HOUSING CONNECTION
Mortgage and Real Estate News That Matters

Inventory Builds as New Home Sales Cool in April



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New home sales pulled back in April after stronger readings in the prior two months. According to the latest Census Bureau and HUD data, sales of new single-family homes fell to a seasonally adjusted annual rate of **622,000**, down **6.2%** from March and **11.3%** from a year earlier.



Inventory moved slightly higher, with the number of new homes for sale rising to **489,000**, up **1.7%** from March but still **2.2%** below April 2025 levels. At the current sales pace, that left months' supply at **9.4 months**, up from **8.7 months** in March and **8.6 months** one year ago.

Pricing was mixed. The median sales price climbed to **$422,500**, up **8.0%** from March and **2.2%** from a year earlier. The average sales price ticked up to **$508,800**, a modest **0.7%** monthly gain, though it remained **1.1%** below last year's level.

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- **Sales (MoM):** -6.2%
- **Sales (YoY):** -11.3%
- **Inventory (MoM):** +1.7%
- **Inventory (YoY):** -2.2%
- **Months' Supply:** 9.4 (up from 8.7 prior month; 8.6 YoY)
- **Median Price:** $422,500
- **Average Price:** $508,800

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