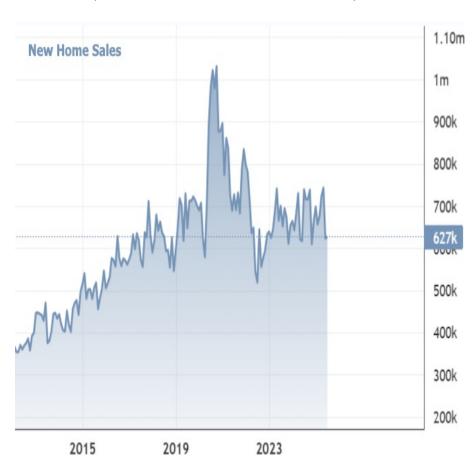
Mortgage and Real Estate News That Matters



The latest New Home Sales report (released today) shows a slight uptick in June after last month's sharp drop. The seasonallyladjusted annual sales pace rose to 627,000.

This represents a modest +0.6% gain from May's revised 623,000, but remains I6.6% below the June 2024 level of 671.000.

For all practical purposes, the pave of sales has been relentlessly sideways and stable for more than 2 years--even if there's been a bit of volatility at times.





Steven Fishman
President, Buckeye Lending
Solutions, Inc.

Buckeyelends.com P: (239) 980-7588 M: (440) 773-9941

9990 Coconut Rd # 257 Bonita Springs Ohio / Florida 34135

Company NMLS#1838265 LO NMLS#9362 OH LO.012547.001



## Regional Breakdown (Sales, June 2025)

• South: +5.1% MoM (driving national gain)

Midwest: +6.3% MoMNortheast: I27.6% MoM

• West: 18.4% MoM

- Homes for sale: 511,000 units (+1.2% from May; +8.5% YoY)
- Months' supply: 9.8 months (highest since November 2022)
- Median sales price: \$401,800 (I4.9% MoM; I2.9% YoY)
- Average sales price: \$501,000 (I2.0% MoM; +1.1% YoY)

## **Big Picture Takeaway**

New home sales rose modestly in June but remain well below last year's levels, held back by elevated mortgage rates (~7%) and excess inventory. The housing market shows signs of cooling, with the median price slipping—providing some relief for buyers, though mortgage costs continue to constrain demand.