HOUSING CONNECTION
Mortgage and Real Estate News That Matters

A message from Nickolas Inhelder:

We Make Home Happen.™

Our goal is simple:

To help every family we serve get to **"Yes."**

Yes to the loan that unlocks the joy of home ownership.

Yes to the lending solution that meets every client's unique needs and wants.

That's why we dedicate our every resource to serve as your personal guide through the lending process, solving problems, building confidence. Aslan has access to every lending option leading to the purchase or refinance of a residential home loan.

This is more than work for us. It is our unique joy in this life to share our collective skill, creativity, and care to bring you and your family right to where you belong.

Let's make home happen.

CONTACT ME TODAY

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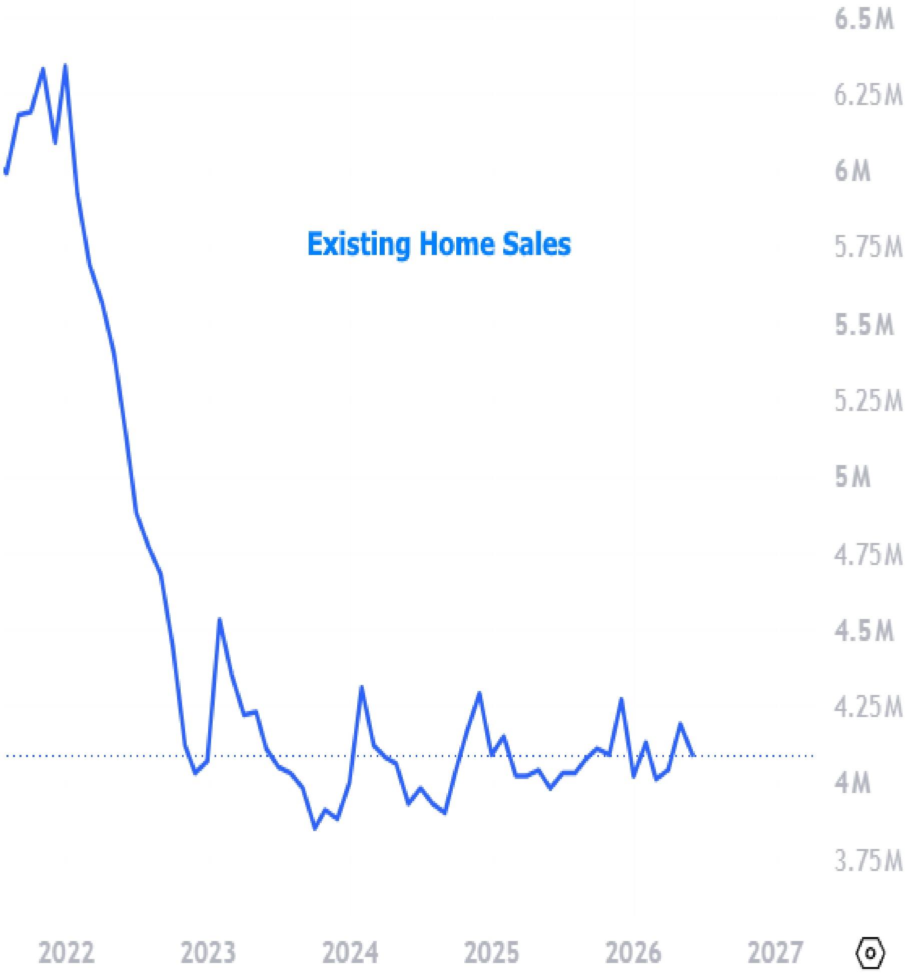
Aslan Home Lending Corporation

EQUAL HOUSING LENDER

Existing-Home Sales Continue Sideways Trend in June

Existing-home sales eased in June after reaching a six-month high in May, as modest changes in mortgage rates continued to influence buyer activity. According to the National Association of REALTORS®, sales fell **2.4%** from May to a seasonally adjusted annual rate of **4.09 million**, though they remained **2.8%** above their level from a year earlier.

"The back-and-forth in monthly home sales activity, driven by mild fluctuations in mortgage rates, shows how sensitive home buyers are to affordability conditions," said NAR Chief Economist Lawrence Yun. He added that continued job growth should help support housing demand despite ongoing affordability challenges.



Housing inventory changed little during the month, suggesting that supply gains may be losing momentum. Total inventory slipped to **1.56 million units**, down **0.6%** from May but **1.3%** higher than a year ago. At the current sales pace, unsold inventory represented a **4.6-month supply**, up slightly from May and unchanged from one year earlier.

Home prices continued to climb despite softer sales activity. The median existing-home price rose to a new record of **$440,600**, up **1.8%** from June 2025 and marking the **36th consecutive month** of annual price appreciation.

Affordability improved compared with a year ago, as wage growth continued to outpace home-price gains. The Housing Affordability Index increased to **102.3**, up from 95.5 a year earlier. Yun cautioned, however, that slowing inventory growth could eventually put renewed upward pressure on home prices if additional supply fails to reach the market.

Regional Breakdown (Sales and Prices, June 2026)

Region	Sales (annual rate)	MoM Change	Median Price	YoY Change
Northeast	480k	+2.1%	$564,800	+3.9%
Midwest	980k	-3.0%	$346,600	+2.7%
South	1.89m	-3.6%	$377,700	+0.9%
West	740k	-1.3%	$633,600	+0.9%

National Market Stats

- Total Housing Inventory: 1.56 million units (down 0.6% from May; up 1.3% YoY)
- Unsold Inventory Supply: 4.6 months (up from 4.5 months in May; unchanged from one year ago)
- Median Existing-Home Price: $440,600 (up 1.8% YoY; 36th consecutive annual increase)
- Housing Affordability Index: 102.3 (up from 95.5 one year ago)
- Single-Family Sales: 3.73 million (down 2.4% MoM; up 3.3% YoY)
- Single-Family Median Price: $446,400 (up 1.8% YoY)
- Condo/Co-op Sales: 360k (down 2.7% MoM; down 2.7% YoY)
- Condo/Co-op Median Price: $380,000 (up 1.6% YoY)