



## New Home Sales Plunge to 3-Year Lows

New home sales took a notable step back in January, reversing much of the prior month's strength and highlighting the volatility that often defines this data series. The Census Bureau reported a seasonally adjusted annual rate of **587,000**, down sharply from December's 712,000 and **11.3%** lower than January 2025.



For-sale inventory moved slightly higher to **476,000**, up 0.4% from December but still **4.0%** below year-ago levels. At the current sales pace, months' supply jumped to **9.7 months**, up from 8.0 months in December and 9.0 months one year ago. The increase reflects the combination of softer demand and relatively steady inventory levels.

Prices declined on both a monthly and annual basis. The median sales price fell to **\$400,500** (-4.5% MoM; -6.8% YoY), while the average price dropped to **\$499,500** (-5.9% MoM; -3.6% YoY). The pullback suggests a shift in the mix of homes sold, with less upward pressure from higher-priced transactions.



### Lisa Biggar, REALTOR®

Buyer & Listing Expert,  
LAER Realty Partners

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

P: (508) 520-1600

M: (978) 578-0023

[Lisa@LisaBiggar.com](mailto:Lisa@LisaBiggar.com)

40 Park St, Suite 9

Attleboro MA 02703

MA License #9061998

RI License #RES.0047220



### Jeffrey Chalmers

Senior Loan Officer,  
Movement Mortgage  
Licensed: CA, FL, MA, ME,  
NH, VT

[ClicknFinance.com](http://ClicknFinance.com)

P: (877) 562-6811

M: (774) 291-6527

[jeffrey.chalmers@movement.com](mailto:jeffrey.chalmers@movement.com)

99 Rosewood Dr, Suite 270

Danvers MA 01923

NMLS #76803

- Sales (MoM): -17.6%
- Sales (YoY): -11.3%
- Inventory (YoY): -4.0%
- Months' Supply: 9.7 (up from 8.0 prior month; 9.0 YoY)

