+1.17% 1 year +27.64%

U.S. BONDS

YTD +	11.29%	4	wks	+5.699	% YTC	+5.	89%	4 w	ιks
Stock	Close	Chg		1-yr % return	Stock	Close	Chg	1-wk chg	
AMN HIth	60.18	-2.18	11	-37.0	Cinemark	18.73	05	+1.36	
AT&T Inc	17.33	+.03	+.22	+7.9	Comerica	55.18	+1.18	+1.30	+
ATI Inc	61.61	+1.25	+1.41	+70.6	CmclMtls	58.38	+.70	+2.16	+
AZZ Inc	78.36	+1.62	+2.94	+116.3	Compx	23.20	+1.20	-4.40	+
AddusHmC	110.87	+1.01	+3.78	+28.7	ComstkRs	10.63	10	+.50	
Aecom	91.09	35	-1.18	+18.8	ContainStr	.87	03	01	-
AlkamiTc	26.02	+.93	55	+97.9	Copart s	55.31	+.91	+.15	+
AmAirlines	14.94	25	+.52	+6.5	Corvel	269.82	+7.04	+16.06	+
Arcosa	89.24	+1.83	+1.67	+27.5	CrMedia	4 21		+4 21	_

YTD +	11.29%	41	wks	+5.699	YTD	+5.8	39%	4 w	ks +	5
Stock	Close	Chg		1-yr % return	Stock	Close	Chg		1-yr % return	
AMN HIth	60.18	-2.18	11	-37.0	Cinemark	18.73	05	+1.36	+9.6	
AT&T Inc	17.33	+.03	+.22	+7.9	Comerica	55.18	+1.18	+1.30	+75.3	
ATI Inc	61.61	+1.25	+1.41	+70.6	CmclMtls	58.38	+.70	+2.16	+32.4	
AZZ Inc	78.36	+1.62	+2.94	+116.3	Compx	23.20	+1.20	-4.40	+15.7	
AddusHmC	110.87	+1.01	+3.78	+28.7	ComstkRs	10.63	10	+.50	+9.7	
Aecom	91.09	35	-1.18	+18.8	ContainStr	.87	03	01	-69.0	
AlkamiTc	26.02	+.93	55	+97.9	Copart s	55.31	+.91	+.15	+33.5	
AmAirlines	14.94	25	+.52	+6.5	Corvel	269.82	+7.04	+16.06	+18.8	
Arcosa	89.24	+1.83	+1.67	+27.5	CrMedia	4.21		+4.21	-40.4	
AshfordH	1.32	03	+.12	-64.7	DR Horton	157.58	+9.58	+9.84	+36.3	
Achford	/ 01	02	02	E/IO:	D.7.C					

l day	+1.40%	1 year	+33.93%							
YTD	+11.53%	4 wks	+6.75%							

-1	
33.93%	,
6.75%	





Unchanged



Stock	Close	Chg	1-wk 1-yr% chg return	Stock	Close	Chg	1-wk 1			D)a	lla	15.	-Fo	rt	W	/ 0	rt	h to	op	C	or	n	pan	ie	S		Stock	Close	Chg	1-wk 1-yr% chg return	Stock	Close		k 1-yr% g return
AMN Hith				:	18.73			+9.6												_								OptexSys	8.57	+.56	+.62 +159.3	SWK Hld	17.65	03 +.4	4.8
AT&T Inc	17.33			: comence				+75.3	M	OST A	ACTI	/E		BES1	Γ PER	FORN	1ERS	5	WOR	ST PE	RFOR	MERS	S	BEST	1-YEA	R RET	rurn)	OrthoMed	15.37	+.24	+.47 -17.1	TPG Inc	43.56 -	1.18 +.0	4 +60.7
ATI Inc AZZ Inc	61.61		+1.41 +70.6 +2.94 +116.3				+2.16		Stock	Volu	me	Close	Chg	Stock	Close	Ch	a	%Chg	Stock	Close	Che	g %	Chg	Stock	Close	Cha	1-yr % ret.	P10	8.28	04	+.69 -16.4	TPG SpLnd	16.56	+16.5	66 +.7
AddusHm			+3.78 +28.7	Compa		+1.20		+15.7	GameStp	120 10		39.55 -	<u> </u>	SanaraMd	34.06		_	14.1	GameStp	39.55				SonSenL	32.88		+402.5	PHX Miner Prmian		+.02	23 +17.2	TXO Eng	21.86	1.23 +2.8	34 +4.4
Aecom	91.09		-1.18 +18.8		10.63 .87	10	.,,	-69.0	AT&T Inc			17.33		Wilhelmina	4.84			10.8	DallasNws	3.49			4.9	VistraEn		+5.44	+271.2	Primoris	13.03 51.27	+.21	+.68 -42.6 +3.47 +101.4	TndyLeath	4.71	+.060	2 +5.2
AlkamiTc	26.02				.o/ 55.31			+33.5	AmAirlines		9,200		25	Landsea	11.34			10.0	SallyBty	10.93			4.9	OptexSvs	8.57	+.56	+159.3	ProFrac A	8.95		+1.86 -24.6	TenetHlth	132.97	4.41 +10.1	3 +81.2
AmAirline				: copuics		+7.04 +		+18.8	EavTrnsfr		3,600		+.02		7.95			+7.4	Enhabit	8.66			4.2	USLime	373.09		+120.0	QuestRes	9.80		45 +80.0	TxCapBsh	61.71	47 +1.1	1 +40.4
Arcosa	89.24	+1.83	+1.67 +27.5	CrMedia	4.21			-40.4						Mannatech														RangeRs	36.77	+.24	20 +35.8	TexInst	195.53 -	4.40 +11.5	8 +19.2
AshfordH	1.32	03	+.12 -64.7	DR Horton	157.58	+9.58	+9.84	+36.3	SwstAirl	8,91	2,000	21.//	36	Valhi	18.17	+1.2	24	+7.3	Envela	4.46		L9 -4	4.1	AZZ Inc	/8.50	+1.62	+116.3	RaveRest	1.94	+.06	+.11 +7.4	TexPcLd s	601.54	-6.14 +38.0	4 +33.9
Ashford	4.81	02		DZS	1.52	+.03	33	-76.1																	,			RetractTc	1.12	+.02	+.04 -21.8	ThrvvHld	22.26	56 +.8	1 +5.5
ATMOS	117.8		-2.78 +.2	Dullasians		18		+5.9	BUSIN	ESS B	RIEF	NG	Sig	n up for f	ree to	op ne	ws, r	eal es	tate & re	tail ne	wslet	ters. c	dallas	snews.co	m/new	/slette	ers	RibbnCm	3.30	+.06	+.13 +23.7	TrnsRtv	28.41		8 -23.9
Atrion		+20.16				-1.23		-25.3										.										Rumbl0n				Trinity	30.74		7 +54.7
BGSF Inc BerryCp	7.11	14 07	-2.02 -18.8 53 +18.9	DaveBuste			+2.06		Stock	Close	Cha	1-wk :	L-yr % eturn	Stock	Close	Chq		1-yr % return	Stock	Close	Chq	1-wk 1- chare		Stock	Close		-wk 1-yr% chg return	SabnR	62.67		-1.168	TriumphFn			3 +52.9
Biote A	5.83	12		Diodes	72.01	33 +.06		-17.7		ciosc	cilg																	SabreCorp	3.17 10.93	+.06 49	+.53 -5.6	TylerTech	489.14		2 +23.1
BraemHot		11		DOLCHIVIIII	32.19 273.95			+22.3 +69.7	FarmerBrs	3.05	06		+45.5	GoosehIn	60.67	20	+1.67	+2.7	Jacobs	137.71	16		21.1	MatadorRs	63.32		92 +45.3	SallyBty SanaraMd	34.06		+.119	USLime		1.98 +1.0	
Brinker	62.10		+4.22 +64.8	: Lugiciviac			+.98		FinAmer FstFound	.64 5.85	+.04		-52.4 +38.7	Granitkag GreenBrick	6.63 58.09	+.22		+29.1 +10.2	KimbRoy KimbClk	16.25 134.11	+.24	15 + -1.82	-2.5	Match McKesson	31.36 551.56	58 +: 02 +:	1.54 +.3 7.95 +42.8	Schwab		+1.61		Unbound			16 +11.2
BldrFtSrc	171.9	4 +2.23	+8.48 +44.5		15.89			+38.6	FstCshHl	115.87			+16.8	GuarBcs	30.10	12.30		+34.7	KosmosEn	6.02	08	+ 01	8	MrCoopr			+.95 +82.3	SixFlags	26.42		+1.36 +.0	Valhi		1.24 +3.2	
CBRE Grp	92.26	+3.54	+5.76 +20.6	Enhabit	8.66	38	-1.04	-29.3	Flowserve	50.29			+43.2	HF Sincl		+.04		+45.0	KronosWw	12.70		+.35 +	64.5	NL Inds	6.78		1.89 +20.6	SoloBrndA	2.00	01	+.03 -61.2				ردے، د. 17 +38.7
CSW Ind			-1.56 +79.5	EnLinkLLC	13.51	+.06	+.20	+56.4	Fluor	38.41	34		+50.1	HiPkEnr	14.32	11	02	3	Landsea	11.34	+1.03	+1.57 +	56.1	Netstreit	17.86		+.62 +2.7	SonSenL	32.88	+.32	+.11 +402.5	Veritex			
CapSwst	26.39			: Elling life	20.58	07	01	+7.3	Forestar	34.87	+1.23	+1.07	+69.8	HilltopH	32.17	+.24	+1.16	+4.4	LanternP	6.33	+.14	15 +	16.2	NexDivRE	5.77	01	06 -30.1	Southland	4.96	+.01	+.36 -38.9	VistraEn			1 +271.2
Caterpilla			+15.54 +72.7	:	4.46	19		-31.9	Fossil Grp	1.13			-60.7	IndepBkTX	43.11	+1.34	+.85	+45.0	LegacyH	24.15			+2.4	NexPoint			+.10 +19.5	SwstAirl	27.77	36	+.59 +.2	WestwdH			.8 +3.6
CecoEnv					11.43	+.53		-31.9	GameStp	39.55	-9.20 +		+47.2					+43.7	Lennox		+6.47 +2		69.6	NxPtRsT	36.40		1.38 -9.6		42.31		-42.31	Wilhelmina			9 +10.8
Celanese		8 -1.13		ExelaTch	2.79	.20		-47.0	GlbeLife	87.78			-19.7	InvitHm	35.65		+.95	+5.4	Mannatech				39.5	NexstarM		-5.73 +		SunocoLP	53.65		-3.38 +28.5	Wingstop	389.18		'8 +82.4
 pr-preference 	s • pp-holde	r owes inst		se price • rs- stock	has undergo	one a rever	se stock sp	lit, decreas	ing outstanding s	hares by at	least 50 p	ercent wit	hin the pas	st vear • rt- right to	buv securi	tv at a spe	cified pri-	e • s- stock	has split, increasi	ing outstand											ite • nya- stock tradi vt- warrant, allowin				

Core inflation measure cools

Continued from Page 3B

500 index and Nasdaq composite touched record highs after trading opened, buoyed by the prospect of interest rate cuts later this year.

"It did slow," said Joe Brusuelas, chief economist at RSM. "The question is: Is it slowing enough for the Fed to cut rates in September? That remains to be seen."

Housing, gas

Housing and gas costs continued to be a main driver of overall price increases, as they have for a while now, and together accounted for more than 70% of the monthly rise. The shelter index, which is made up mostly of rent, was up 5.5% over last year, and continued a streak of 0.4% monthly increases.

For more than a year, economists have argued that the official statistics in the consumer price index are delaved and aren't accounting for real-time measures that show rents falling in many places. But the shift still hasn't shown up, puzzling policymakers and experts who concede that the longer progress takes, the harder it will be to wrestle overall inflation down.

Speaking Tuesday before the Foreign Bankers' Association, Federal Reserve Chair Jerome Powell said that even though rents are clearly easing, the lags are proving longer than anyone thought.

"It will show up. It's just a question of when," Powell said. "That may affect your confidence. But we have to

wait for it to happen." In a statement, President Joe Biden pointed to his moves to tackle costs for housing, prescription drugs and groceries and called



Housing and gas accounted for over 70% of the increase in prices, according to the report. The shelter index, which is made up mostly of rent, was up 5.5% over last year.

fighting inflation his "top economic priority." Even though inflation has come way down, prices are still higher than they were just a few years ago, disgruntling many voters who strain to cover the basics.

"I know many families are struggling, and that even though we've made progress we have a lot more to do," Biden said.

Seasonal quirks

The energy index was up 1.1% over the month. Gas costs rose 2.8%, and the food index staved level. Car insurance, medical care and apparel were also up. Cars — both old and new — and home furposted modest nishings

The looming question is whether April saw the end of seasonal quirks that can interfere with pricing data. Normally, economists expect those effects to stay contained to January data, as costs for products like insurance reset, making data collection somewhat wonky.

But that timeline may be longer now, as economists and forecasters still struggle to keep a sharp read on pricing dynamics in real time after the pandemic's disrup-

"Hopefully you get a couple months of this, and you get disinflation," said Doug Holtz-Eakin, president of the conservative American Action Forum. "We'll get some hindsight at some point and figure out what was going on. We've had trouble with the seasonal adjustments since the pandemic. But three [hot reports] in a row was a lot."

The latest snapshot comes as the Fed is grappling with inflation data that continues to surprise them. Central bankers entered the year bolstered by hopes that inflation was falling enough that they would be able to lower interest rates multiple times this year. But just a few months later, it's unclear when Fed leaders will be able to trim borrowing costs or whether

inflation is settling just enough above normal levels to keep victory out of reach.

Officials have made clear that rates are going to stay high for as long as it takes to get inflation back to the Fed's 2% target. Powell said any future decisions depend on "where the inflation data fall."

"I expect that inflation will move back down on a monthly basis to levels that were more like the lower readings we were having last year," Powell said. "I would say my confidence in that is not as high as it was," based on data from the first quarter.

Inflation peaked at an annual rate of 9.1% in 2022, driven by broken supply chains, unprecedented government stimulus and the repercussions of Russia's invasion of Ukraine.

Central bankers eventually brought the benchmark interest rates to between 5.25% and 5.5% — the highest level in more than two decades. They've left rates there since July.

BRIEFS

Billionaire rounding up buyers for TikTok

Billionaire businessman and real estate mogul Frank McCourt says he's putting together a consortium to purchase TikTok's U.S. business. The announcement, made Wednesday, adds to the number of investors hoping to benefit from a new federal law that requires TikTok's Chinabased parent company to sell the popular platform or face a ban. Other investors, including former Treasury Secretary Steven Mnuchin, have expressed a desire to purchase TikTok.

However, TikTok's parent company ByteDance has already said it's not planning to sell the platform. The Chinese government is unlikely to approve a sale, especially not one with the recommendation engine that powers the videos that populates users' feeds.

The Associated Press

House OKs air safety, automatic refunds bill

Congress has passed a bill that is designed to add more safety inspectors at aircraft factories and to give air travelers automatic refunds for canceled or long-delayed flights.

The House gave final approval on Wednesday to a \$105 billion measure to reauthorize Federal Aviation Administration programs and sent it to President Joe Biden. The Senate passed the bill last

It will require FAA to hire more air traffic controllers and safety inspectors and increase the use of collision-avoidance technology at airports. Supporters say the legislation's provisions are a key step in improving aviation safety after a number of close calls between planes at U.S. airports in the last two years.

 $The \, Associated \, Press$

IRREGULAR z- Approx. amount per ADR or ADS. STOCK Dermata Therapeut x- 1 for 15 reverse split, effective 5/16. x- 1 for 5 reverse split, effective 5/16. x- 1 for 8 reverse split, effective 5/16. INCREASED .135 5-23 SPECIAL 1.31 5-27 6-10 PhenixFIN Corp

Morocco's automotive industry shifts gears

TANGIERS, Morocco -Morocco has grown its automotive industry from virtually nonexistent to Africa's largest in less than two decades. The North African kingdom supplies more cars to Europe than China, India or Japan and has the capacity to produce 700,000 vehicles a year.

Moroccan officials are determined to maintain the country's role as a car-making juggernaut by competing for electric vehicle projects. But whether one of Africa's few industrialization success stories can stay competitive as worldwide auto production transitions to EVs and increasingly relies on automation remains to be seen.

Morocco's industry and trade minister says the government is focused on offering more than cheap labor to foreign automakers that are looking for outsourcing destinations.

 $The Associated \ Press$

Briefly

Warren Buffett's Berkshire Hathaway is disclosing a new \$7 billion stake in fellow insurer Chubb. Berkshire revealed the investment it has been building over the past nine months in a quarterly update Wednesday on its stock portfolio.

The Associated Press

Four Seasons plan forges on in Dallas

Continued from Page 3B

tional bars and restaurants.

A stylistic entry court formed from solar panels is part of the eco-friendly approach to the development. Water recycling also is being incorporated.

Ground could break on the project, which has been in the works since 2021, at the end of this year.

Carpenter & Company has teamed up with Dallas-based Hillwood, as well. Hillwood has held the corner since 2015.

Friedman said Carpenter has received financing commitments from two financial institutions, declining to name

"My desire is to build the best hotel in America here," Friedman said. "I really feel Dallas is becoming the most

important city in the United States."

Friedman's first hotel was a Hyatt property. He has since led his Cambridge, Mass.based firm to develop a range of hotel, residential and mixeduse developments. Those include the conversion of Boston's Charles Street Jail into the Liberty Hotel, the Charles Hotel near Harvard University in Cambridge and the Four Seasons Hotel One Dalton Street, Boston among many others.

Early in his career, Friedman entered a design competition and competed among 27 contenders to develop what would eventually become the Charles Hotel. Among the three finalists was real estate developer and banker Ray Nasher, Friedman recalled. The property remains among his favorites.

DEVELOPMENT

1,500-home community coming to Terrell

Northspur's 2- to 4-bedroom houses to start in \$300Ks

By NICK WOOTEN Staff Writer nicholas.wooten@dallasnews.com

A new community of some 1,500 single-family homes is slated for Terrell.

Construction on Northspur, a 700-acre masterplanned community located approximately 30 minutes east of Dallas, is underway.

The first phase will be roughly 230 lots. Dallas-area builders M/I Homes and Impression Homes will construct the first houses. Builders will begin selling in June, and the homes will be fin-

ished in the fall. Prices will range from the the \$300,000s to \$500,000s. Homes will have from $1^{1/2}$ to three bathrooms



2022 File Photo/Elías Valverde I

The Northspur community will be located just north of Highway 80 at Spur 557 in Terrell.

and two to four bedrooms. A variety of lot sizes will be offered, representatives told The Dallas Morning News.

Hines, a Houston real estate investment manager, and Trez Capital, one of North America's largest nonbank commercial real estate lend-

ers, are behind the develop-

ment. The site is just north of

Highway 80 at Spur 557, between downtown Terrell and downtown Forney.

"In light of the ongoing suburban growth of Dallas and the increasing scarcity of land in nearby areas, Northspur represents a timely and strategic response to high-

quality, cost-effective hous-

ing," Dustin Davidson, man-

aging director at Hines, said in a statement.

"We look forward to delivering a master-planned community that not only offers a diverse range of housing options but also caters to the changing needs of the area's residents."

Hines acquired the land for Northspur in May 2021. Since then, the firm has worked to develop the infrastructure, including the construction of roads and utili-

Since 2005, Hines has completed 26 communities in its southwest region. Another 13 are under construc-

Terrell is in Kaufman County. The latest U.S. Census estimates show Kaufman County's population growth rate was 7.6%, the highest in the nation among counties with 20,000 or more people.