

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



Nickolas Inhelder

Mortgage Broker, In Clear
To Close - InCTC LLC

www.AslanHLC.com

P: (720) 446-8778

M: (858) 229-9533

nick@inclearartoclose.com

1777 S. Harrison St.

Denver CO 80210

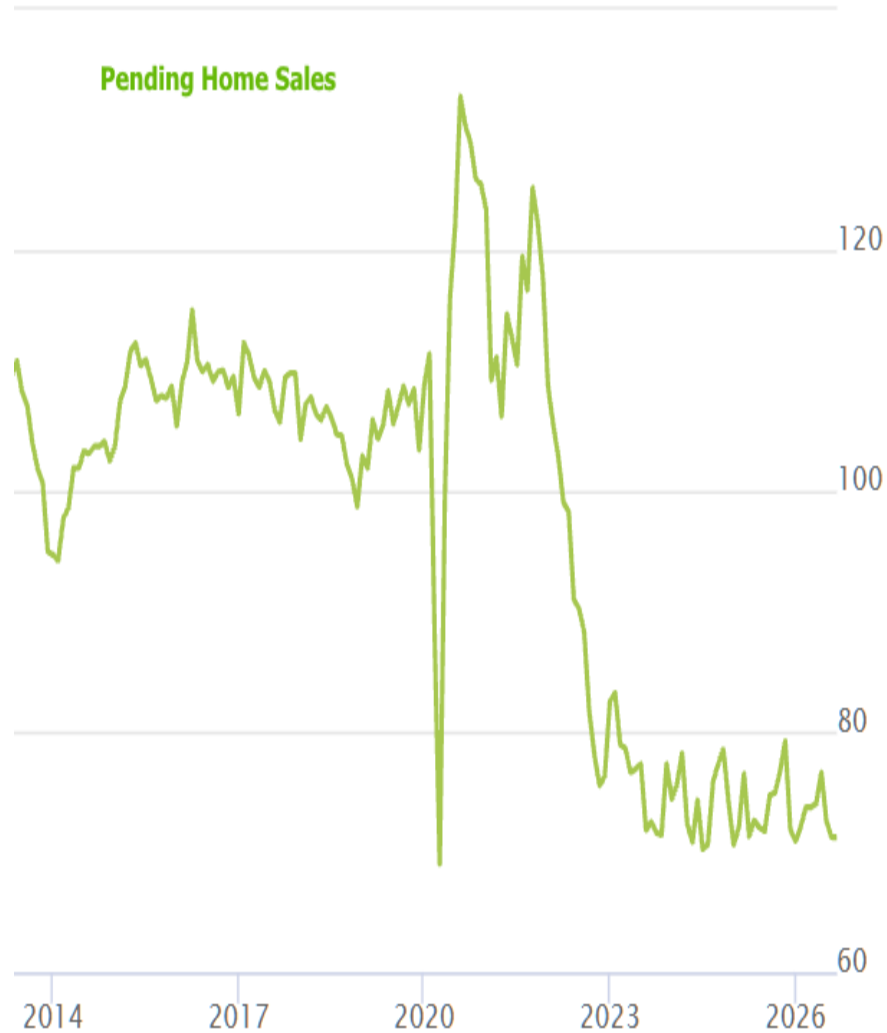
2037157 - CO, FL

2656899 - AL, CO, FL, SD



Pending Sales Rebound Slightly as Regional Results Diverge

Pending home sales edged higher in August as gains in the South and West offset declines in the Northeast and Midwest. The National Association of REALTORS® (NAR) Pending Home Sales Index (PHSI), which tracks signed contracts on existing homes, increased **0.3%** from July but was down **4.7%** from a year earlier.



The modest increase came despite another period of elevated mortgage rates. NAR Chief Economist Lawrence Yun said income growth has been outpacing home price growth, but higher borrowing costs continue to limit the resulting improvement in buying power and housing demand.

Pending sales remain roughly **30% below** pre-pandemic levels nationally. Activity peaked in 2021 when mortgage rates were near 3%, suggesting that lower borrowing costs remain an important factor in bringing sidelined demand back into the market.

Regional Results

Area	Monthly Change	Annual Change	Additional Detail
Northeast	-4.2%	-3.9%	Among the fastest home price growth
Midwest	-1.6%	-4.9%	Among the fastest home price growth
South	+2.3%	-3.8%	
West	+3.0%	-6.7%	

Drilling down further, several large metro areas continued to see annual gains in pending sales, including Richmond, San Antonio, Memphis and Virginia Beach.