



2-Month Glut of Data Brings New Home Sales Back to Center of The Range

New home sales moved higher in March and February. Both months were reported on a single day this week as the Census Bureau continues catching up from the government shutdown.

After dropping to 587k in January, sales rose to 635k in February and 682k in March. This represents a solid bounce back into the center of the broadly sideways range that's been intact for the past 2 years.



Rachel Stevens
Mortgage Strategist | Helping You Buy Smart and Build Wealth, Stevens Lending | Powered by Xpert Home Lending

www.gmgmlending.com/rachel-stevens

P: (585) 615-2578

M: (585) 615-2578

rachel@stevenslending.com

1035 Pearl Stret
Boulder CO 80302

NMLS 831678

Xpert Home Loans



For-sale inventory edged slightly lower to **481,000**, down 0.4% from February and **4.6%** below year-ago levels. At the current sales pace, months' supply fell to **8.5 months**, down from 9.1 months in February and 9.2 months one year ago. The decline reflects a combination of stronger sales and modestly tighter inventory.

Prices moved lower on both a monthly and annual basis. The median sales price declined to **\$387,400** (-5.3% MoM; -6.2% YoY), while the average price slipped to **\$503,100** (-3.4% MoM; -1.2% YoY). The continued softness in pricing suggests a shift in the mix of homes sold and ongoing pressure on affordability.

- **Sales (MoM):** +7.4%
- **Sales (YoY):** +3.3%
- **Inventory (YoY):** -4.6%
- **Months' Supply:** 8.5 (down from 9.1 prior month; 9.2 YoY)