

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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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%
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)