

A message from Marc Erickson:

*For informational purposes only. This is not a commitment to lend or extend credit. Information and/or dates are subject to change without notice. All loans are subject to credit approval. Rates vary based upon market conditions and borrower qualification.*

## Highest Existing Home Sales in 8 Months But Don't Get Excited

Existing-home sales extended their recent stabilization in November, rising 0.5% to a seasonally adjusted annual rate of **4.13 million**, according to the National Association of Realtors (NAR). This is the 3rd straight increase and annualized sales are at their highest level in 8 months.

The catch is that--much like several other housing metrics--Existing Sales have been stuck in the lowest of gears since late 2022. As long as we continue to operate in this range, it's difficult to draw any conclusions about bigger picture momentum.



"Existing-home sales increased for the third straight month due to lower mortgage rates this autumn," said NAR Chief Economist Lawrence Yun. "However, inventory growth is beginning to stall. With distressed property sales at historic lows and housing wealth at an all-time high, homeowners are in no rush to list their properties during the winter months."

### Regional Breakdown (Sales and Prices, November 2025)

Region	Sales (annual rate)	MoM Change	Median Price	YoY Change
Northeast	510k	+4.1%	\$480,800	+1.1%



**Marc Erickson**  
Mortgage Guide, Excel Financial Group, LLC

[www.themortgagemarc.com](http://www.themortgagemarc.com)

P: (720) 295-0704

M: (720) 295-0704

123 N College Avenue  
Fort Collins CO 80524  
1245157



**Ehric Wolfe**  
REALTOR®, Coldwell Banker Realty

[www.coloradowolfehomes.com](http://www.coloradowolfehomes.com)

P: (970) 691-5299

ehric@coloradowolfehomes.com

3665 John F Kennedy Parkway  
Fort Collins CO 80525



Region	Sales (annual rate)	MoM Change	Median Price	YoY Change
Midwest	970k	-2.0%	\$319,400	+5.8%
South	1.89m	+1.1%	\$361,000	+0.8%
West	760k	0.0%	\$618,900	-0.9%

#### National Market Stats

- Total Housing Inventory: 1.43 million units (down 5.9% from October; up 7.5% YoY)
- Unsold Inventory Supply: 4.2 months (down from 4.4 last month; up from 3.8 a year ago)
- Median Existing-Home Price: \$409,200 (up 1.2% YoY; 29th consecutive yearly increase)
- Single-Family Median Price: \$414,300 (up 1.2% YoY)
- Condo/Co-op Median Price: \$358,600 (up 0.1% YoY)
- Single-Family Sales: 3.75 million (up 0.8% MoM; down 0.8% YoY)
- Condo/Co-op Sales: 380k (down 2.6% MoM and YoY)