

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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Pending Home Sales Slip Again, Underscoring Market Stagnation

The National Association of Realtors’ Pending Home Sales Index (PHSI)—which tracks contract signings on existing homes—has remained rangebound for more than two years, constrained by affordability pressures and elevated mortgage rates. This week’s release showed a decline after last month’s modest gain, reflecting persistent market softening.

Pending home sales **fell by 0.8%** in June, following May’s 1.8% rise. The index is now **2.8% lower than a year ago**, but remains far below pre2022 levels.

Zooming out, contract activity remains stuck in a narrow band. The index hasn’t topped 80 since the summer of 2022, indicating a sluggish, rate-constrained housing market.

Pending Home Sales Index



“The data shows a continuation of small declines in contract signings despite inventory in the market increasing,” said NAR Chief Economist Lawrence Yun. The drop in June extends weakness even as more homes come online.

Regional Breakdown (Month|Over|Month)

- **Northeast:** +2.1%
- **Midwest:** -0.8%
- **South:** -0.7%
- **West:** -3.9%

Regional YoY Change

- **Northeast:** 0.0% (flat)
- **Midwest:** -0.9%
- **South:** -2.9%
- **West:** -7.3%

All regions except the Northeast posted declines month-over-month. Year-over-year, only the Northeast remains unchanged. The West saw the steepest annual drop at -7.3%.

Key Takeaways

The reversal from May’s uptick underscores that pending contract activity remains weak. With a broad-based monthly decline and national YoY down 2.8%, buyer engagement remains lethargic.

Bottom Line

Pending home sales continue to drift sideways, with June marking a setback. Despite rising inventory, affordability challenges and near 7% mortgage rates are still discouraging signed contracts. Unless borrowing costs ease meaningfully, the pace of contract signings is likely to remain subdued through the summer.