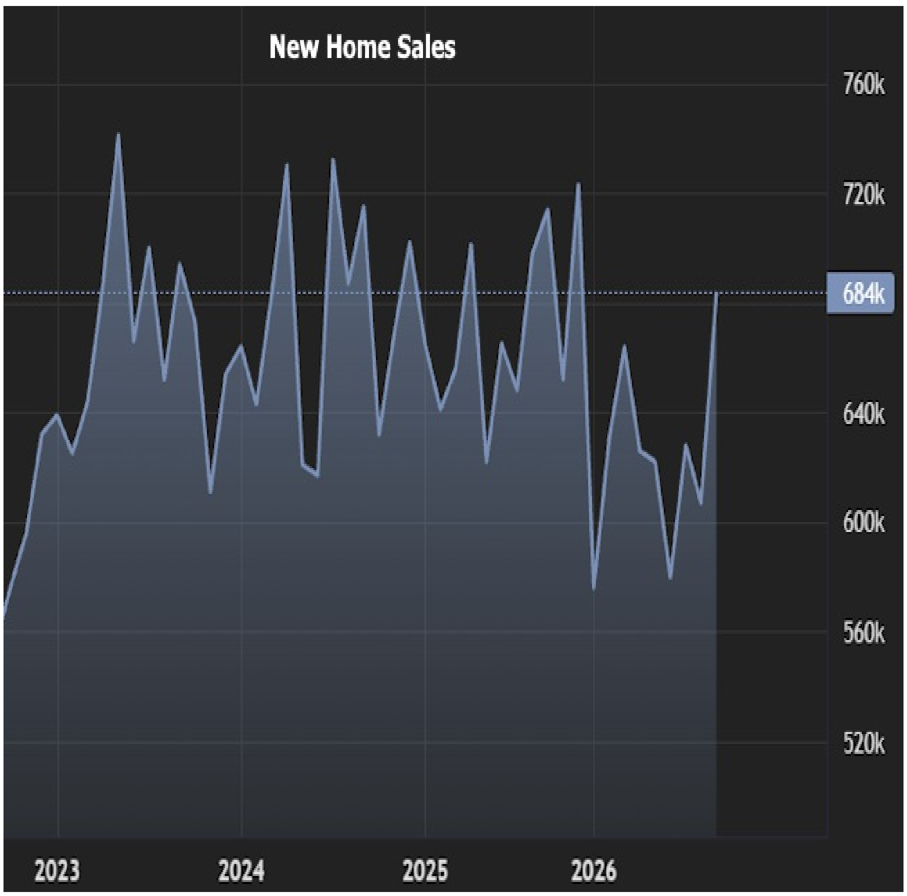
HOUSING CONNECTION
Mortgage and Real Estate News That Matters

New Home Sales Back in The Range After Uncommonly Big Bounce

The new home market returned to the longer-term range last month, with sales seeing their 4th biggest rebound in 4 years.

Sales of new single-family homes rose to a seasonally adjusted annual rate of **684,000** in August, up **6.4%** from July's revised 643,000 but **2.0%** below the same month last year. The increase puts sales back above the 600,000 mark after July's pullback, although the broader trend remains relatively flat.



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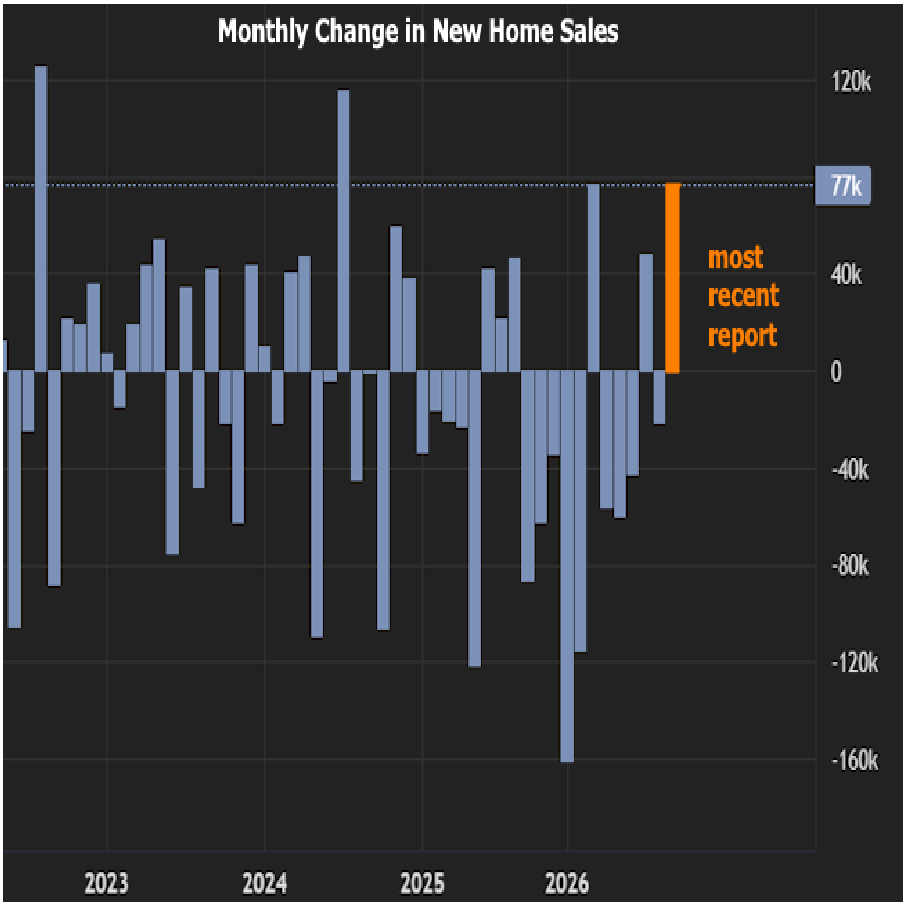

The number of new houses for sale was virtually unchanged at **483,000**, down 2.0% from a year earlier. With sales picking up while inventory held steady, the implied supply fell to **8.5 months**, down from 9.0 months in July and essentially unchanged from August 2025.

Pricing was mixed, the median sales price edged up to **$393,700**, a 0.4% increase from July but 5.8% below August 2025. The average sales price fell to **$478,700**, down 9.1% from July and 8.8% from a year earlier. As a reminder, price movements in this data set are not necessarily apples to apples as they don't adjust for changes in square footage, neighborhood, etc.

- **Sales (MoM):** +6.4%
- **Sales (YoY):** -2.0%
- **Inventory (MoM):** 0.0%
- **Inventory (YoY):** -2.0%
- **Months' Supply:** 8.5 (down from 9.0 prior month; 8.5 YoY)
- **Median Price:** $393,700
- **Average Price:** $478,700