

# HOUSING CONNECTION

Mortgage and Real Estate News That Matters



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.*

## Modest Recovery Keeps Existing Home Sales in The Same Old Range

Existing-home sales rebounded modestly in February, recovering some ground after January's sharp pullback, while improving affordability and slowly expanding inventory helped support buyer activity. Sales rose **1.7%** to a seasonally adjusted annual rate of **4.09 million**.



“Housing affordability is improving, and consumers are responding,” said NAR Chief Economist Lawrence Yun. The group’s Housing Affordability Index rose to **117.6** in February, the highest reading since March 2022 and the eighth consecutive monthly improvement. Yun noted that wage growth is now outpacing home-price growth by nearly four percentage points, while mortgage rates are also lower than a year ago.



**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](mailto:ehric@coloradowolfehomes.com)

3665 John F Kennedy Parkway  
Fort Collins CO 80525



Inventory continued to expand, though at a measured pace. Total housing inventory increased to **1.29 million units**, up 2.4% from January and 4.9% higher than a year earlier. That equates to a **3.8-month supply** of homes at the current sales pace.

Price growth remained subdued but positive. The median existing-home price for all housing types rose to **\$398,000**, a modest **0.3% increase** from a year ago and the **32nd consecutive month** of annual gains.

#### Regional Breakdown (Sales and Prices, February 2026)

Region	Sales (annual rate)	MoM Change	Median Price	YoY Change
Northeast	470k	-6.0%	\$479,800	+3.3%
Midwest	940k	+1.1%	\$302,100	+2.3%
South	1.89m	+1.6%	\$356,800	+0.2%
West	790k	+8.2%	\$603,100	-1.9%

#### National Market Stats

- Total Housing Inventory: 1.29 million units (up 2.4% from January; up 4.9% YoY)
- Unsold Inventory Supply: 3.8 months (unchanged from last month; up from 3.6 one year ago)
- Median Existing-Home Price: \$398,000 (up 0.3% YoY; 32nd consecutive yearly increase)
- Single-Family Median Price: \$401,800 (up 0.2% YoY)
- Condo/Co-op Median Price: \$358,100 (up 0.9% YoY)
- Single-Family Sales: 3.73 million (up 2.5% MoM; down 1.1% YoY)
- Condo/Co-op Sales: 360k (down 5.3% MoM; down 5.3% YoY)