



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



Nathaniel Rutkoski

Mortgage Broker, Zoom Loans

www.ZMLoans.com

M: (408) 767-6311

2140 W Grantline Rd
Tracy CA 95376

NMLS# 356590

ZOOM LOANS



Melissa Jimenez

Realtor, Realty ONE Group Zoom

melissajimenezrealtor.com

P: (209) 627-0612

mjrealstate12@gmail.com

01916015

ONE REALTY ONE GROUP
ZOOM



- 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)