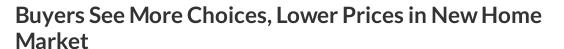
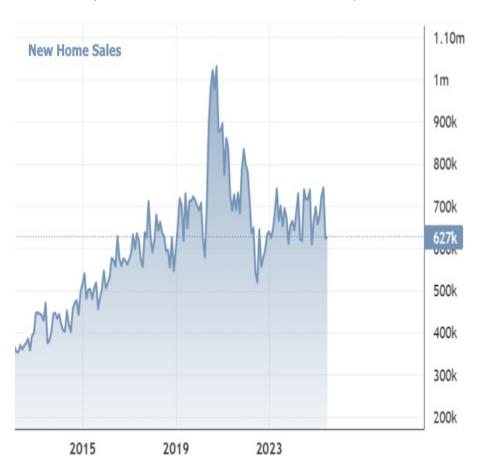
Mortgage and Real Estate News That Matters



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.





Julie Herrmann

REALTOR® & Mortgage Broker, Edge Home Finance Nmls #891464 | eXp Realty LLC

www.hometoloan.com

P: (509) 359-1056 M: (360) 900-7092 julieteamherrmann@gmail.com

601 W 1st Ave #Ste 1400 Spokane WA 99201 #1563583

Licensing Disclaimer







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.