Healthcare - Lab/OM      | -2.1%         | -6.1%          | 14.2%      | -0.2%             | 13.1x               |
| Healthcare - Seniors/SNF | 0.6%          | -4.8%          | 19.4%      | 0.5%              | 30.6x               |
| Hotels                   | 2.1%          | -4.1%          | 33.6%      | 3.2%              | 12.6x               |
| Industrial               | -1.2%         | -5.7%          | 5.3%       | 0.0%              | 23.0x               |
| Infrastructure           | -4.4%         | -7.6%          | -9.2%      | 0.0%              | 13.9x               |
| Office                   | -0.4%         | -10.9%         | 3.6%       | 0.5%              | 16.1x               |
| Residential              | -0.4%         | -8.3%          | -4.2%      | 0.1%              | 17.0x               |
| Retail                   | -0.3%         | -6.4%          | 9.5%       | 0.0%              | 16.6x               |
| Self-Storage             | -2.8%         | -9.4%          | 7.6%       | 0.1%              | 17.1x               |
| Triple Net               | -1.4%         | -10.9%         | -4.1%      | -0.1%             | 11.4x               |
| RMZ                      | -0.8%         | -7.3%          | 8.9%       |                   |                     |
| S&P 500                  | 1.2%          | 0.9%           | 13.1%      |                   |                     |
| S&P 500 (equal-weight)   | -0.6%         | -4.8%          | 10.2%      |                   |                     |
| 10-Year Treasury         | +16 bps       | +54 bps        | +100 bps   |                   |                     |
| 2-10 Spread              | +6 bps        | -14 bps        | -39 bps    |                   |                     |

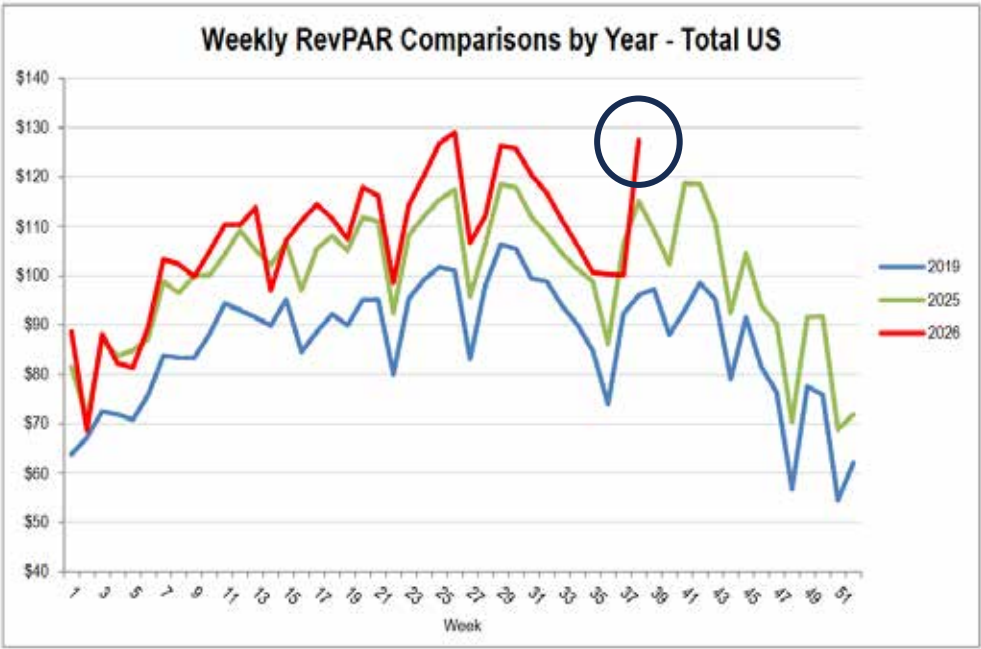
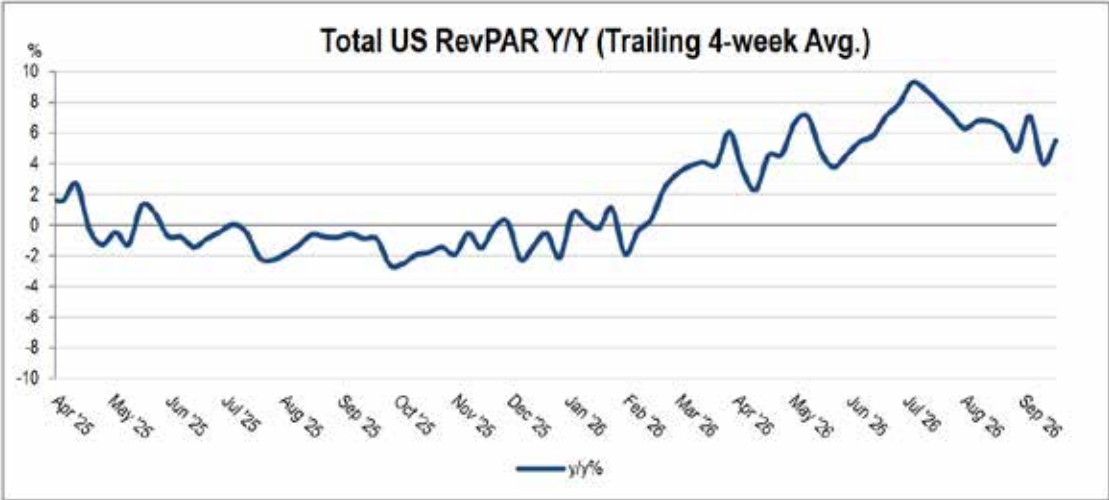
\*Reflects consensus NTM estimates today vs. one month ago

Source: Baird Research and FactSet

U.S. RevPAR rebounded 10.4% for the week ended September 19, with broad strength across chain scales and major markets. The four-week trend improved to 5.2%.

## Lodging and Travel

# U.S. RevPAR Trends



| Wk Ended | 9/19/2026 | Y/Y% | vs. 2019 |
|----------|-----------|------|----------|
| Total US |           | 10%  | 33%      |

## By Chain Scale:

|                |     |     |
|----------------|-----|-----|
| Luxury         | 10% | 26% |
| Upper Upscale  | 11% | 26% |
| Upscale        | 10% | 25% |
| Upper Midscale | 11% | 31% |
| Midscale       | 10% | 24% |
| Economy        | 9%  | 11% |

## By Location:

|                    |     |     |
|--------------------|-----|-----|
| Urban              | 14% | 30% |
| Suburban           | 10% | 22% |
| Airport            | 13% | 22% |
| Interstate         | 10% | 38% |
| Resort             | 3%  | 44% |
| Small Metro / Town | 11% | 44% |



## BofA Global Research:

## Monthly and Weekly Hotel Data Heatmap

### Exhibit 1: Monthly/Weekly data by chain scale, region and major markets across the country

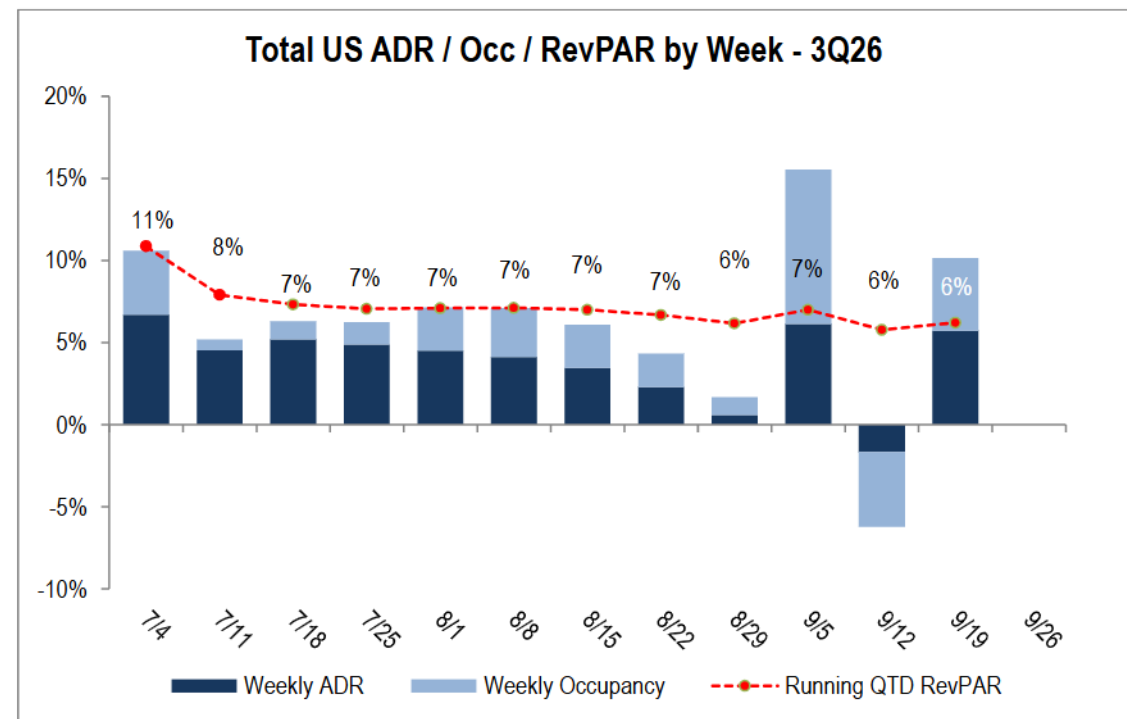
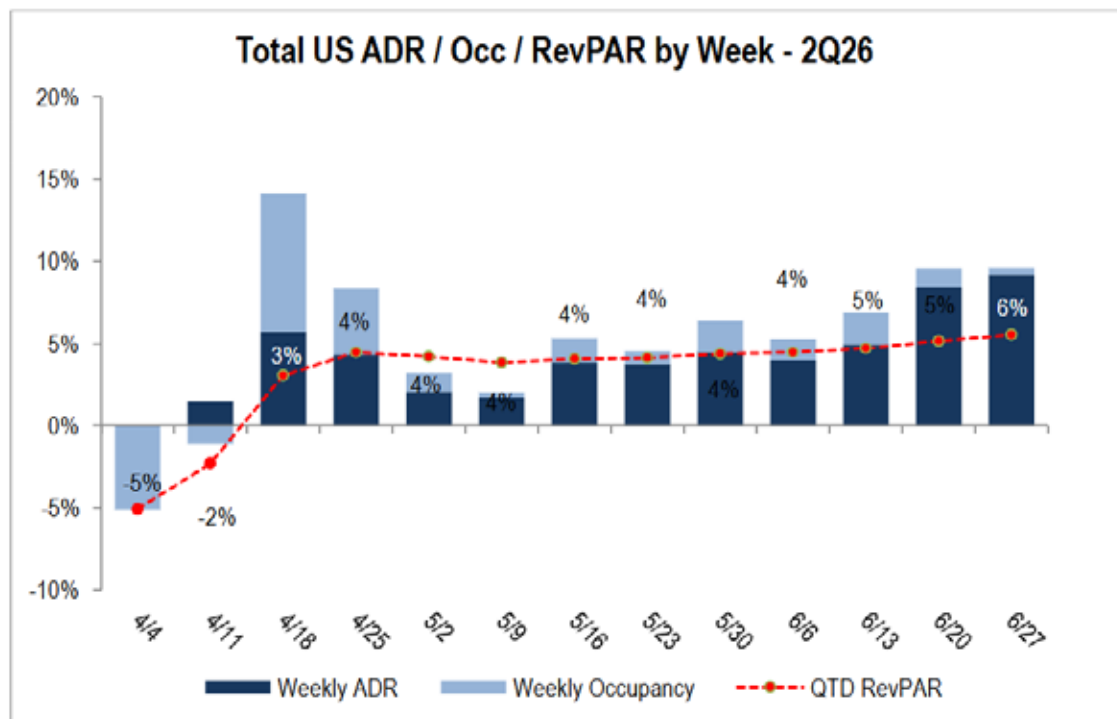
Monthly and Weekly RevPAR Y/Y

|                         | Monthly |        |        |        |        |        |         | Week ended |       |
|-------------------------|---------|--------|--------|--------|--------|--------|---------|------------|-------|
|                         | Mar-26  | Apr-26 | May-26 | Jun-26 | Jul-26 | Aug-26 | Sep-26E | 09/12      | 09/19 |
| <u>US - Overall</u>     |         |        |        |        |        |        |         |            |       |
| RevPAR                  | 6%      | 4%     | 4%     | 8%     | 8%     | 2%     | 11%     | -6%        | 10%   |
| Occ                     | 2%      | 2%     | 1%     | 2%     | 2%     | 0%     | 6%      | -5%        | 4%    |
| ADR                     | 4%      | 3%     | 3%     | 7%     | 6%     | 2%     | 5%      | -2%        | 6%    |
| <u>International</u>    |         |        |        |        |        |        |         |            |       |
| Europe                  | 7%      | 4%     | 5%     | 3%     | 5%     | 4%     | 6%      | 8%         | 4%    |
| APEC                    | 8%      | -2%    | 4%     | 0%     | 5%     | 3%     | 0%      | 2%         | -5%   |
| China                   | 6%      | 12%    | 6%     | 5%     | 3%     | 6%     | 7%      | 7%         | 4%    |
| Caribbean               | 0%      | 8%     | -1%    | -4%    | -1%    | 4%     | 12%     | 10%        | 15%   |
| <u>US - Day of Week</u> |         |        |        |        |        |        |         |            |       |
| Weekdays                | 6%      | 5%     | 4%     | 9%     | 8%     | 5%     | 7%      | -7%        | 11%   |
| Weekends                | 3%      | 3%     | 4%     | 8%     | 6%     | 1%     | 15%     | 2%         | 9%    |
| <u>US - Chainscales</u> |         |        |        |        |        |        |         |            |       |
| Luxury                  | 11%     | 8%     | 8%     | 15%    | 18%    | 4%     | 10%     | -7%        | 10%   |
| Upper Up                | 5%      | 3%     | 4%     | 9%     | 9%     | 4%     | 7%      | -15%       | 11%   |
| Upscale                 | 5%      | 4%     | 2%     | 8%     | 8%     | 3%     | 9%      | -10%       | 10%   |
| Upper Mid               | 5%      | 5%     | 3%     | 7%     | 6%     | 2%     | 12%     | -6%        | 11%   |
| Midscale                | 3%      | 4%     | 1%     | 5%     | 5%     | 1%     | 13%     | 0%         | 10%   |
| Economy                 | 0%      | 1%     | 0%     | 3%     | 4%     | 0%     | 13%     | 5%         | 9%    |
| <u>US - Locations</u>   |         |        |        |        |        |        |         |            |       |
| Urban                   | 6%      | 4%     | 4%     | 14%    | 15%    | 5%     | 10%     | -10%       | 14%   |
| Resort                  | 10%     | 6%     | 8%     | 5%     | 5%     | -3%    | 11%     | -6%        | 3%    |
| <u>US - Markets</u>     |         |        |        |        |        |        |         |            |       |
| Top 8 Markets Avg.      | 9%      | 5%     | 5%     | 14%    | 15%    | 4%     | 10%     | -11%       | 17%   |
| Las Vegas               | 23%     | -4%    | 18%    | 7%     | -2%    | -8%    | -1%     | -33%       | -12%  |

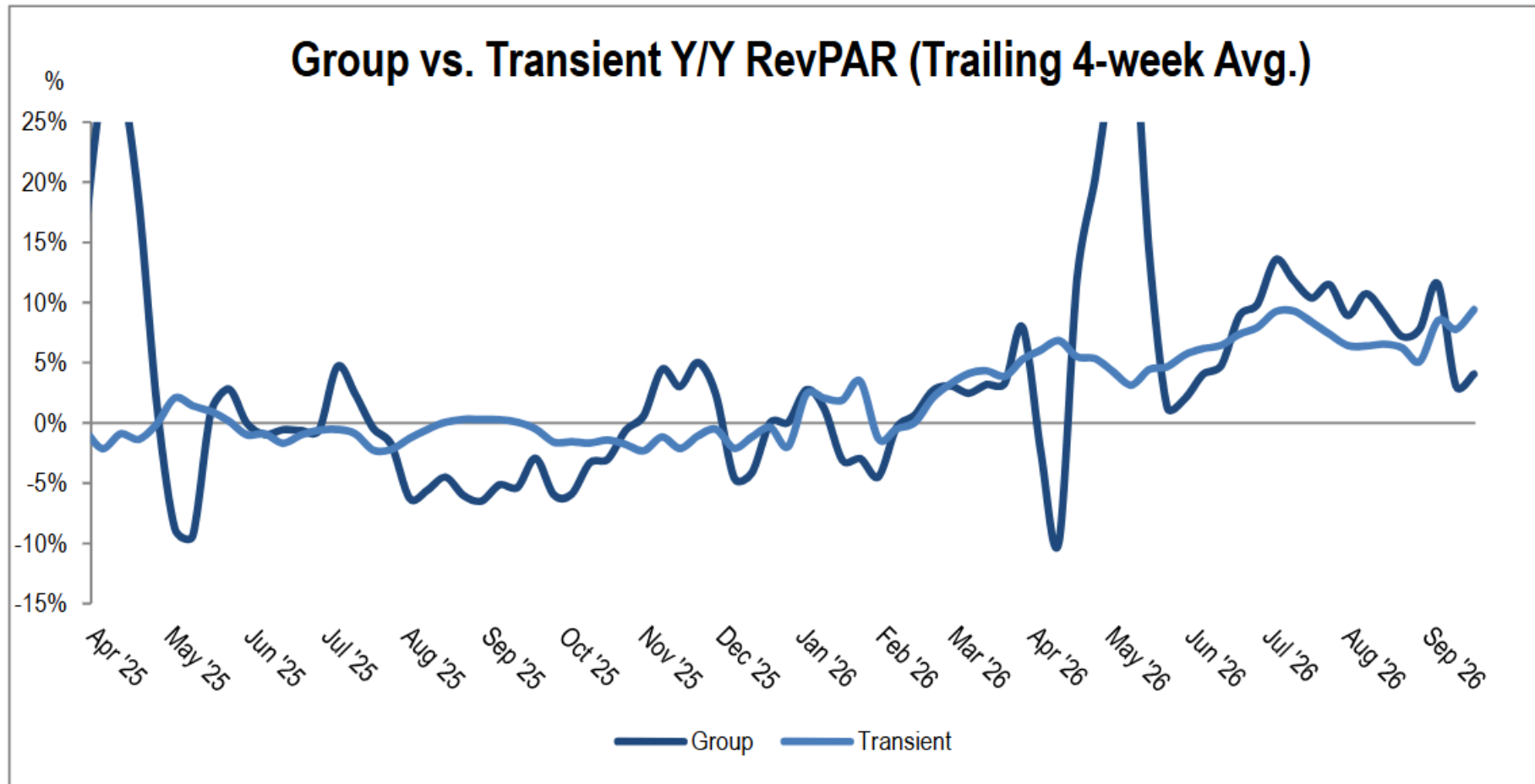
Note: Top 8 Markets Avg incl. Boston, Chicago, Los Angeles, Miami, NYC, Orlando, San Francisco, & DC Metro

Source: CoStar, BofA Global Research

# Total U.S. ADR / Occupancy / RevPAR Change Running QTD



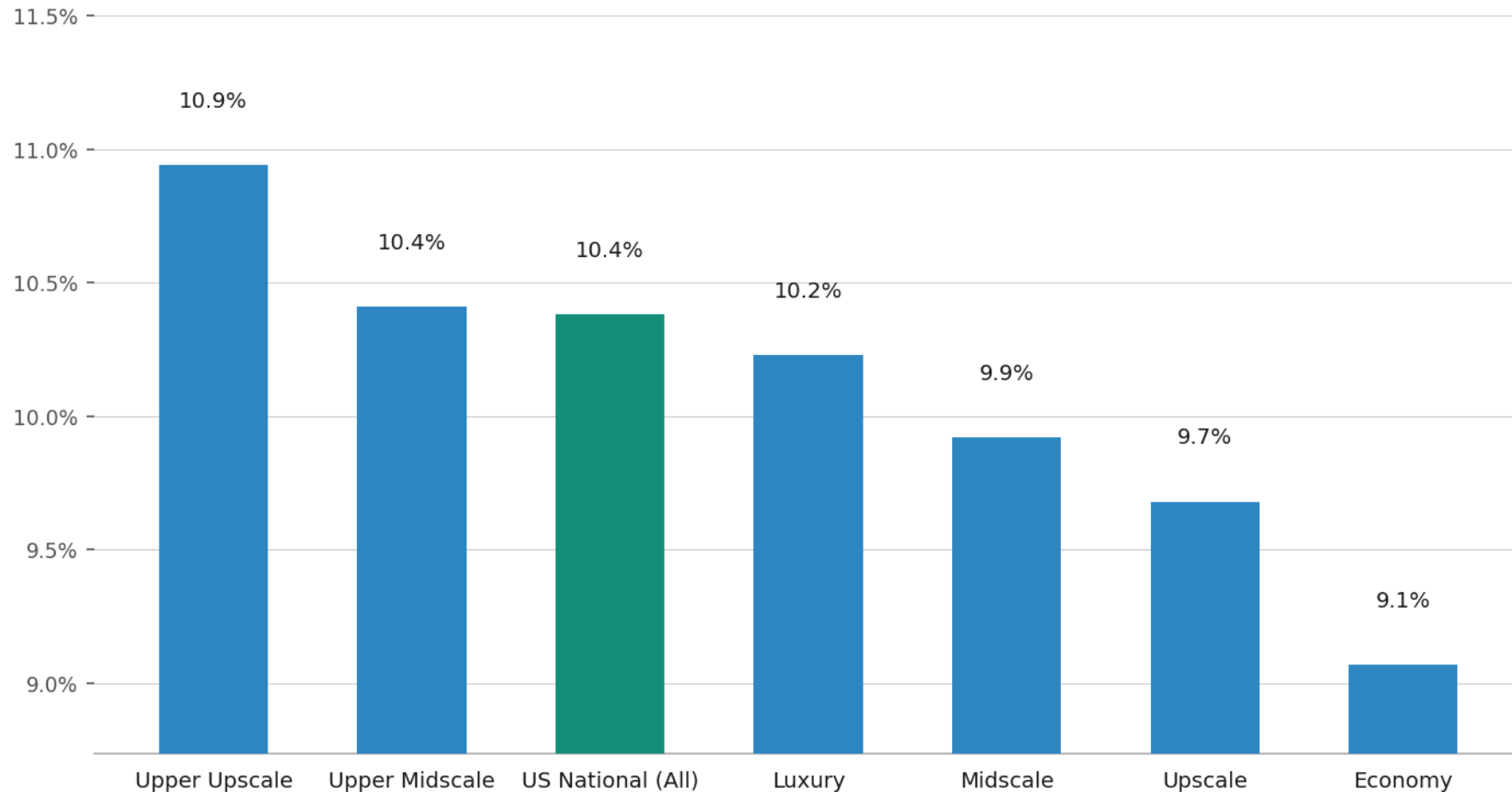
# Total U.S. Group vs. Transient – 4-Week Moving Average



# U.S. RevPAR – Weekly Chain Scales

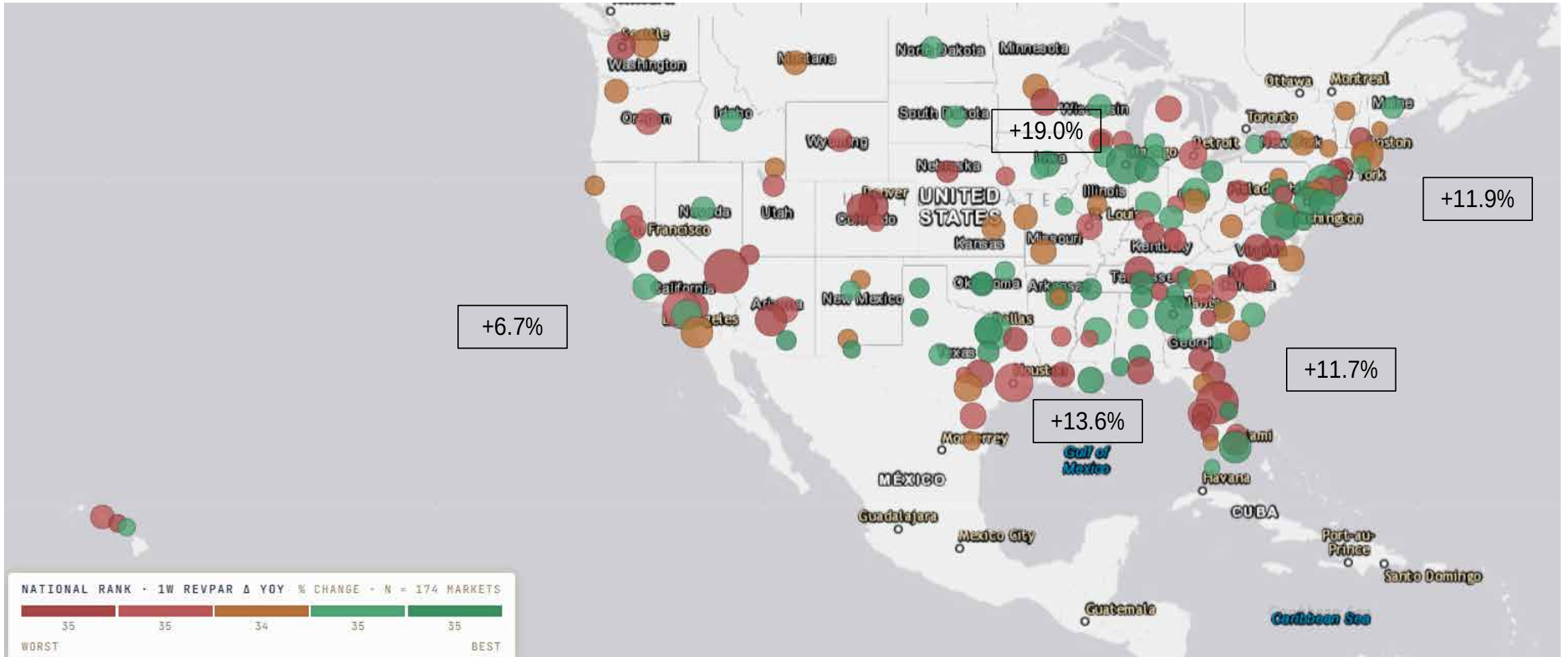
*The week ended September 19 was strong across the board for U.S. hotel chain scales, with only 180 bps separating top from bottom. Upper Upscale led with 10.9% growth, while Economy trailed with a 9.1% increase, still quite healthy.*

RevPAR % Change — Week of September 19, 2026



# U.S. RevPAR – Weekly Performance – All U.S. Markets

Among CoStar's 174 U.S. markets last week, the Midwest surged 19.0%, the Southwest rose 13.6%, the Northeast grew 11.9%, the Southeast increased 11.7%, and the West gained +6.7%. The 25 largest markets rose 11.6%, while gateway markets jumped 18.0%. Hawaii's Kauai, impacted by the recent hurricane, declined 29.7%, while Las Vegas fell 11.6%.

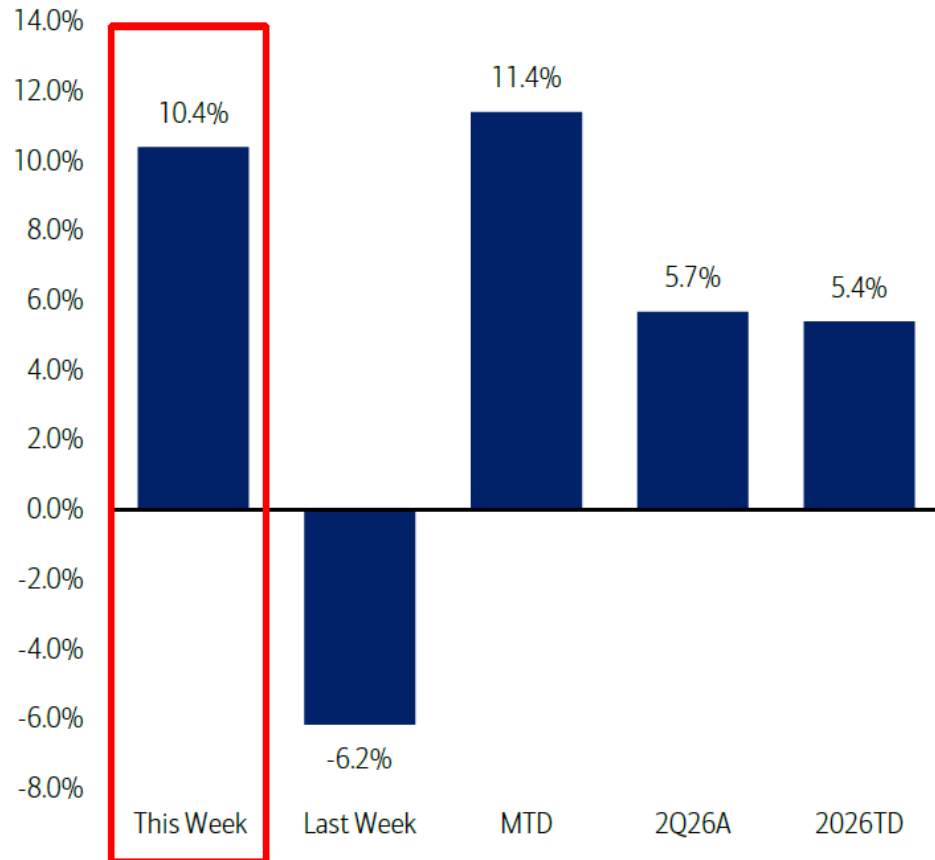


Source: CoStar, MWC

# U.S. RevPAR – Weekly, MTD, QTD, and YTD Est.

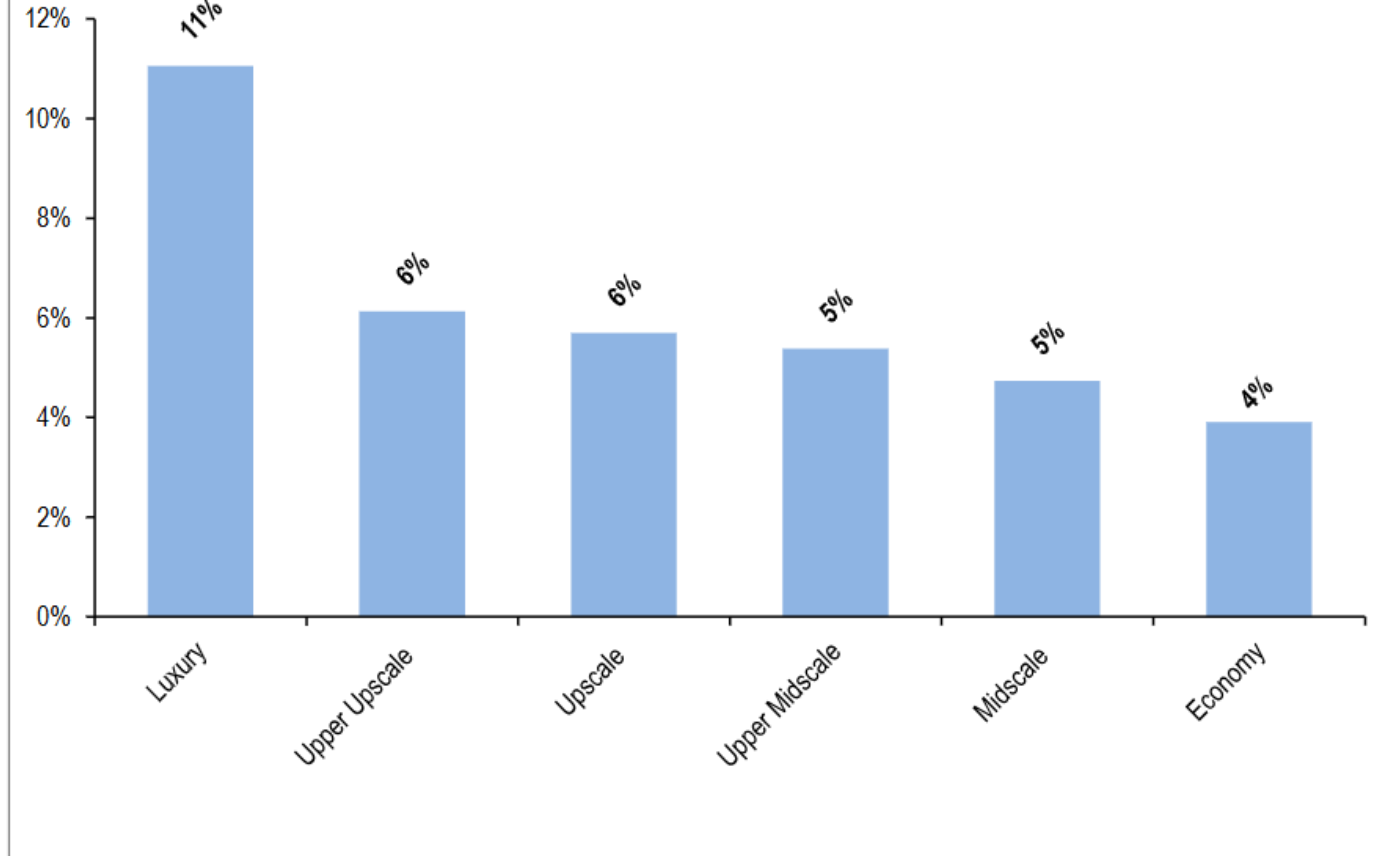
**Exhibit 2: Domestic RevPAR was +10.4% Y/Y this week**

US RevPAR Y/Y



Source: CoStar, BofA Global Research

**Y/Y QTD RevPAR by Chain Scale - 3Q26**



Sources: BofA, Evercore, CoStar

# U.S. RevPAR – Weekly Performance – Major Markets

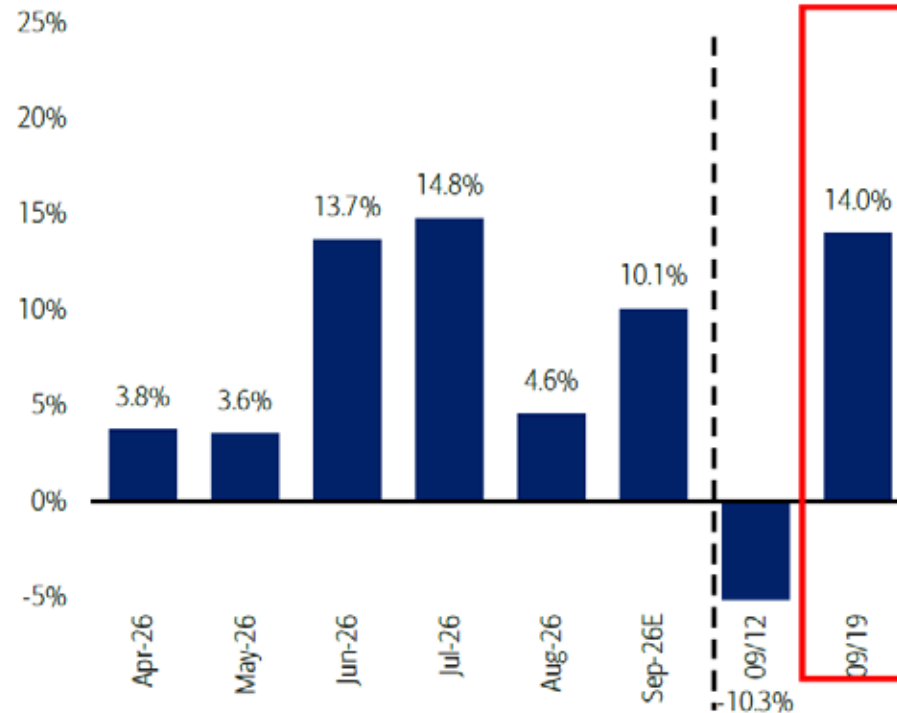
Chicago led all markets with a gain of 41.9%, Fort Worth/Arlington (+31.4%), Washington, DC (+24.5%), Miami (+22.1%), Philadelphia (+21.9%), New Orleans (+21.6%), Savannah (+20.1%), and Atlanta (+20.0%).



# U.S. RevPAR – Urban vs. Resort Weekly Update

**Exhibit 6: Urban RevPAR was +14.0% Y/Y this week (Jewish holiday timing)**

Urban RevPAR Y/Y

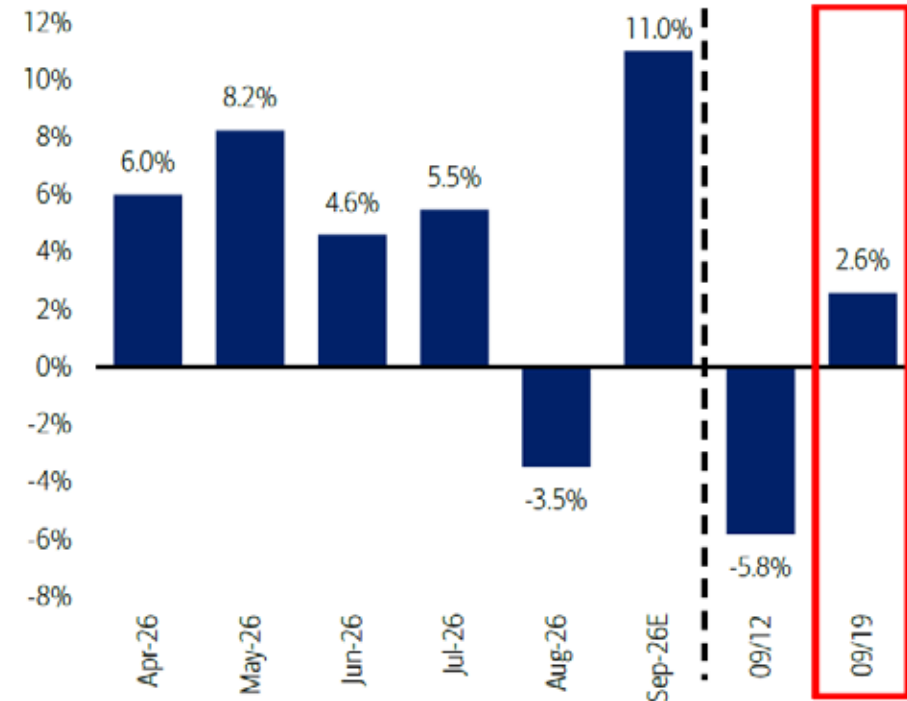


Source: CoStar, BofA Global Research

BofA GLOBAL RESEARCH

**Exhibit 7: Resort RevPAR was +2.6% Y/Y this week (Jewish holiday timing)**

Resort RevPAR Y/Y

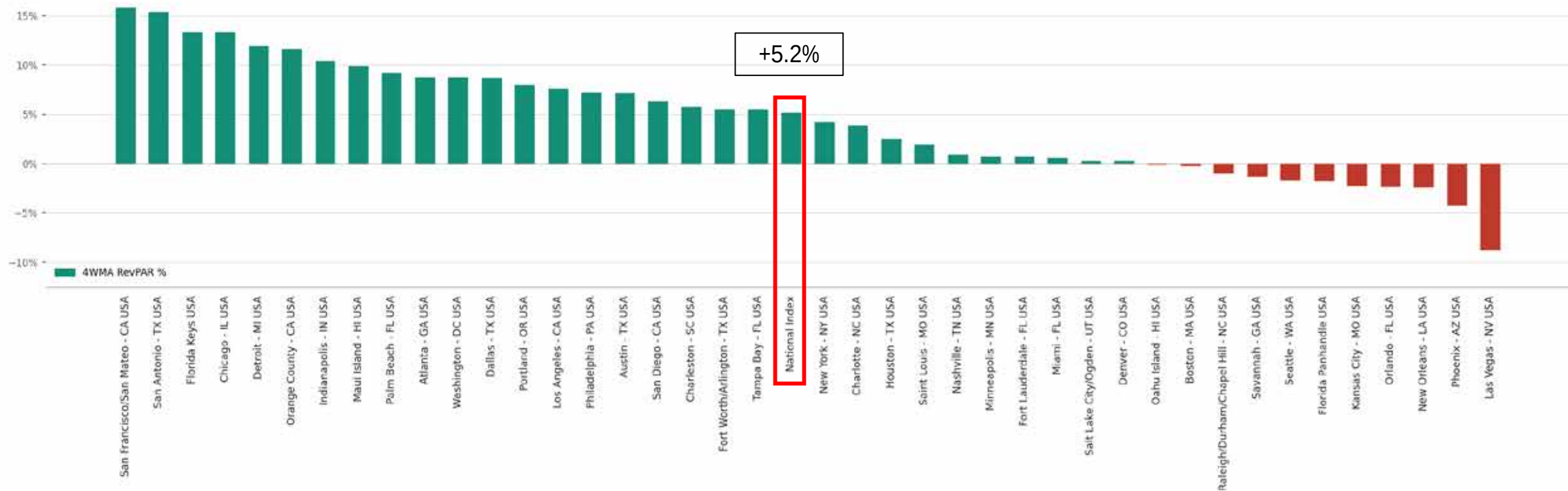


Source: CoStar, BofA Global Research

BofA GLOBAL RESEARCH

# U.S. RevPAR – 4-Week Moving Average – Major Markets

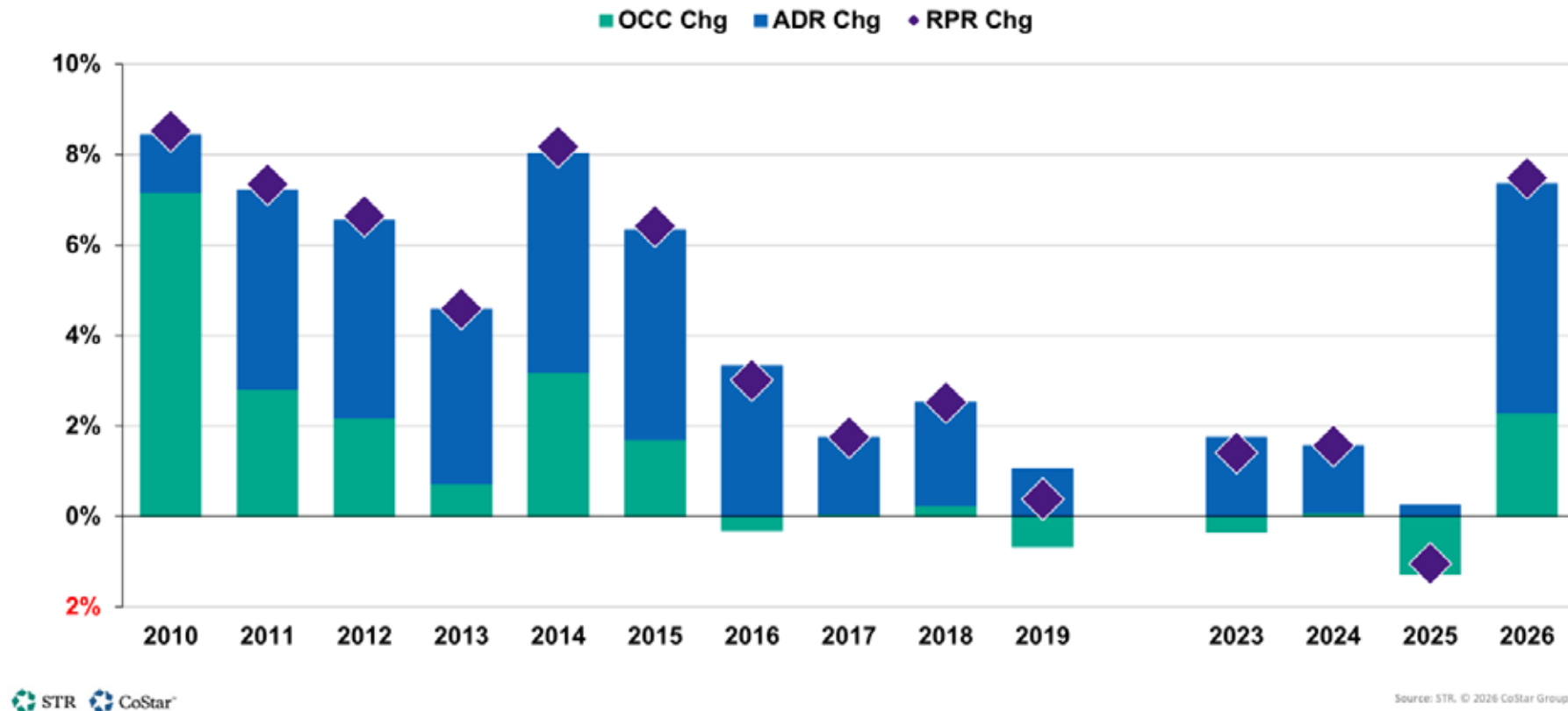
For the four weeks ended September 19, U.S. RevPAR grew 5.2%, led by San Francisco (+15.8%), San Antonio (+15.4%), the Florida Keys (+13.3%), and Chicago (+13.3%). For the 4-week period, 142 of CoStar’s 174 markets had positive RevPAR growth.



U.S. RevPAR grew the most this summer since 2014 (excluding Covid 2020-22), gaining nearly 8%. World Cup pricing provided a major boost.

### Summer RevPAR gain the highest since 2014

U.S. RevPAR change from Friday before Memorial Day to Sunday before Labor Day, excludes 2020-2022

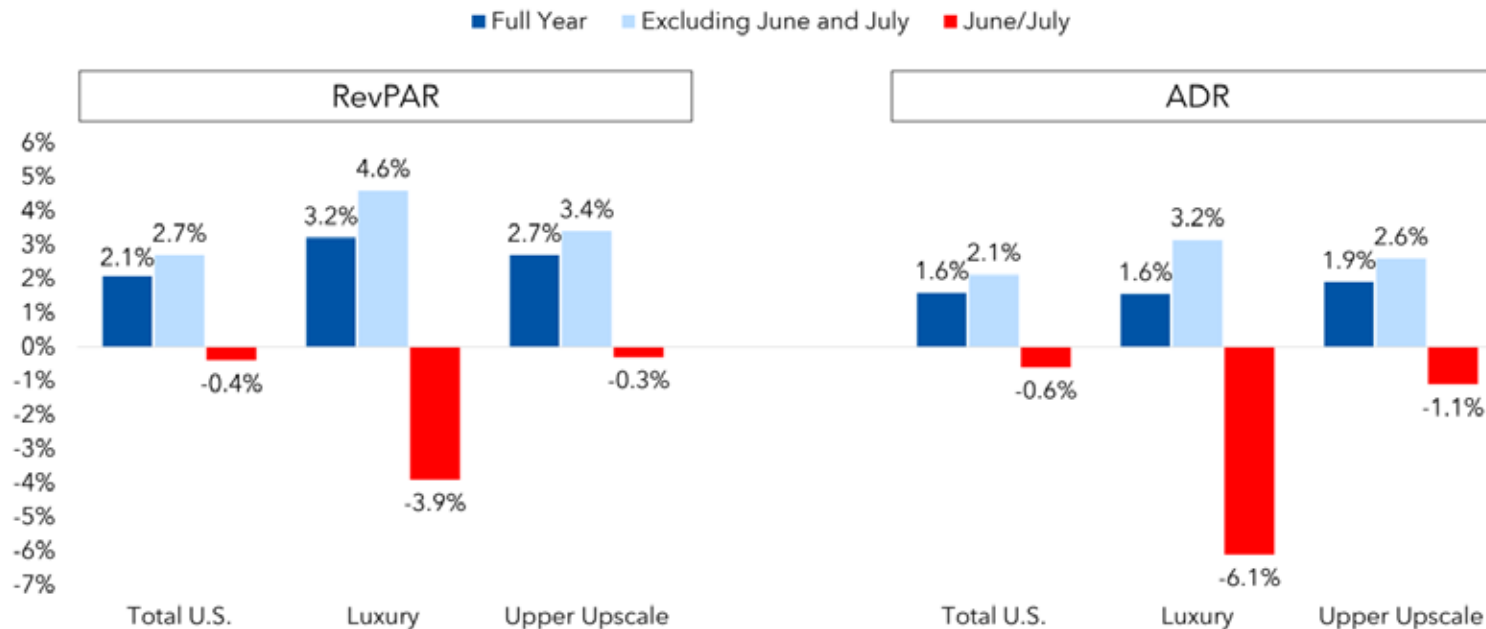


Source: CoStar

But what a big event gives, it also takes away. CoStar's 2027 forecast of +2.1% includes 2.7% growth for the 10 months outside the World Cup comparison period and a 0.4% decline in June and July against strong 2026 World Cup comps. The Luxury forecast shows an even greater swing, with non-World Cup growth of 4.6% offset by a 3.9% decline in June and July for a 2027 total of +3.2%.

## 2027: 10+2

U.S. RevPAR and ADR Forecast, Select Chain Scales, Year-Over-Year Percent Change



Source: © 2026 CoStar Group



Despite the spike in 10-year Treasury yields and the potential for additional Fed rate hikes, CMBS spreads tightened 1-2 bps this week, with 10-year AAAs at 71 bps (-1 bp), AAs at 125 bps (-1 bp), As at 178 bps (-2 bps), and BBB- spreads at 494 bps (-1 bp).

## CRE Debt & Equity Markets

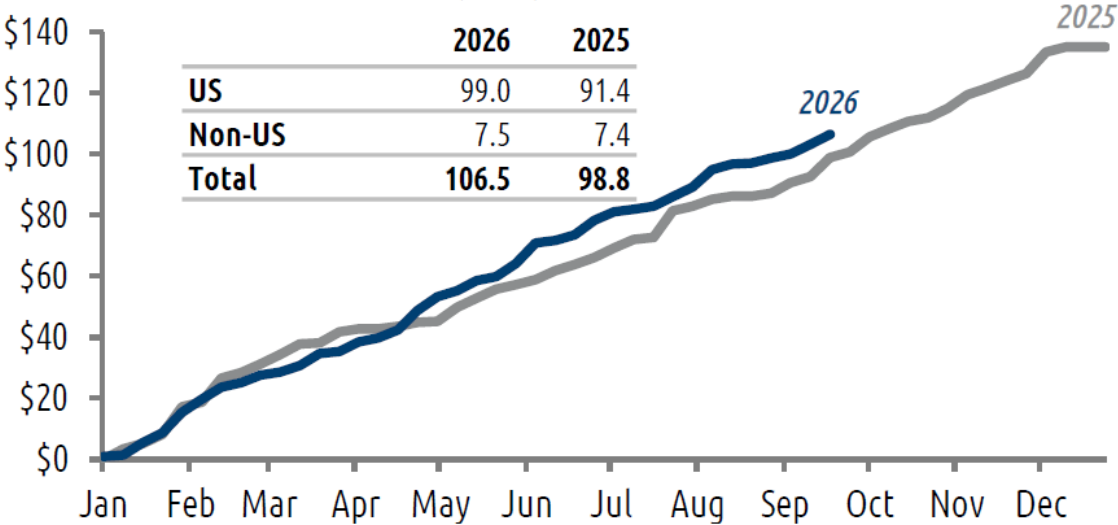
# CRE Issuance and Spread Trends

Sources: Commercial Mortgage Alert, Green Street, Trepp

Worldwide CMBS issuance volume is \$106.5 billion year to date, up \$7.6 billion (7.7%) from this time last year. Conventional secured-debt costs are 6.8% on average, up 70 bps year to date. One-year 3% SOFR cap pricing has increased roughly 44% on average over the past month.

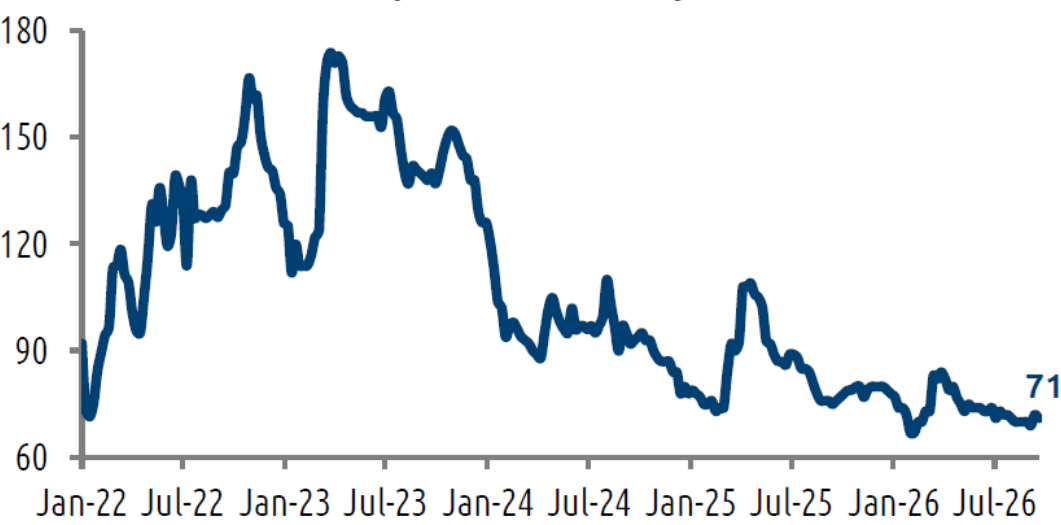
## WORLDWIDE CMBS

Year-To-Date Issuance Volume (\$Bil.)



## CMBS SPREADS

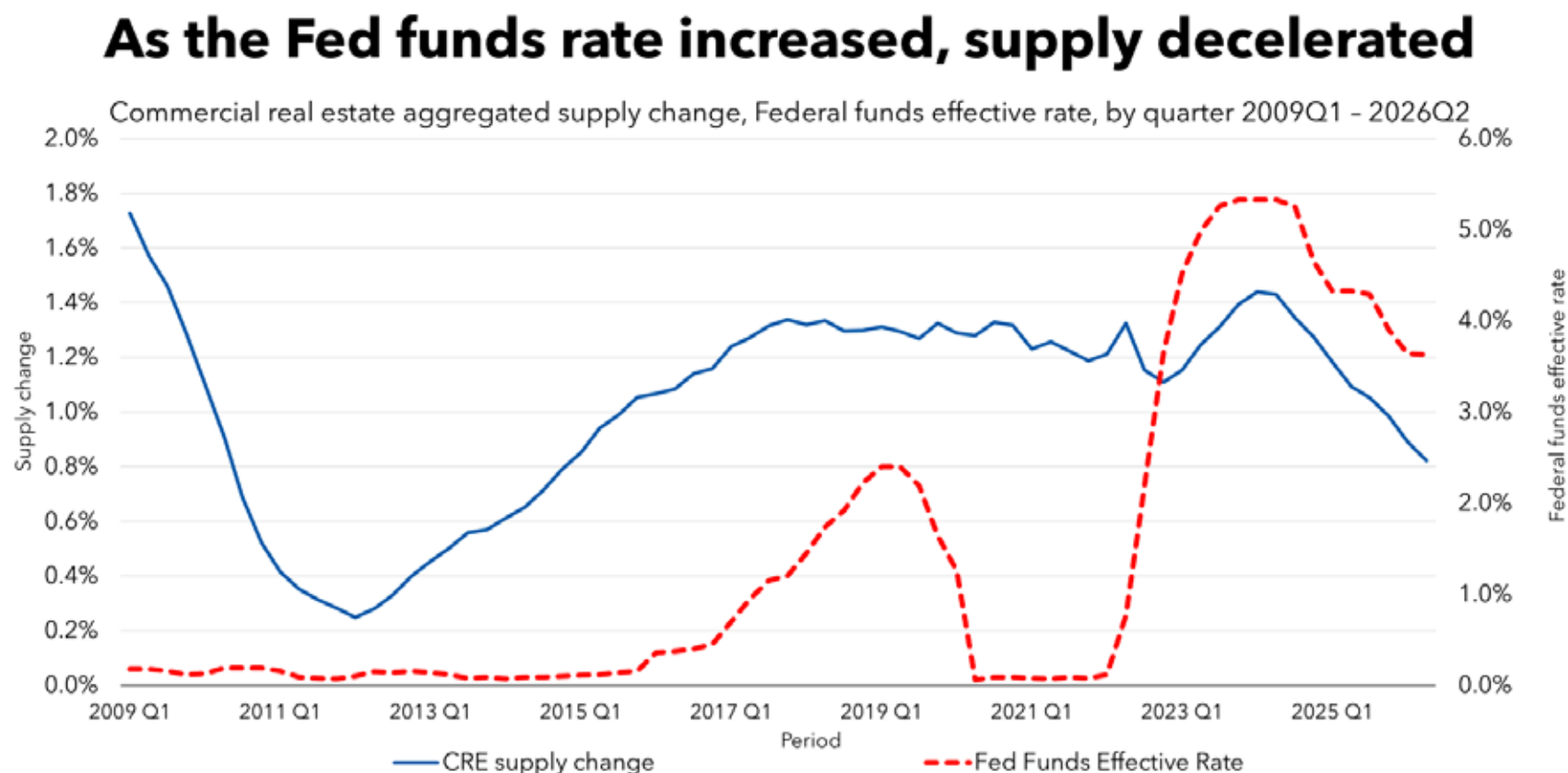
10-Year AAA Recent-Issue Spread Over Treasury



Spread (bp)

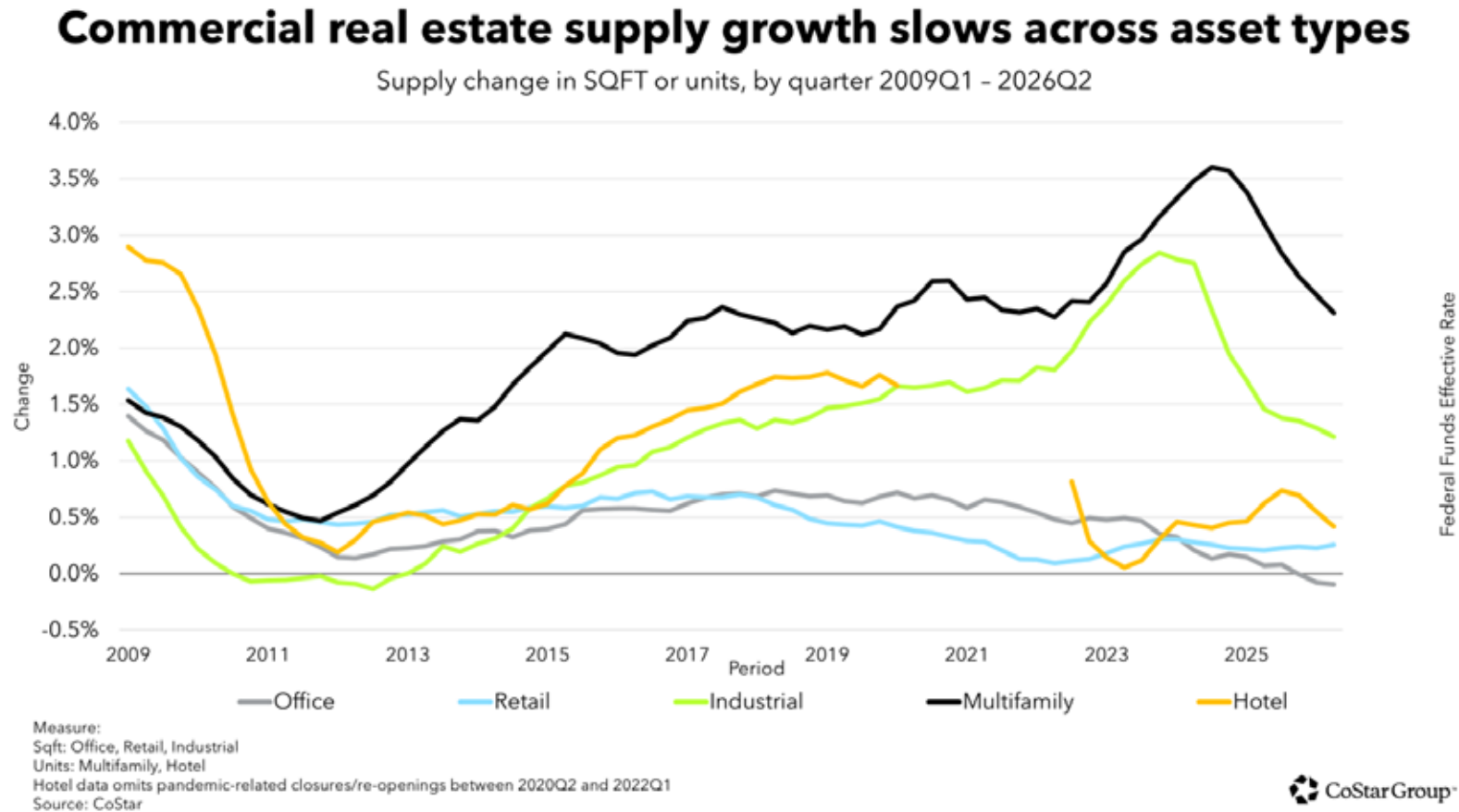
|      | Avg. Life | 9/23  | Week Earlier | 52-wk Avg. |
|------|-----------|-------|--------------|------------|
| AAA  | 5         | J+91  | J+92         | J+97       |
| AAA  | 10        | J+71  | J+72         | J+75       |
| AA   | 10        | J+125 | J+126        | J+136      |
| A    | 10        | J+178 | J+180        | J+191      |
| BBB- | 10        | J+494 | J+495        | J+478      |

Higher interest rates have materially slowed CRE supply growth, improving the future supply backdrop for existing properties if demand holds.



Quarterly summary of supply change for office, retail, industrial, multifamily, hotel  
Hotel data omits pandemic-related closures/re-openings between 2020Q2 and 2022Q1  
Source: CoStar, FRED

The CRE supply growth slowdown is happening in all but the retail space, which has been steady for the last several years but remains one-half of 2017 levels (hotel supply growth is below 0.5%, down from a long-term average of 1.8%).

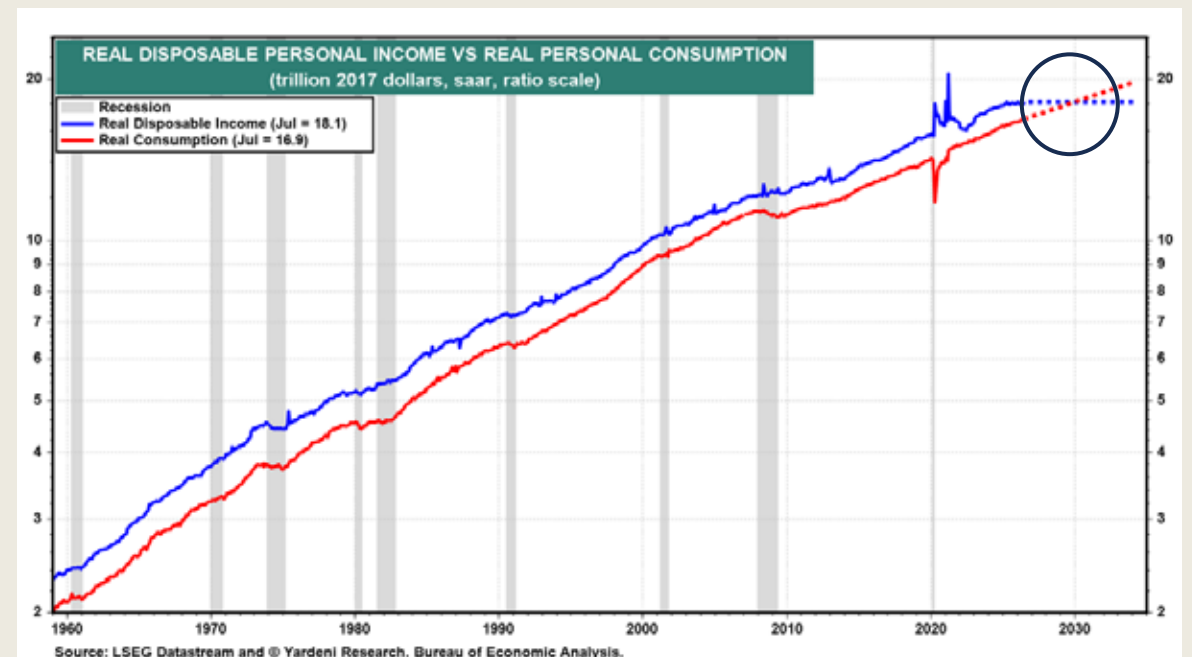
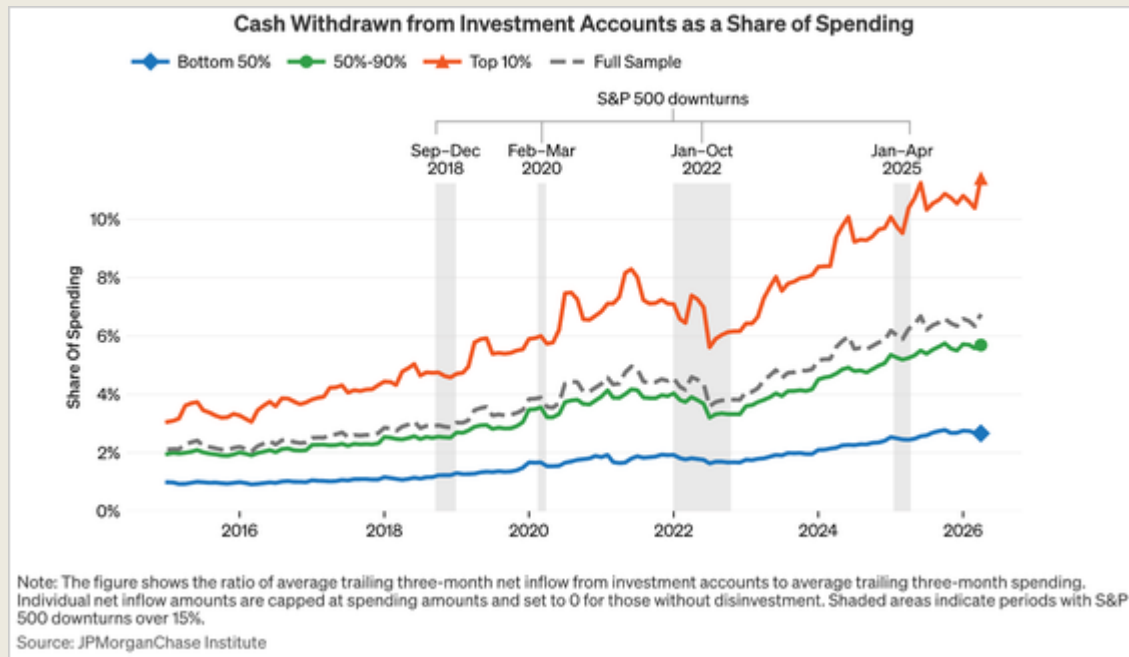


The growth data remain strong: PMIs accelerated, jobless claims stayed low, and GDPNow is tracking 5.0%. Consumer sentiment weakened as inflation expectations rose.

## U.S. Economic Data

| Last Week's Major U.S. Economic Reports |                                   |          |        |                 |          |
|-----------------------------------------|-----------------------------------|----------|--------|-----------------|----------|
| Time (ET)                               | Report                            | Period   | Actual | Median Forecast | Previous |
| <b>Monday, Sep. 21</b>                  |                                   |          |        |                 |          |
| No events scheduled                     |                                   |          |        |                 |          |
| <b>Tuesday, Sep. 22</b>                 |                                   |          |        |                 |          |
| No events scheduled                     |                                   |          |        |                 |          |
| <b>Wednesday, Sep. 23</b>               |                                   |          |        |                 |          |
| 9:45 AM                                 | US Flash Manufacturing PMI        | Sep      | 57.0   | 53.5            | 53.2     |
| 9:45 AM                                 | US Flash Services PMI             | Sep      | 58.7   | 55.7            | 56.8     |
| <b>Thursday, Sep. 24</b>                |                                   |          |        |                 |          |
| 8:30 AM                                 | Weekly Jobless Claims             | Sept. 19 | 197K   | 201K            | 196K     |
| 10:00 AM                                | New Home Sales                    | Aug.     | 684K   | 618K            | 607K     |
| 11:00 AM                                | Kansas City Fed Survey            | Sep      | 20     | -               | 17       |
| <b>Friday, Sep. 25</b>                  |                                   |          |        |                 |          |
| 8:30 AM                                 | Durable Goods                     | Aug.     | 0.0%   | -0.3%           | 1.1%     |
| 10:00 AM                                | U. Michigan Final Consumer Survey | Sep      | 48.1   | 47.8            | 51.7     |

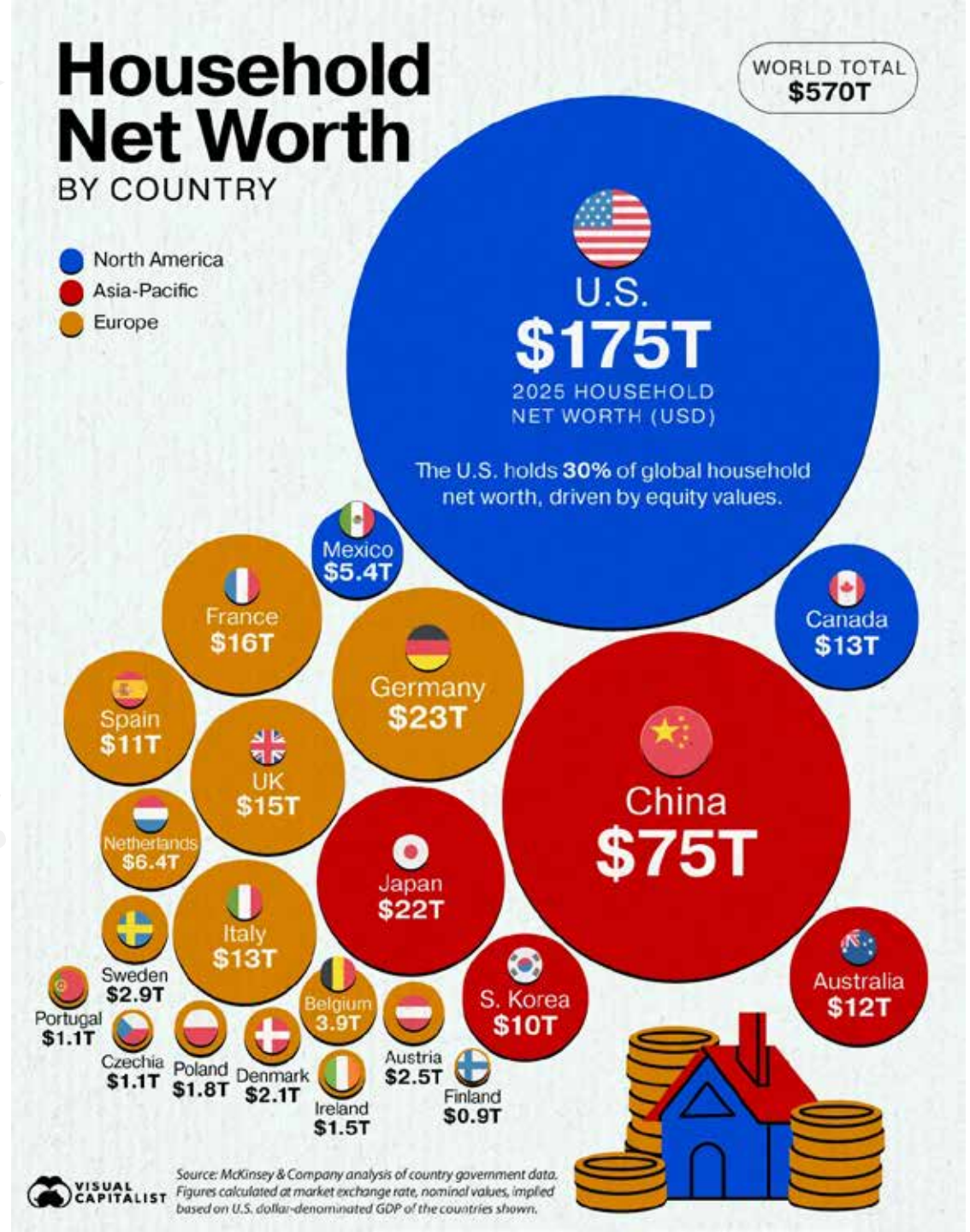
The Resilient Consumer: Net transfers from investment accounts to checking accounts, measured as a share of spending, have risen across income groups. For the full sample, the measure increased from roughly 3.5% in April 2019 to 6.8% in April 2026, suggesting that investment wealth is playing a growing role in supporting consumption. According to Ed Yardeni, that trend is expected to continue, eventually taking the savings rate into negative territory (right hand chart)...



Source: The Daily Shot, Yardeni Research

...and while some argue that the low savings rate isn't sustainable, this trend is exactly what we've been preparing for for decades – Baby Boomers are retiring, and they are starting to spend their savings. With roughly \$8 trillion in money market funds and a U.S. household net worth of \$175 trillion, household balance sheets provide substantial capacity to support spending.

Source: Visual Capitalist



S&P Global's US PMI data came in stronger than expected: composite PMI was 58.4 (highest since July 2021), services 58.7, and manufacturing 57.0 (best since 2022), with the fastest new-order growth since April 2022 and strongest hiring since February 2021. Combined with a weak 5-year Treasury auction, PMIs helped 5-year yields spike 17 bps on Wednesday.

Source: S&P Global

Purchasing Managers' Index(PMI™) ⓘ

Index Ranges

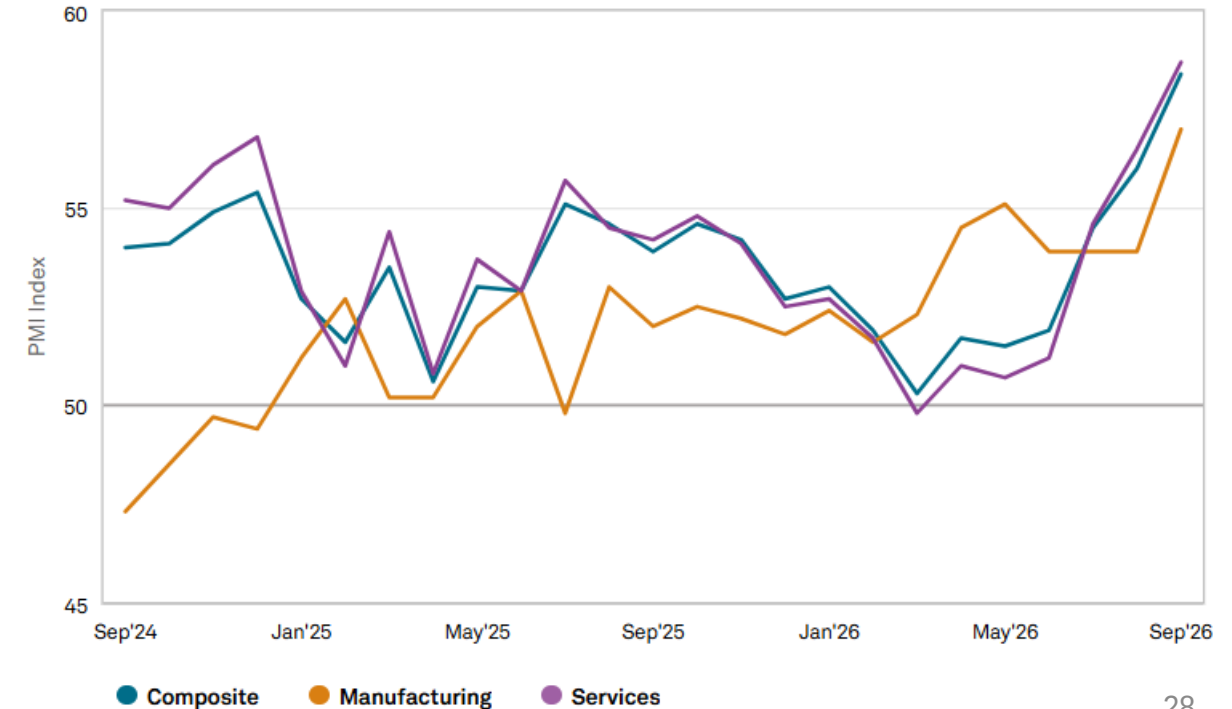
|                                                                                |                                                                             |
|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <b>USA Composite ⓘ</b><br><b>58.4 ▲</b> Release Date: 9/23/2026<br>Period: Sep | <b>Prior Composite</b><br><b>56.0</b> Release Date: 9/3/2026<br>Period: Aug |
|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------|

| INDEX BREAKDOWN | INDEX/TREND FROM PRIOR SCORE | RELEASE DATE | PRIOR INDEX | PRIOR RELEASE DATE | 6-MONTH TREND                                                                 |
|-----------------|------------------------------|--------------|-------------|--------------------|-------------------------------------------------------------------------------|
| Manufacturing ⓘ | 57.0 ▲                       | 9/23/2026    | 53.9        | 9/1/2026           | <div><div></div><div></div><div></div><div></div><div></div><div></div></div> |
| Services ⓘ      | 58.7 ▲                       | 9/23/2026    | 56.5        | 9/3/2026           | <div><div></div><div></div><div></div><div></div><div></div><div></div></div> |

Trend from Prior Index: ▲ Increase ▼ Decrease ► No Changes

PMI Trends

2024 - 2026



The University of Michigan's final September Consumer Sentiment Index slid to 48.1 from 51.7, a four-month low and down 15% since January. One-year inflation expectations jumped to 4.6% from 4.0%; long-run inflation expectations rose to 3.4%.

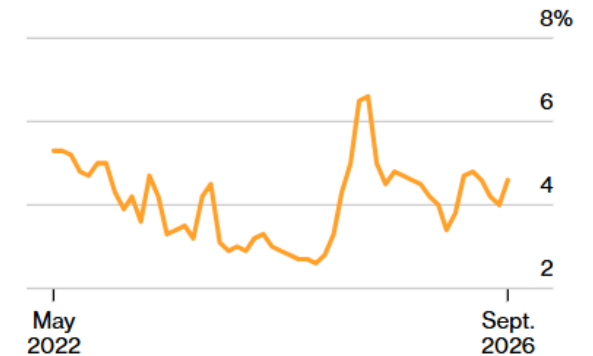
### Consumer Sentiment Slides as Inflation Worries Mount

Respondents' economic outlook for the year ahead fell to lowest since 2022

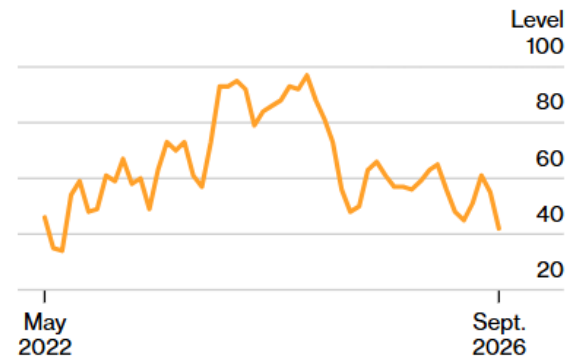
Consumer sentiment index



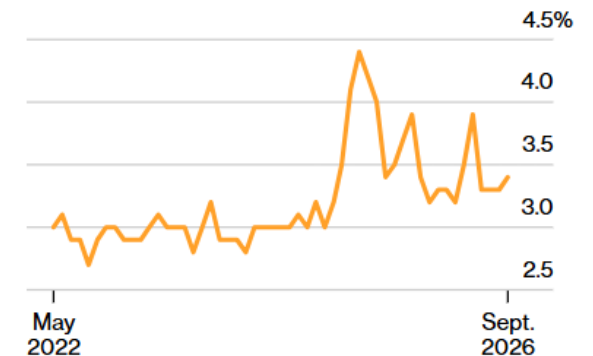
Year-ahead inflation expectations



Outlook for business conditions in the next year



Long-run inflation expectations

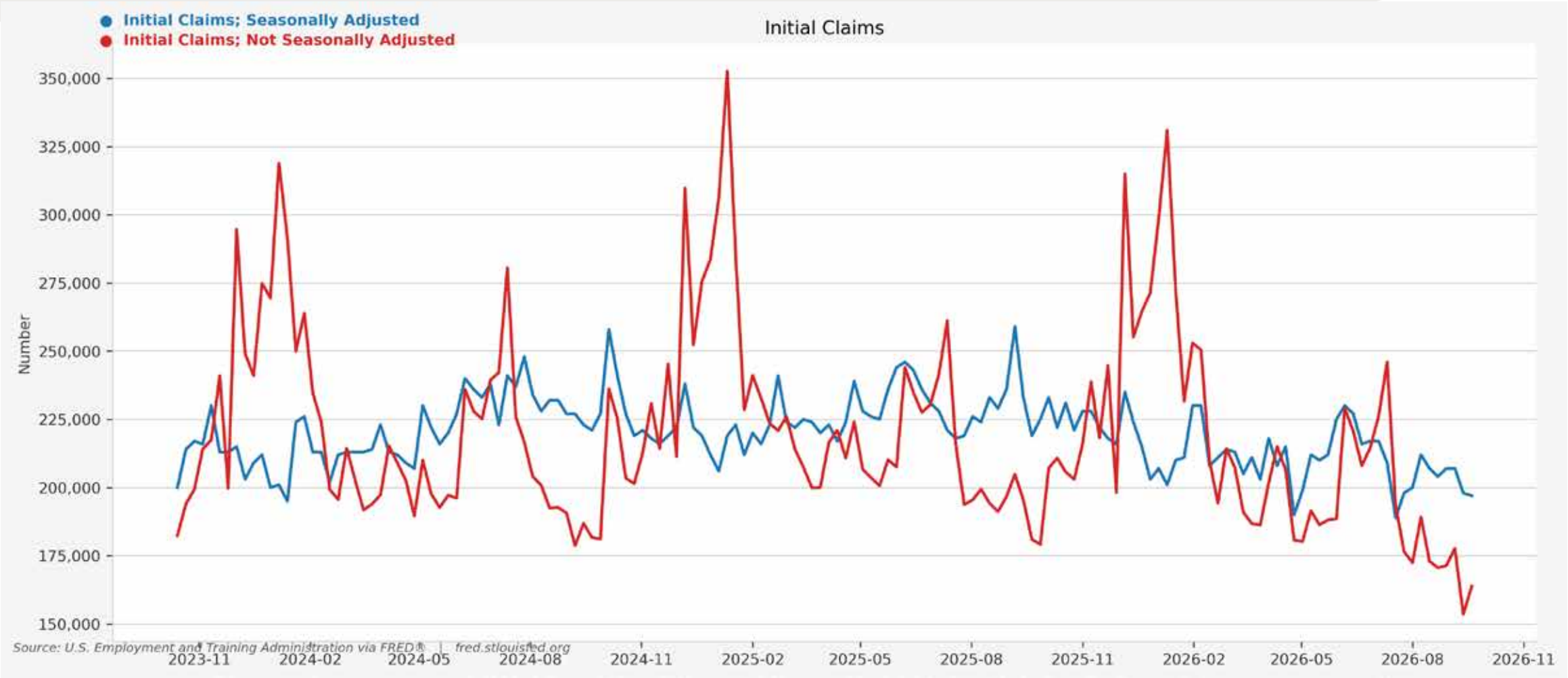


Source: University of Michigan

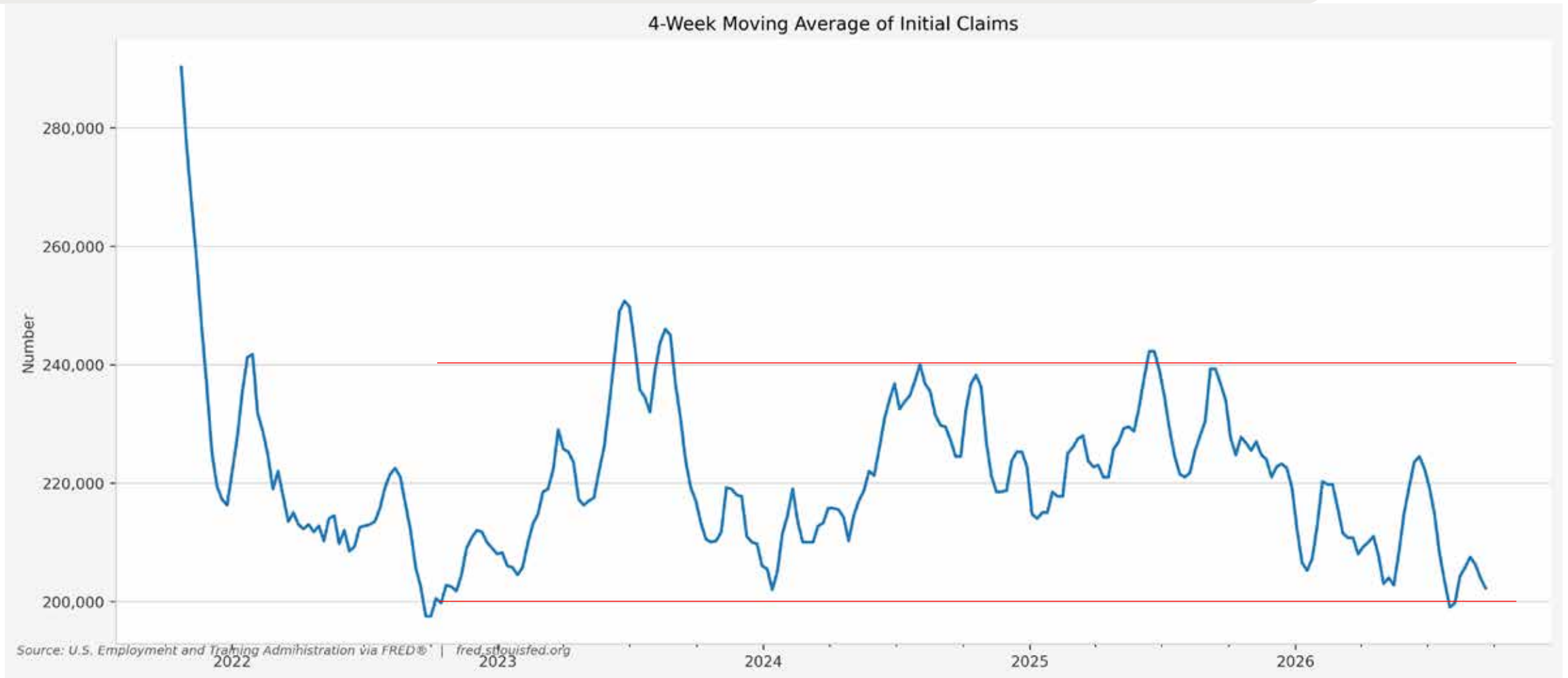
With the August PCE inflation report due out next week (consensus forecast = 3.6% headline, 3.2% core), the Truflation “real-time” inflation indicator rose 9 bps to 2.49% as of September 25, leaving it 91 bps below the August headline CPI of 3.4%, 9 bps above August’s core CPI of 2.4%, and 81 bps below the July core PCE level of 3.3%.



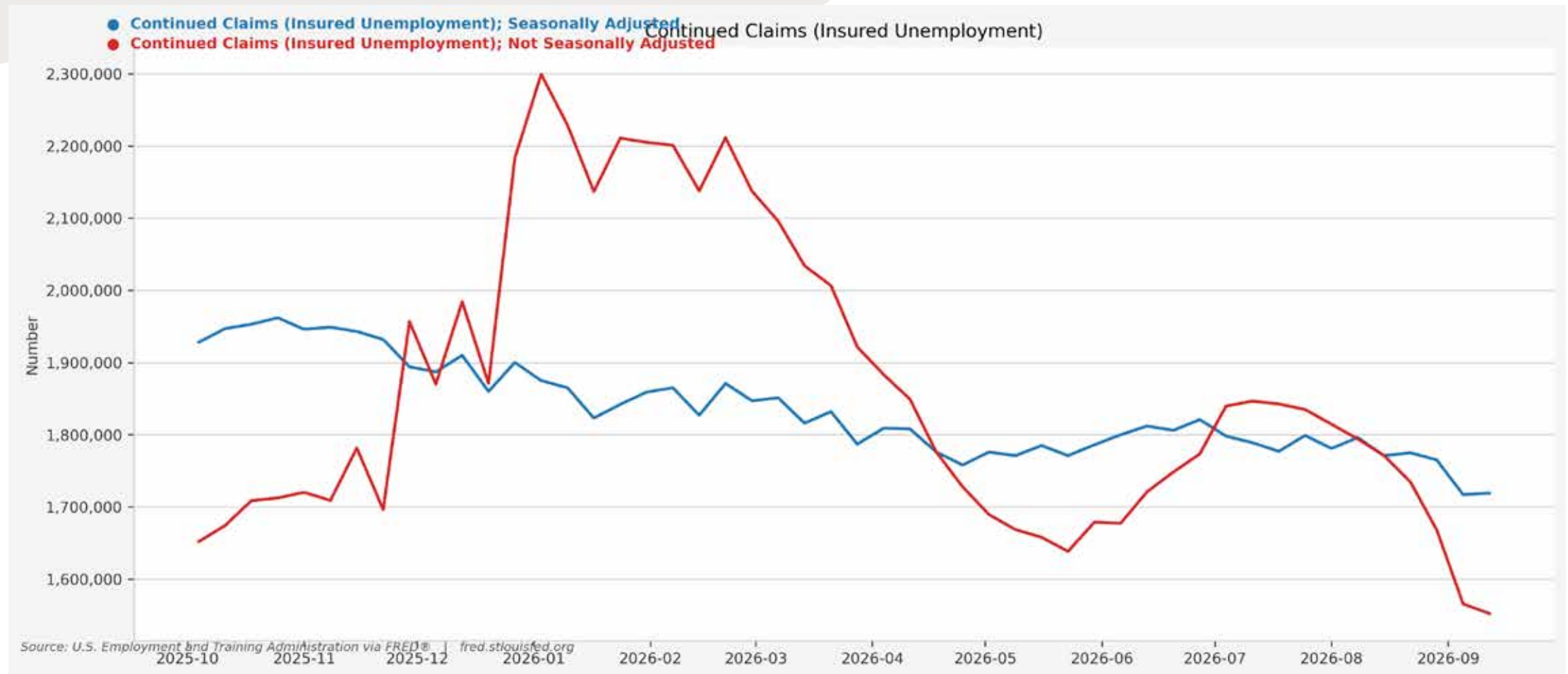
Seasonally adjusted initial jobless claims fell 1,000 to 197,000 (blue line), while unadjusted claims rose 10,200 to 163,800 (red line)...



...while the 4-week moving average of seasonally adjusted initial claims fell 1,750 to 202,250, and the 13-week moving average fell 1,500 to 204,750, signaling the continuation of a healthy labor market.

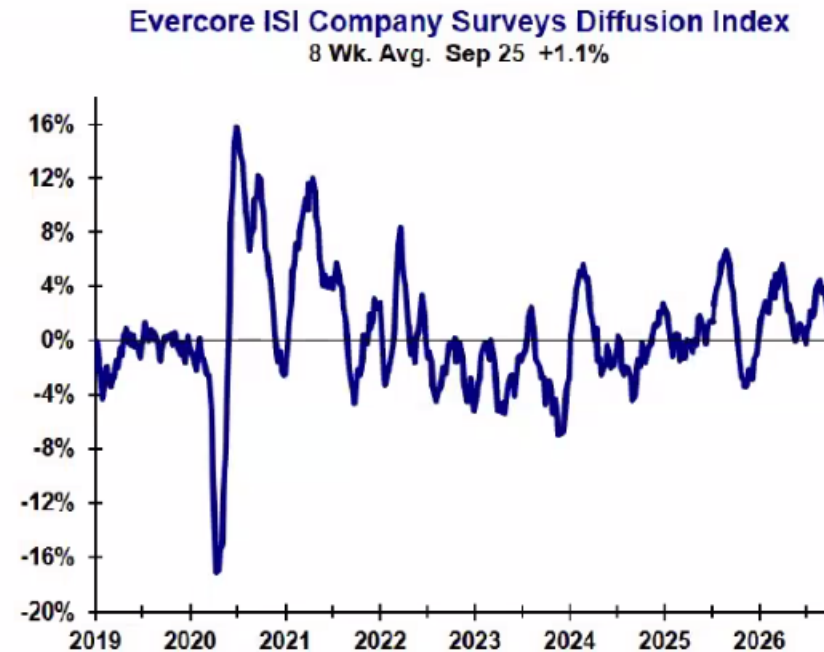


Seasonally adjusted continuing claims rose 2,000 to 1,719,000, the 4-week MA fell 13,000 to 1,744,000, and the 13-week MA fell 7,150 to 1,778,000. Unadjusted continuing claims were 1,552,300, a decline of 13,400 from the prior week.



Evercore's company surveys continue to suggest that the consumer remains resilient...

## Company Surveys Tick Up, Modestly Below Recent High.

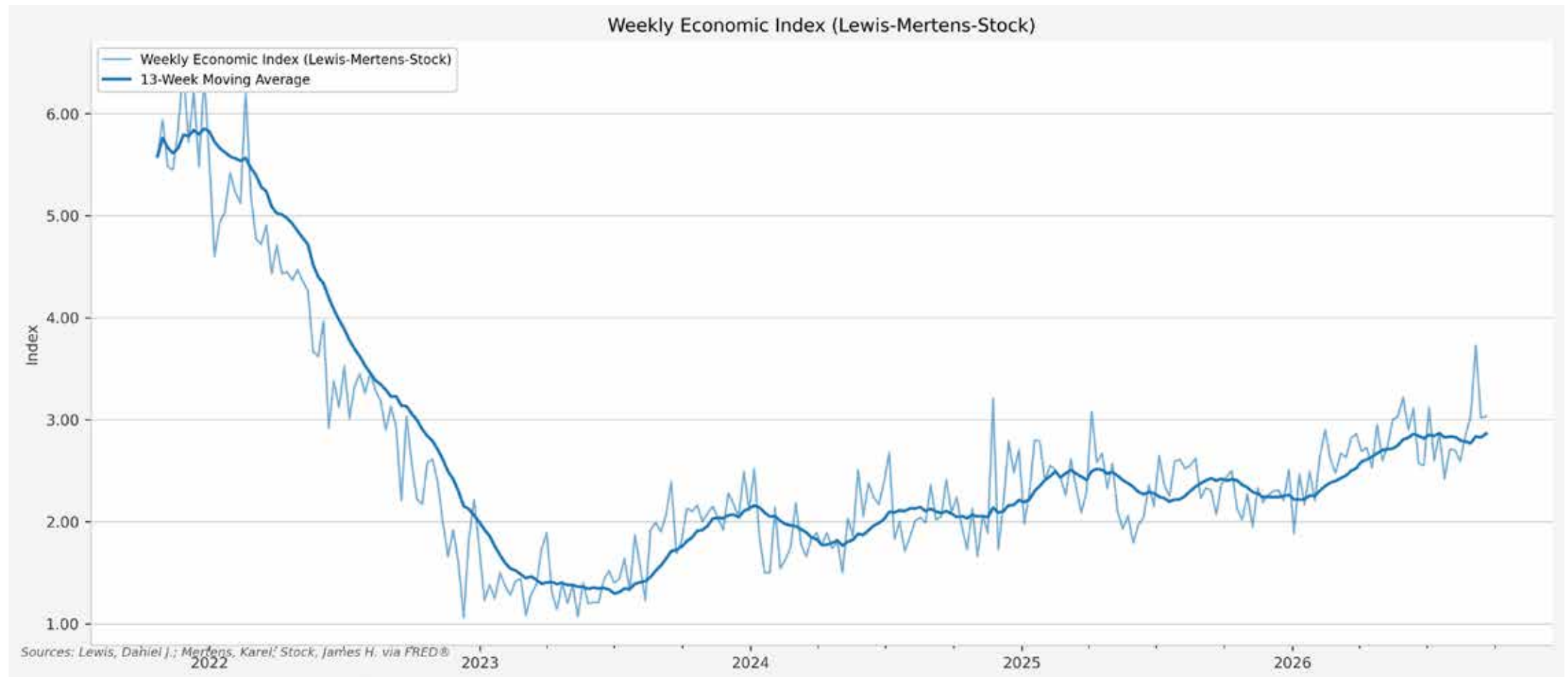


...and while employment remains strong, wages are softening.

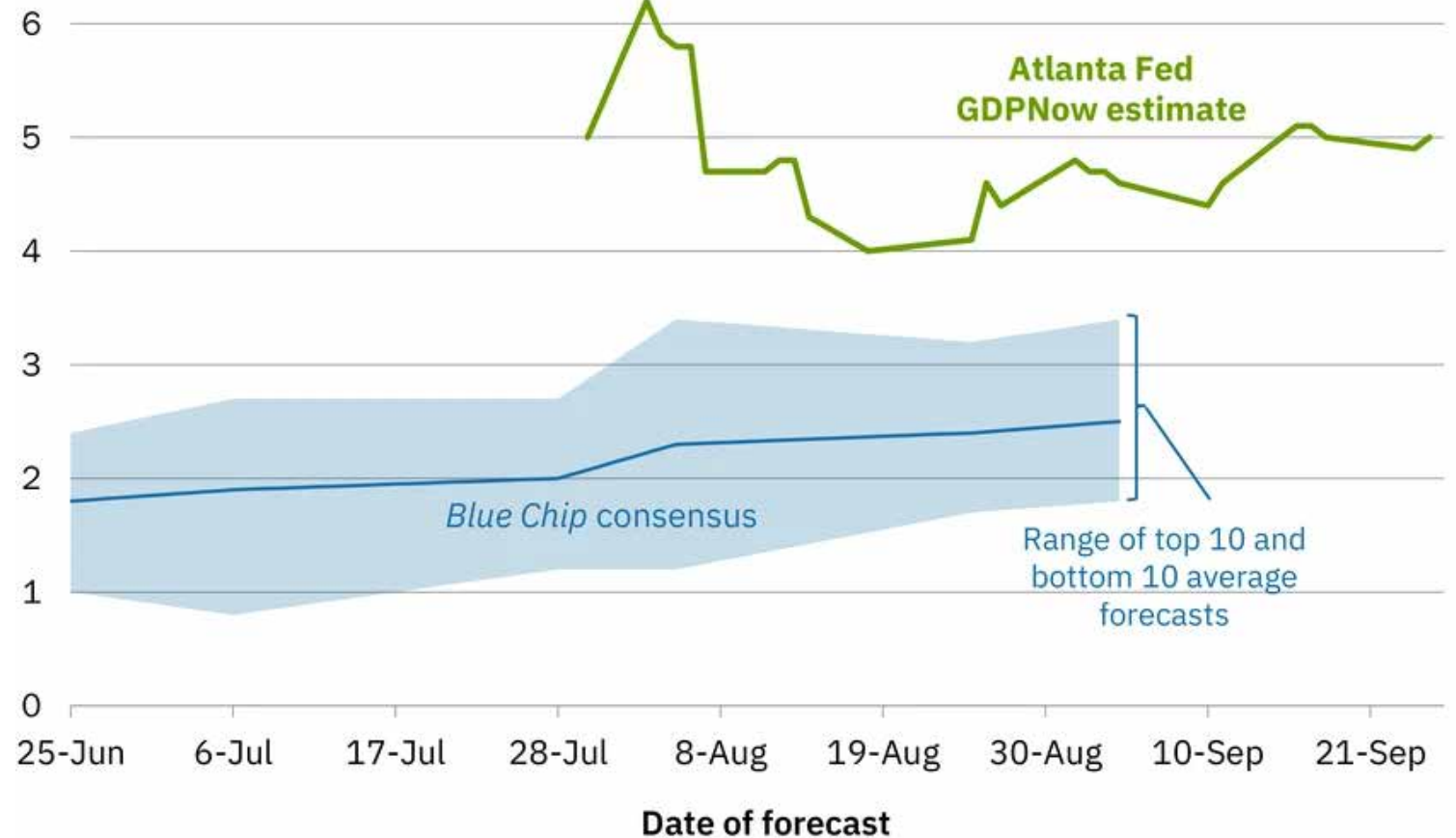
## Better Employment. Softer Wage Pressure.



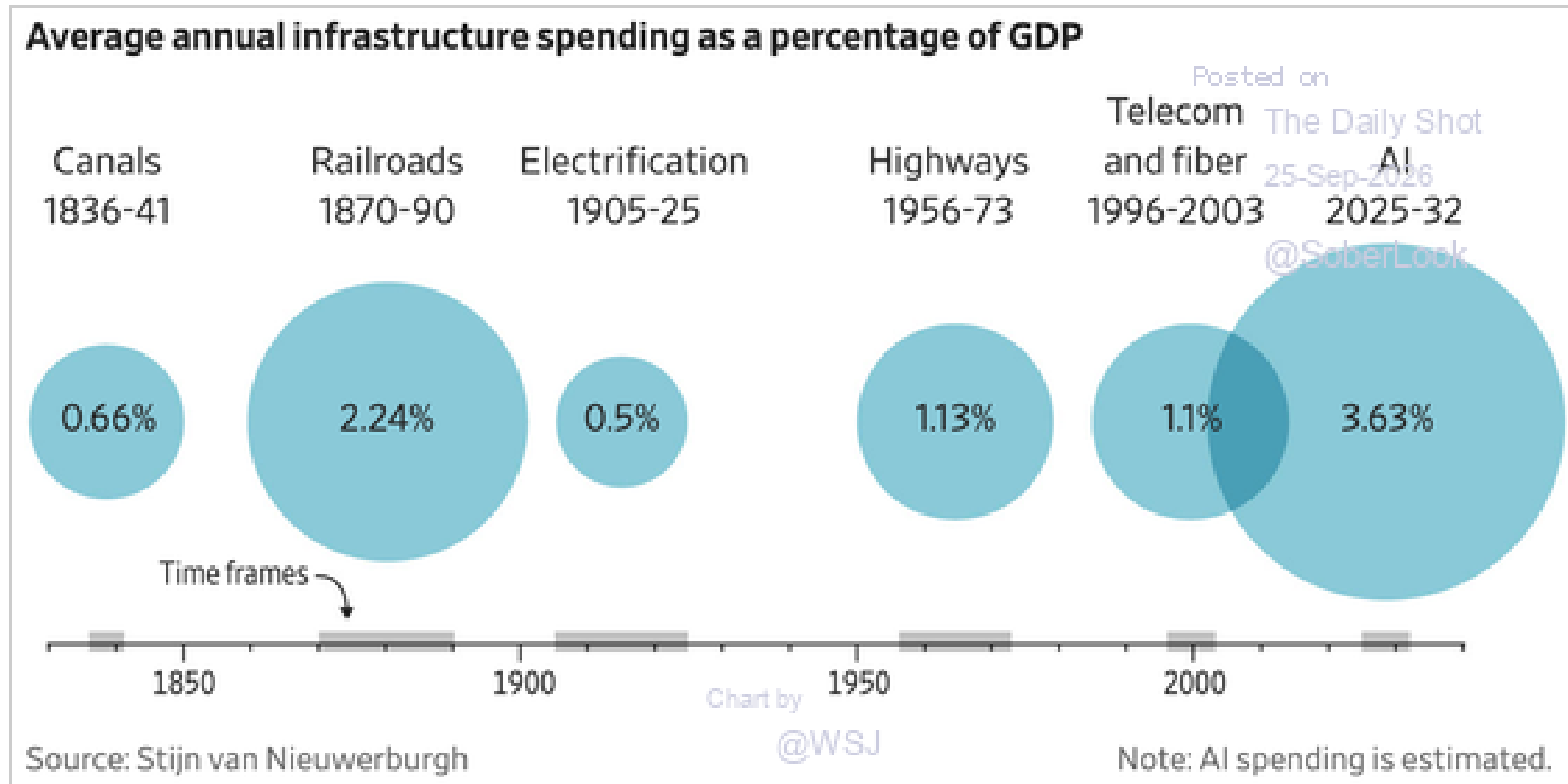
The Weekly Economic Index held steady at 3.0%, while the 13-week moving average inched up to 2.86% as of September 19...



...while the Atlanta Fed's GDPNow estimate of 3Q26 growth clocked in at 5.0% as of September 25.



The AI build-out is on track to exceed prior U.S. infrastructure booms as a share of GDP. Estimated average annual AI infrastructure spending from 2025–32 is 3.63% of GDP, versus 2.24% during the railroad build-out of 1870–90.



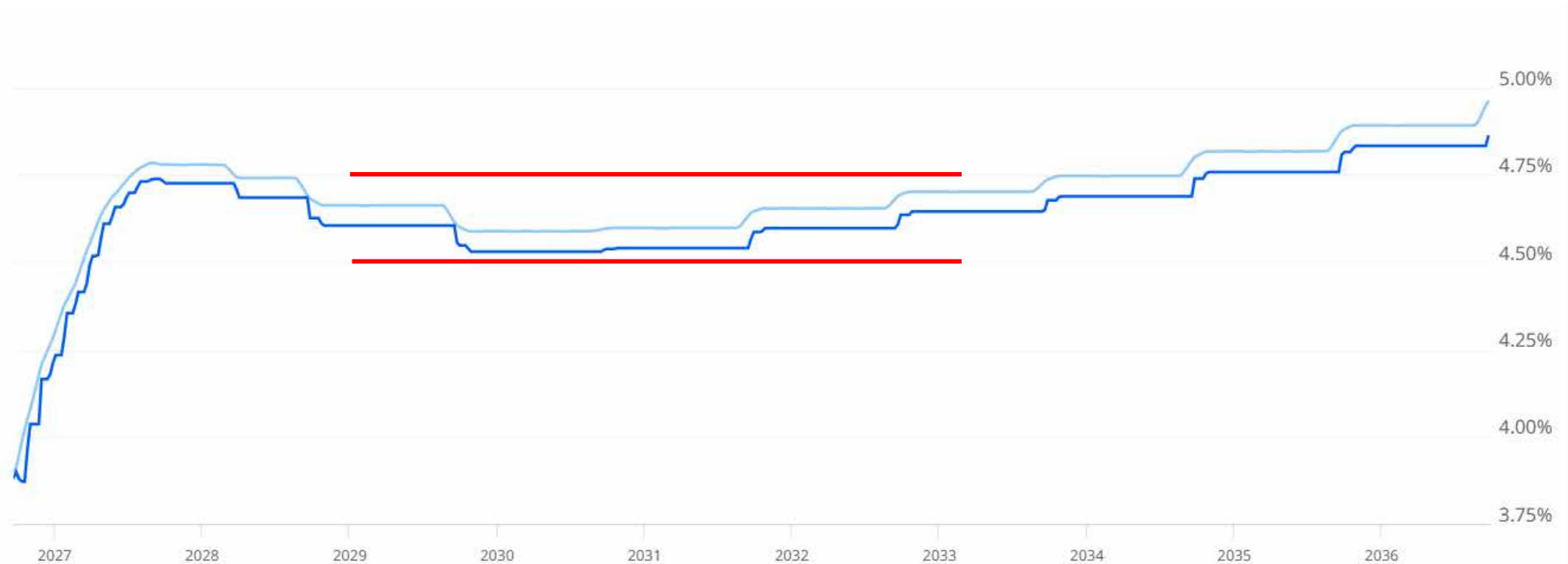
Rate markets moved higher again. After the hotter than expected U.S. PMI data, CME futures pricing now favors another 25-basis point Fed hike in October, while the forward SOFR curve has shifted higher.

## Central Bank Policy

# Market-based Probability for Rate Adjustments at the October 2026 Fed Meeting



Fed Funds (dark blue) and SOFR futures continue to point to a higher-for-longer rate environment. One-month term SOFR is currently 3.90%, and the curve rises nearly 90 bps to 4.78% by next September before settling into a 25-bps range from 4.50%-4.75% for much of the following decade. These levels have shifted higher over the last several weeks.



Stocks advanced despite higher yields. The S&P 500 gained 1.2% for the week, while the 10-year Treasury rose 16 bps to 5.17%.

## U.S. Equity and Fixed-Income Markets

# S&P 500 Index – One Year Price Chart

*The S&P 500 gained 1.2% for the week, putting its YTD return at 13.1%, while its one-year return improved to 17.2%.*



# Weekly Performance – S&P 500 Index Components

*Among S&P 500 sectors, IT had the strongest median gain, increasing 1.9% for the week. Moderna gained 26%, while Intel, Everpure, and Meta rose roughly 17%. Utilities and Financials were the laggards, down 3.7% and 2.7%, respectively. MGM fell 11% after People Incorporated withdrew its proposal to acquire the company's publicly held shares.*



# U.S. Treasury Yield Curve

- 2- and 5-year yields were 4.81% (+5 bps for the week) and 4.98% (+12 bps), respectively
- 10- and 30-year yields were 5.17% (+16 bps for the week) and 5.49% (+15 bps), respectively

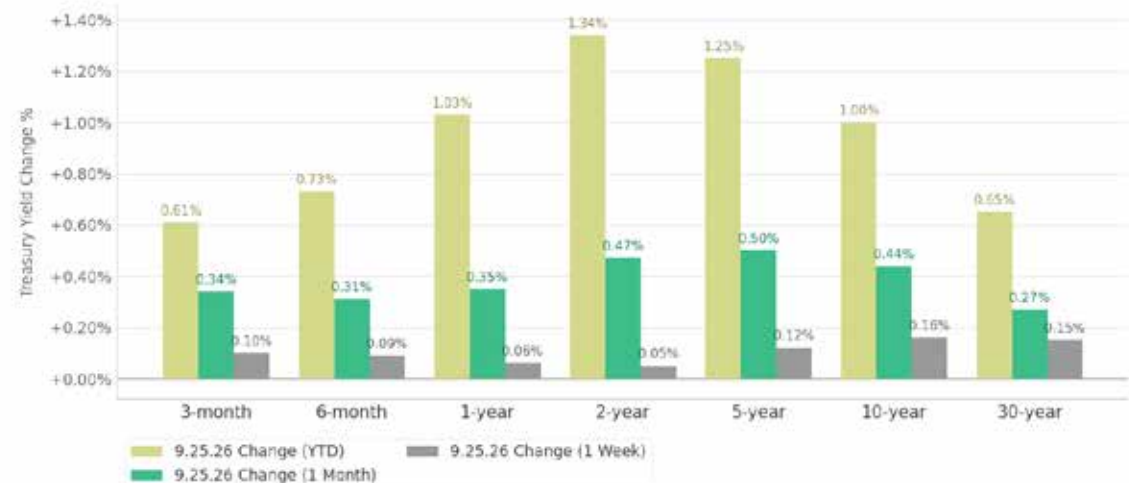
## US Treasury Yield Curve

Week ended 9/25/26 | Source: U.S. Treasury, Bloomberg



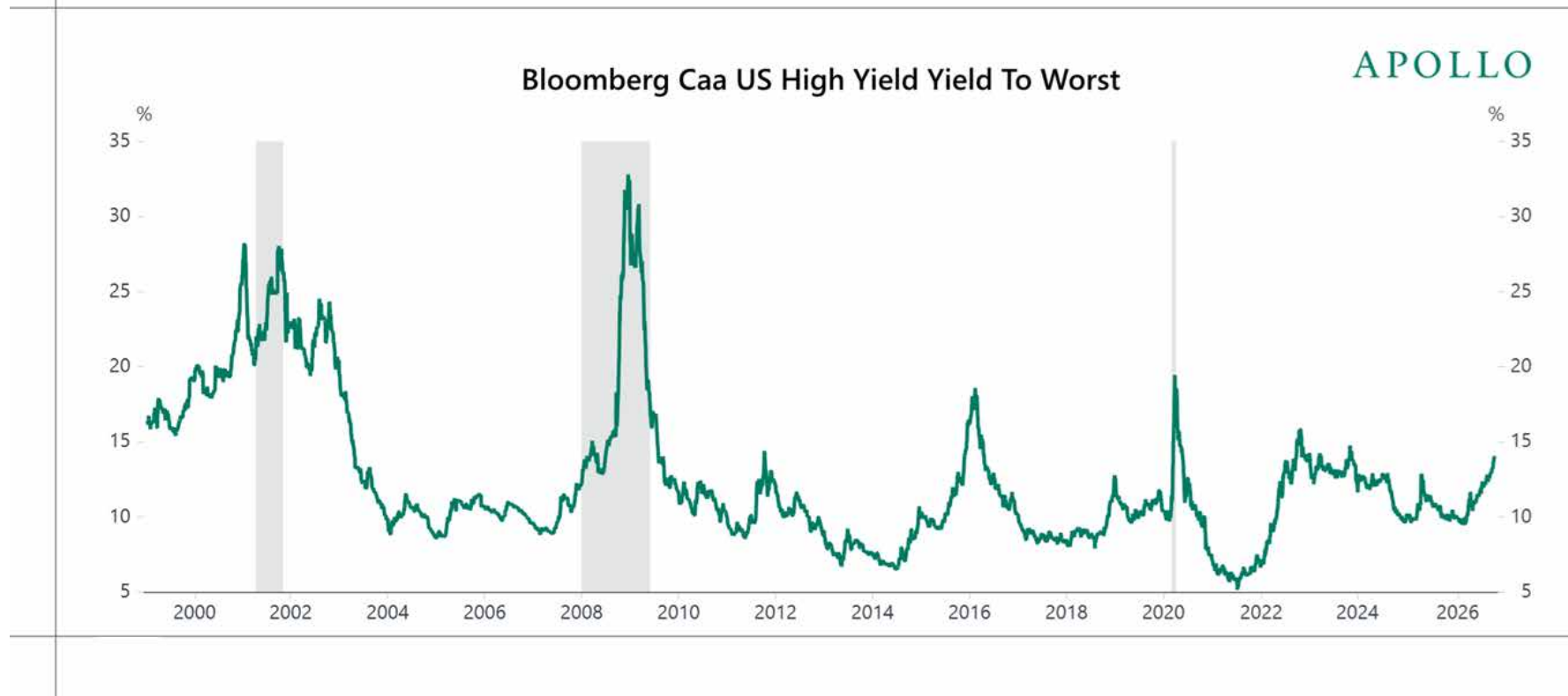
## US Treasury Yields — Year-to-Date Change

As of 9.25.26 | Source: U.S. Treasury, Bloomberg



Higher for longer hits the weakest first. According to Apollo's Torsten Slok, CCC yields are near 15% and 2021-22 vintage borrowers are hitting the refinancing wall with less cash to service debt.

CCC yields have climbed back to 15%



WTI fell 8% for the week to \$92 but remains 61% higher YTD, while gasoline and diesel prices remain elevated. Saudi Arabia is moving more crude oil through the Persian Gulf in September, a helpful trend if it continues.

# Energy and Commodities

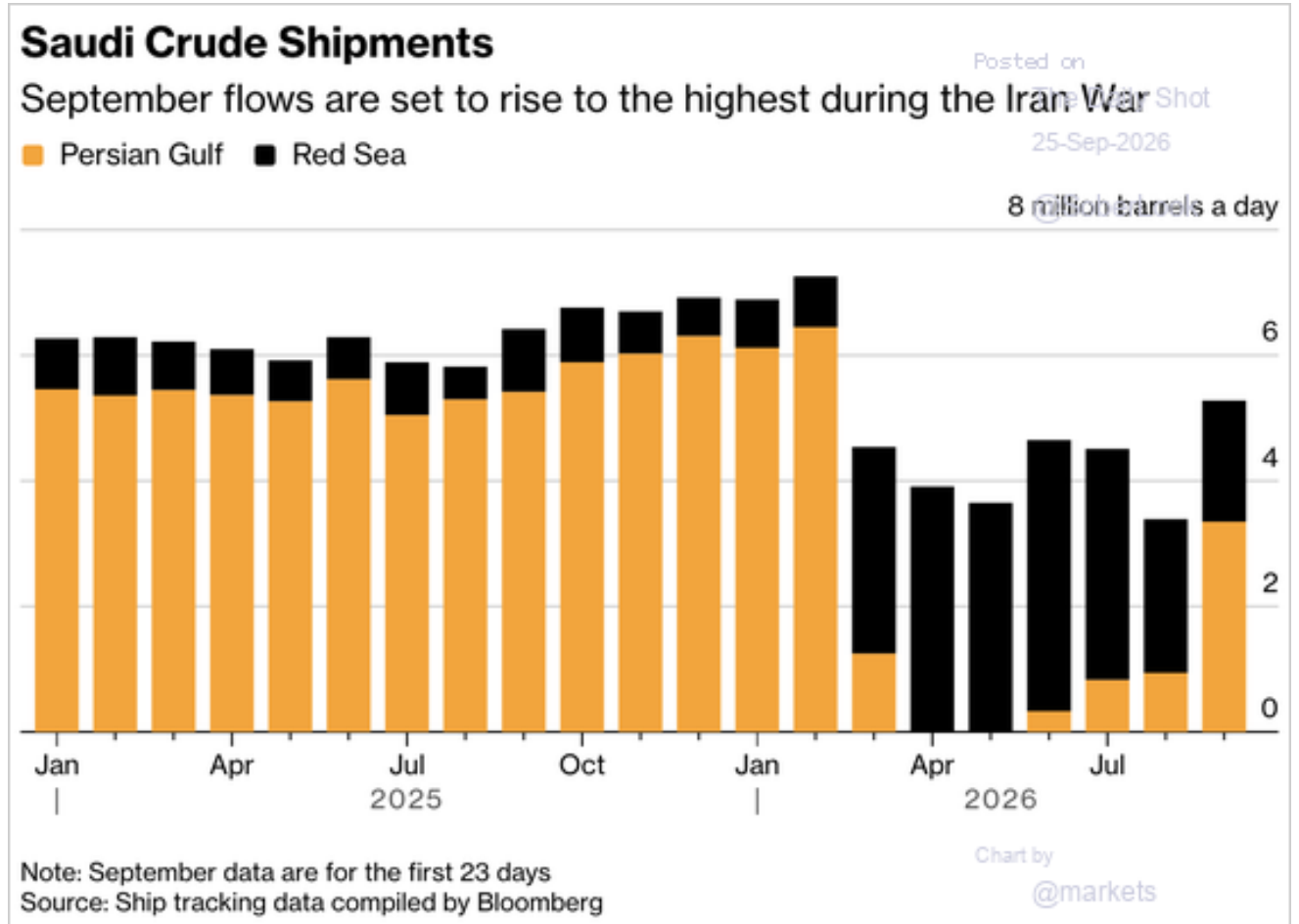
# WTI Crude Oil – One Year Price Chart

Energy prices remain a major economic and political issue ahead of the U.S. midterms. WTI fell 7.8% this week, or roughly \$8, to \$92.44/barrel as markets weighed the potential for progress in U.S.-Iran talks. WTI remains up 61% YTD and roughly 68% above its 52-week low.



Some relief: Saudi Arabia's crude exports have rebounded to 5.28 million barrels a day so far in September, the highest since the conflict with Iran began.

Source: The Daily Shot

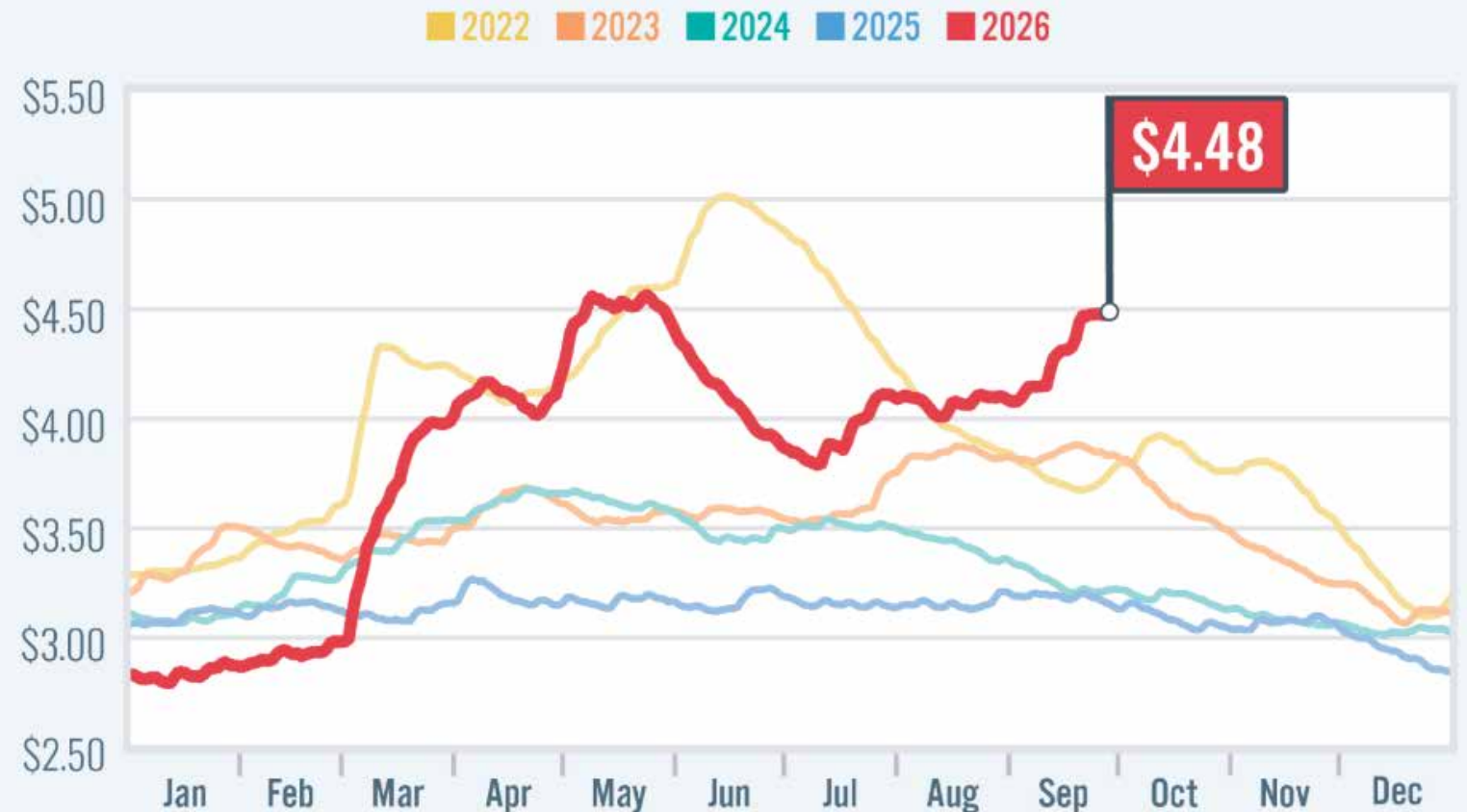


U.S. national gas prices rose another 5 cents this week to \$4.48/gallon as of September 24, \$1.32 above the same time last year, a 42% increase...

Source: AAA.com

## NATIONAL GAS PRICE COMPARISON | 2022-2026

09/24/26



Prices are per gallon for regular unleaded gasoline.

Source: AAA (GasPrices.AAA.com)



...while U.S. diesel prices remained near \$6.48/gallon nationally, with California averaging \$8.43/gallon.

## COMPARE STATES

Location

National ▼

California ▼

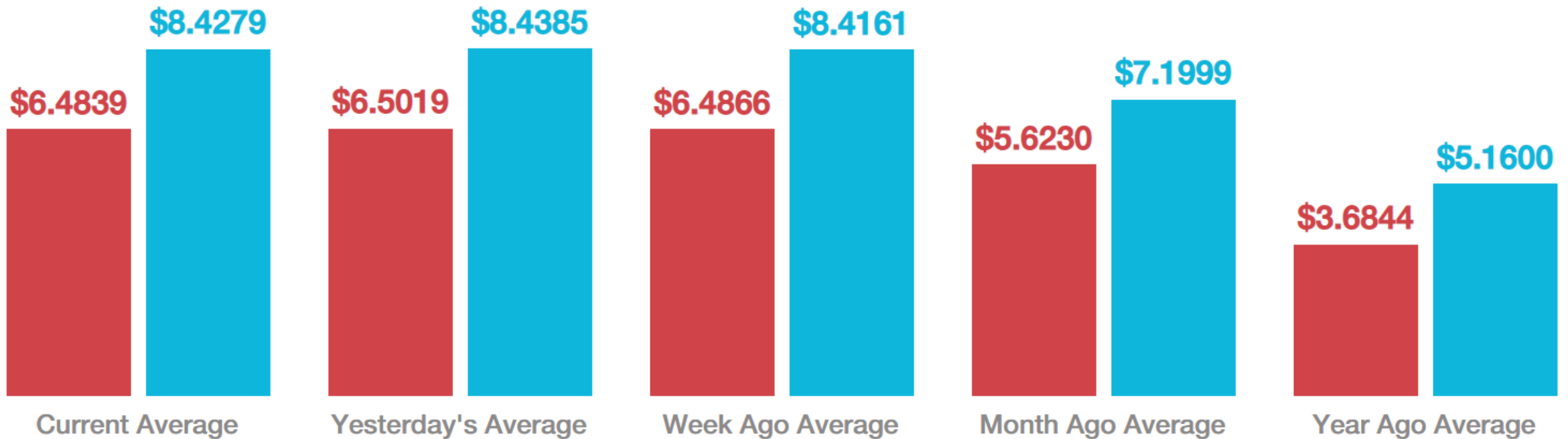
Gas

Reg

Mid

Prem

Diesel



Global equity performance was mixed, with U.S. technology and several Asian markets outperforming while China and parts of Europe lagged. Geopolitics remained in focus.

## Global Markets and Economic Data

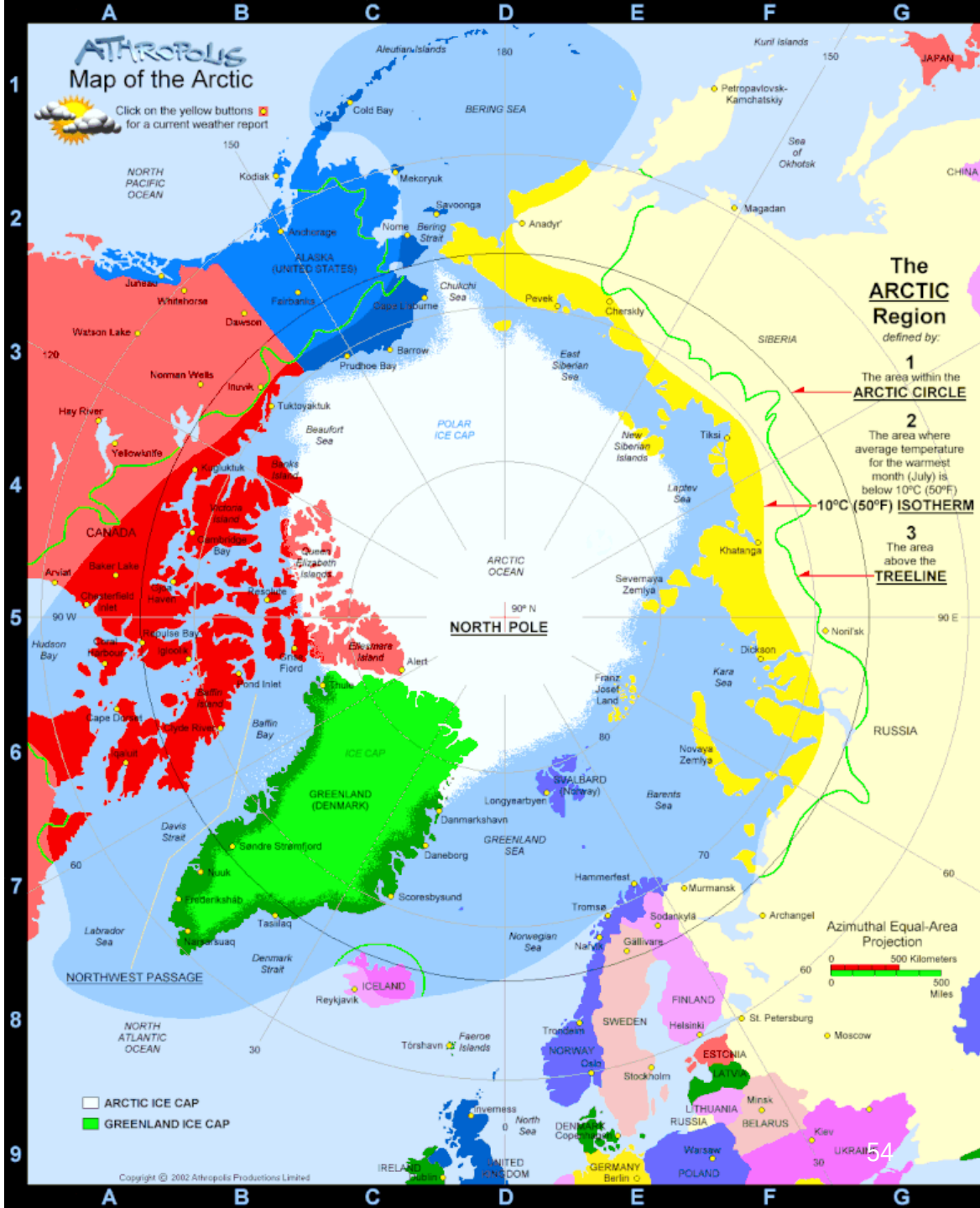
# Major Global Equity Markets

Source: S&P Global

| Ticker     | Entity Name                                    | Last Price<br>(Report...) | Net Chg<br>(Reported) | Chg (%) | 1 Week Pct.<br>Change (%) | MTD Pct.<br>Change (%) | 3 Month Pct.<br>Change (%) | YTD Pct.<br>Change (%) | 52 Week High<br>(Reported) | 52 Week Low<br>(Reported) |
|------------|------------------------------------------------|---------------------------|-----------------------|---------|---------------------------|------------------------|----------------------------|------------------------|----------------------------|---------------------------|
| ▲ Americas |                                                |                           |                       |         |                           |                        |                            |                        |                            |                           |
| ^DJI       | Dow Jones Industrial Average Price Return      | 51,828.62                 | +478.64               | +0.93%  | -0.22%                    | -3.04%                 | -0.68%                     | +7.29%                 | 54,744.33                  | 45,057.30                 |
| ^SPX       | S&P 500 Price Return                           | 7,743.41                  | +39.28                | +0.51%  | +1.25%                    | +0.78%                 | +5.28%                     | +13.16%                | 7,816.70                   | 6,316.91                  |
| ^SPXE      | S&P 500 EQUAL WEIGHTED Price Return            | 8,559.69                  | +36.67                | +0.43%  | -0.06%                    | -3.38%                 | -0.14%                     | +10.41%                | 9,040.51                   | 7,369.40                  |
| ^MID       | S&P 400 Mid Cap Price Return                   | 3,648.57                  | +10.74                | +0.30%  | -0.17%                    | -3.08%                 | -4.65%                     | +10.27%                | 3,928.98                   | 3,107.41                  |
| ^SML       | S&P 600 Small Cap Price Return                 | 1,683.26                  | +5.62                 | +0.33%  | -0.08%                    | -3.76%                 | -5.10%                     | +15.12%                | 1,832.20                   | 1,364.94                  |
| ^COMP      | NASDAQ Composite Price Return                  | 27,068.72                 | +129.34               | +0.48%  | +2.05%                    | +2.23%                 | +5.82%                     | +15.99%                | 27,288.80                  | 20,690.25                 |
| ^RUT       | Russell 2000 Price Return                      | 2,837.55                  | 0.00                  | 0.00%   | -0.80%                    | -4.02%                 | -5.73%                     | +14.33%                | 3,068.42                   | 2,305.11                  |
| ^GSPTSE    | S&P TSX Composite Price Return                 | 35,800.90                 | +94.43                | +0.26%  | -0.63%                    | -1.72%                 | +2.63%                     | +12.41%                | 36,957.63                  | 29,761.28                 |
| ^IBOV      | Brazil IBOVESPA Index Price Return             | 183,477.00                | -489.05               | -0.27%  | -0.87%                    | +3.49%                 | +6.76%                     | +13.96%                | 198,657.33                 | 140,680.34                |
| ▲ Europe   |                                                |                           |                       |         |                           |                        |                            |                        |                            |                           |
| ^SX5E      | EURO STOXX 50 Price Return                     | 6,302.82                  | +30.32                | +0.48%  | +1.05%                    | -1.84%                 | +0.55%                     | +8.81%                 | 6,551.22                   | 5,501.28                  |
| ^PX1       | CAC 40 Price Return                            | 8,077.80                  | -3.63                 | -0.04%  | +0.16%                    | -3.08%                 | -4.20%                     | -0.88%                 | 8,726.03                   | 7,665.62                  |
| ^DAXK      | Germany DAX Index (Kursindex) Price Return     | 9,274.19                  | +51.87                | +0.56%  | +0.36%                    | -3.28%                 | +1.60%                     | +1.03%                 | 9,698.09                   | 8,329.21                  |
| ^UKX       | FTSE 100 (GBP) Price Return                    | 10,695.30                 | +15.26                | +0.14%  | -1.14%                    | -1.21%                 | +2.21%                     | +7.67%                 | 10,989.50                  | 9,208.52                  |
| ^I         | IBEX 35 Price Return                           | 19,700.10                 | +126.70               | +0.65%  | +0.95%                    | -1.37%                 | +0.96%                     | +13.82%                | 20,213.60                  | 15,316.30                 |
| ▲ Asia     |                                                |                           |                       |         |                           |                        |                            |                        |                            |                           |
| ^MXCN      | MSCI China Index Price Return                  | 71.61                     | 0.00                  | 0.00%   | -0.66%                    | -4.64%                 | +5.11%                     | -13.28%                | 90.75                      | 68.13                     |
| ^000001    | China Shanghai SE Composite Price Return       | 3,888.37                  | 0.00                  | 0.00%   | -0.60%                    | -2.46%                 | -5.63%                     | -2.03%                 | 4,242.57                   | 3,764.15                  |
| ^HSCEI     | Hang Seng China Enterprises Index Price Return | 8,165.78                  | -100.23               | -1.21%  | -0.12%                    | -4.08%                 | +5.16%                     | -8.39%                 | 9,770.21                   | 7,404.47                  |
| ^HSI       | Hang Seng Index Price Return                   | 24,510.10                 | -251.04               | -1.01%  | -0.38%                    | -4.13%                 | +4.69%                     | -4.37%                 | 28,056.10                  | 22,518.00                 |
| ^N225      | Nikkei 225 Stock Average Price Return          | 66,364.20                 | +850.21               | +1.30%  | +3.47%                    | +0.08%                 | -4.06%                     | +31.83%                | 72,366.34                  | 44,550.85                 |
| ^KS200     | KOSPI 200 Index Price Return                   | ▶ 1,126.12                | +12.82                | +1.15%  | +8.03%                    | +5.06%                 | -23.77%                    | +85.83%                | 1,477.22                   | 468.03                    |
| ^NIFTY50   | Nifty 50 Index Price Return                    | 23,140.50                 | +77.40                | +0.34%  | -0.56%                    | -3.90%                 | -3.67%                     | -11.44%                | 26,373.20                  | 22,182.55                 |

# U.S., Denmark, and Greenland: Security Agreement Reached

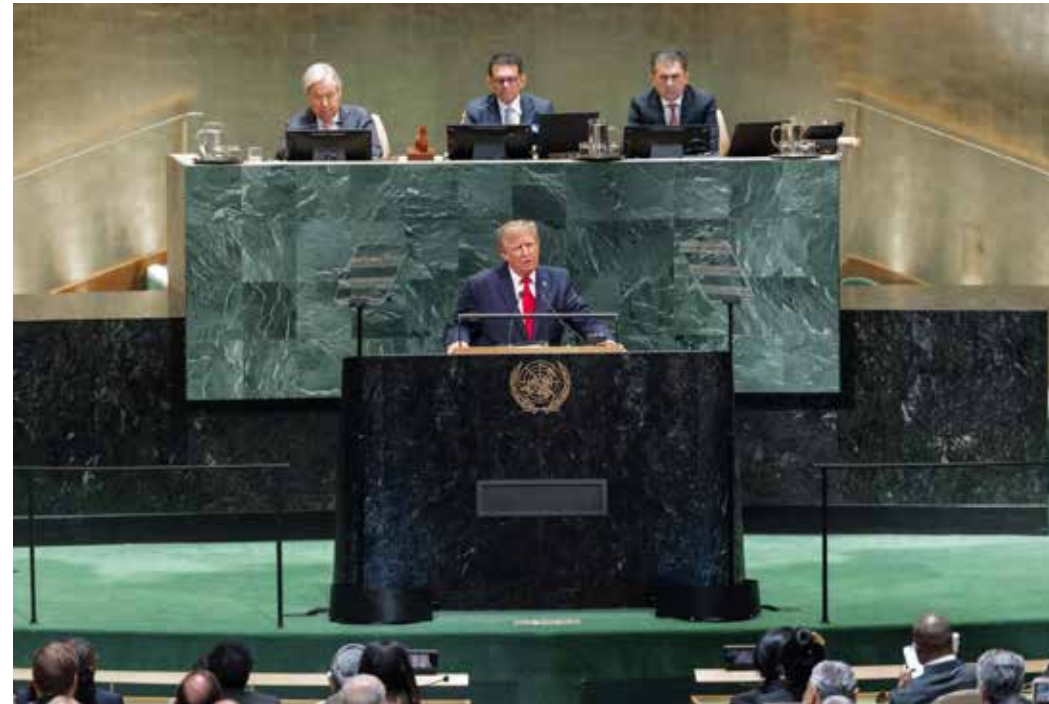
Greenland has been in President Trump's sights for a while, but why is it so important? In a word, Russia. Greenland's core value is geography: it sits along the northern approaches to North America, a potential avenue for Russian missiles and aircraft, as well as the North Atlantic and an Arctic region that is becoming increasingly militarily and economically accessible. The Pentagon explicitly identifies the North American Arctic, including Greenland, as vital to homeland defense.



# United Nations 2026

*President Trump used words like “annihilation,” while Iranian President Masoud Pezeshkian was defiant, saying Iran would continue to fight back “until our last breath.”*

*The rhetoric doesn’t seem to suggest a near-term resolution to the conflict...*



...meanwhile, President Trump wasn't present for the Iranian rebuke, as he was back in DC to greet Chinese President Xi Jinping, who made the first White House visit by a Chinese president in more than a decade. The two countries announced several concrete steps, including new trade and investment mechanisms and a U.S.-China "Super Intelligence" dialogue, while the leaders also discussed broader economic and geopolitical issues.

## President Xi visits Washington, DC





# Lessons for Real Estate Investors

- **Higher rates raise the hurdle for every investment.** Strong economic growth is supporting demand, but 5%+ Treasury yields increase financing costs and give investors attractive alternatives to CRE. At the same time, higher rates are constraining new development, improving the long-term supply backdrop for existing assets.
- **Hotels are particularly well positioned in that environment.** Supply growth remains below 0.5%, RevPAR is still growing, and hotels continue to lead all REIT subsectors YTD. Unlike longer-lease CRE, hotel owners can reprice rooms every night and actively manage revenue, expenses, capital investment, and market positioning.

**Higher rates are an old lesson in a new cycle: returns have to be earned. For hotel investors, operational alpha provides more ways to earn them.**

# Random Charts

# The World's Biggest Airlines (by Revenue)

- *Delta has consistently been the top airline by annual revenue post-Covid. In the 12 months ended July 2026, Delta generated \$68.3 billion of revenue, ahead of United (\$62.9B) and American (\$56.0B).*
- *The top international airline is Lufthansa at \$47.1 billion.*

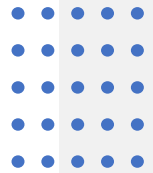
Source: The Daily Shot



Inflation and labor data dominate the week ahead,  
with August PCE on Wednesday and the  
September employment report on Friday.

# Economic Calendar

| This Week's Major U.S. Economic Reports |                                          |          |                 |          |
|-----------------------------------------|------------------------------------------|----------|-----------------|----------|
| Time (ET)                               | Report                                   | Period   | Median Forecast | Previous |
| <b>Monday, Sep. 28</b>                  |                                          |          |                 |          |
| No events scheduled                     |                                          |          |                 |          |
| <b>Tuesday, Sep. 29</b>                 |                                          |          |                 |          |
| 9:00 AM                                 | S&P Cotality Case-Shiller Home Px Index  | Jul.     | -               | 0.5%     |
| 10:00 AM                                | Conference Bd - Consumer Confidence      | Sep      | 89.2            | 89.4     |
| 10:00 AM                                | Job Openings & Labor Turnover Survey     | Aug.     | 7.2M            | 7.3M     |
| <b>Wednesday, Sep. 30</b>               |                                          |          |                 |          |
| 8:15 AM                                 | ADP National Employment Report           | Sep      | -               | 38,000   |
| 8:30 AM                                 | 3rd estimate GDP                         | 2Q       | 1.5%            | 1.5%     |
| 8:30 AM                                 | Personal Income, M/M%                    | Aug.     | 0.4%            | 0.4%     |
| 8:30 AM                                 | Consumer Spending, M/M%                  | Aug.     | 0.8%            | 0.2%     |
| 8:30 AM                                 | PCE Price Idx, M/M%                      | Aug.     | 0.3%            | 0.2%     |
| 8:30 AM                                 | PCE Price Idx, Y/Y%                      | Aug.     | 3.6%            | 3.7%     |
| 8:30 AM                                 | PCE Core Price Idx, M/M%                 | Aug.     | 0.3%            | 0.2%     |
| 8:30 AM                                 | PCE Core Price Idx, Y/Y%                 | Aug.     | 3.2%            | 3.3%     |
| <b>Thursday, Oct. 1</b>                 |                                          |          |                 |          |
| 8:30 AM                                 | Weekly Jobless Claims                    | Sept. 26 | 200K            | 197K     |
| 9:45 AM                                 | US Manufacturing PMI                     | Sep      | -               | 53.9     |
| 10:00 AM                                | ISM Report On Business Manufacturing PMI | Sep      | 54.8            | 54.6     |
| 10:00 AM                                | Construction Spending                    | Aug.     | 0.1%            | -0.5%    |
| <b>Friday, Oct. 2</b>                   |                                          |          |                 |          |
| 8:30 AM                                 | Employment Report                        | Sep      | 83K             | 162K     |
| 8:30 AM                                 | Unemployment Rate                        | Sep      | 4.1%            | 4.1%     |
| 8:30 AM                                 | Avg Hourly Earnings, M/M%                | Sep      | 0.3%            | 0.3%     |
| 8:30 AM                                 | Avg Hourly Earnings, Y/Y%                | Sep      | -               | 3.1%     |
| 10:00 AM                                | Factory Orders                           | Aug.     | 0.2%            | 0.9%     |



# Charts of the Week

Thanks for reading! Please send me any feedback, other charts you like, your favorite sources for economics and investment ideas, book recommendations, etc. Have a great week!

Timothy K. Southard, CFA

[tim.southard@cbre.com](mailto:tim.southard@cbre.com)

404-964-8450

[www.linkedin.com/in/timsouthardcfa/](http://www.linkedin.com/in/timsouthardcfa/)