

HOUSING CONNECTION

Mortgage and Real Estate News That Matters



A message from Nickolas Inhelder:

We Make Home Happen.™

Our goal is simple:

To help every family we serve get to “Yes.”

Yes to the loan that unlocks the joy of home ownership.

Yes to the lending solution that meets every client’s unique needs and wants.

That’s why we dedicate our every resource to serve as your personal guide through the lending process, solving problems, building confidence. Aslan has access to every lending option leading to the purchase or refinance of a residential home loan.

This is more than work for us. It is our unique joy in this life to share our collective skill, creativity, and care to bring you and your family right to where you belong.

Let’s make home happen.

CONTACT ME TODAY



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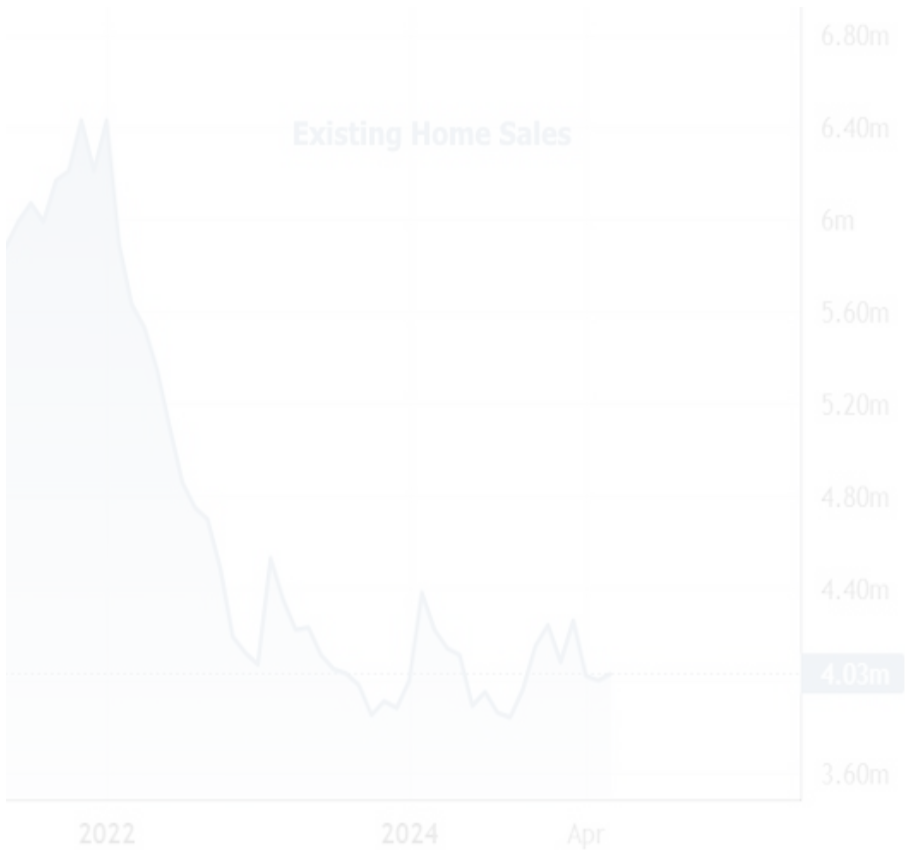


Existing Home Sales Tick Up Slightly, but Remain Near 6-Month Lows

Two months ago, existing home sales reached the highest levels in a year according to the National Association of Realtors. Last month’s report showed a noticeable dip to 51month lows. The latest data, released June 23, is more subdued.

Sales held near 61month lows in May, with a seasonally adjusted annual rate of 4.03 million—essentially unchanged from April with a modest 0.8% monthlover1month increase, and still down 0.7% yearlover1year

As has been and continues to be the case, zooming out on the same chart results in an entirely different impression of the home resale market. Sales levels have hovered near 75% of pre-pandemic norms for three years now.



“Home sales refuse to break out,” said NAR Chief Economist Lawrence Yun. “Inventory is up, and home prices are showing further gains. The market is at an interesting point with rising supply and increasing demand.”

Regional Breakdown (Sales and Prices, May 2025)

Region	Sales (annual rate)	MoM Change	Median Price	YoY Change
Northeast	500,000	+4.2%	\$513,300	+7.1%
Midwest	990,000	+2.1%	\$326,400	+3.4%
South	1.84 million	+1.7%	\$367,800	-0.7%
West	700,000	-5.4%	\$633,500	+0.5%

National Market Stats

- Total Housing Inventory: 1.54 million units (up 6.2% from April)
- Unsold Inventory Supply: 4.6 months (up from 4.1 months in April)
- Median Existing-Home Price: \$422,800 (up 1.3% YoY; a record high for May)
- Typical Time on Market: 27 days (down from 29 days in April)
- First-Time Home Buyer Share: 30% (down from 34%)
- Cash Sales Share: 27% (up from 25%)
- Investor/Second-Home Buyer Share: 17% (up from 15%)
- Distressed Sales Share: 3% (up from 2%)

Big Picture Takeaway

The housing market continues to tread water. Sales levels remain well below historic norms, and despite rising inventory, affordability remains a major headwind. That said, any meaningful drop in mortgage rates could unlock significant pent-up demand—something both NAR and market participants continue to monitor closely.