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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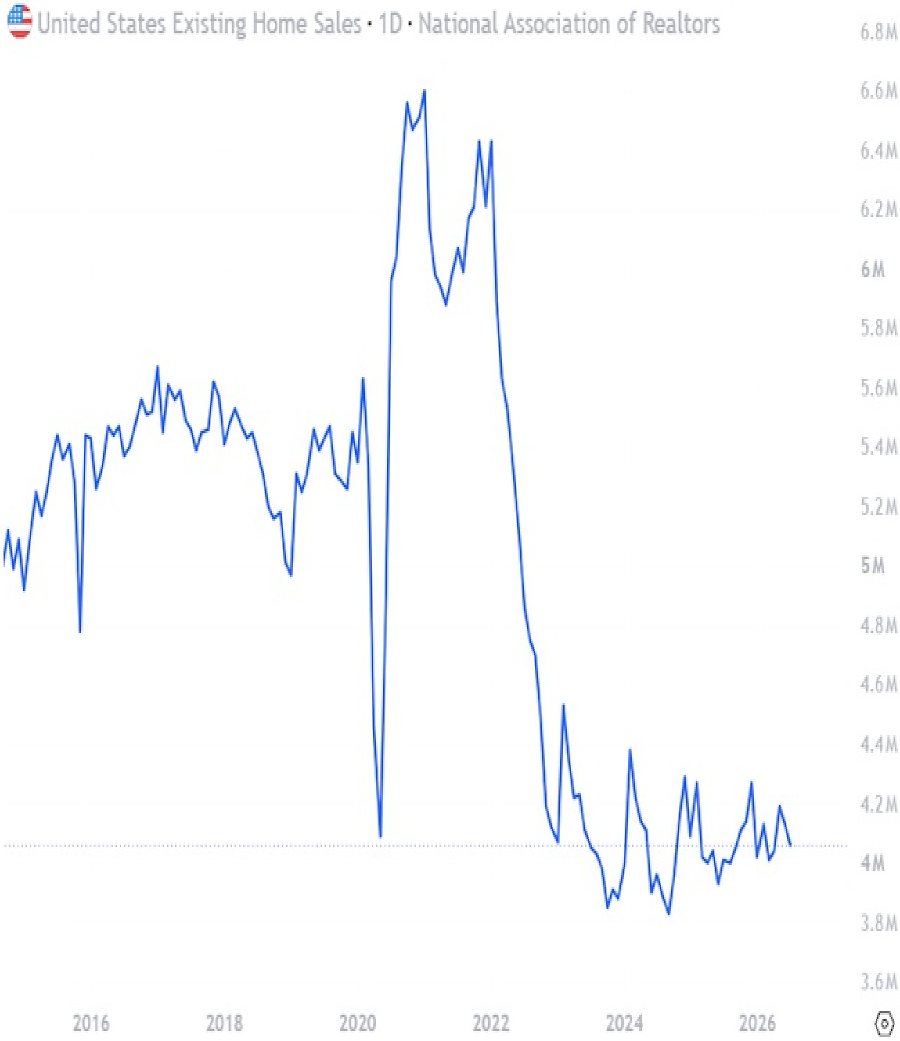
Aslan Home Lending Corporation

EQUAL HOUSING LENDER

Existing-Home Sales Ease Slightly, Remain Above Year-Ago Levels

Existing-home sales remained relatively stable in July despite elevated mortgage rates, with activity declining modestly from June while remaining above year-ago levels. According to the National Association of REALTORS®, sales fell **1.7%** from June to a seasonally adjusted annual rate of **4.06 million**, but were **0.7%** higher than in July 2025.



“Home sales have been remarkably stable, even amid the rising mortgage rate environment of the past few months,” said NAR Chief Economist Lawrence Yun. He noted that year-to-date sales are up 2.4% and suggested that the housing market could see stronger activity if average mortgage rates return closer to 6%.

Housing inventory declined during the month, with total supply falling to **1.54 million units**, down **1.9%** from June and **0.6%** from a year earlier. At the current sales pace, unsold inventory represented a **4.6-month supply**, unchanged from both June and July 2025.

Home prices continued to rise despite the relatively subdued sales pace. The median existing-home price increased to **$434,100**, up **2.0%** from July 2025 and marking the **37th consecutive month** of year-over-year price increases.

Affordability also improved compared with a year ago. The Housing Affordability Index rose to **103.3**, up from 98.3 in July 2025, with affordability improving across all four regions. While improved affordability should provide some support for demand, the decline in inventory could continue to limit buyers' options and provide support for home prices.

Regional Breakdown (Sales and Prices, July 2026)

Region	Sales (annual rate)	MoM Change	Median Price	YoY Change
Northeast	500k	+2.0%	$563,800	+5.2%
Midwest	970k	-2.0%	$342,900	+2.8%
South	1.86m	-3.1%	$371,700	+0.9%
West	730k	0.0%	$622,200	+0.2%

National Market Stats

- Total Housing Inventory: 1.54 million units (down 1.9% from June; down 0.6% YoY)
- Unsold Inventory Supply: 4.6 months (unchanged from June and one year ago)
- Median Existing-Home Price: $434,100 (up 2.0% YoY; 37th consecutive annual increase)
- Housing Affordability Index: 103.3 (up from 98.3 one year ago)
- Single-Family Sales: 3.69 million (down 1.9% MoM; up 0.8% YoY)
- Single-Family Median Price: $440,300 (up 1.9% YoY)
- Condo/Co-op Sales: 370k (unchanged MoM and YoY)
- Condo/Co-op Median Price: $371,800 (up 2.2% YoY)