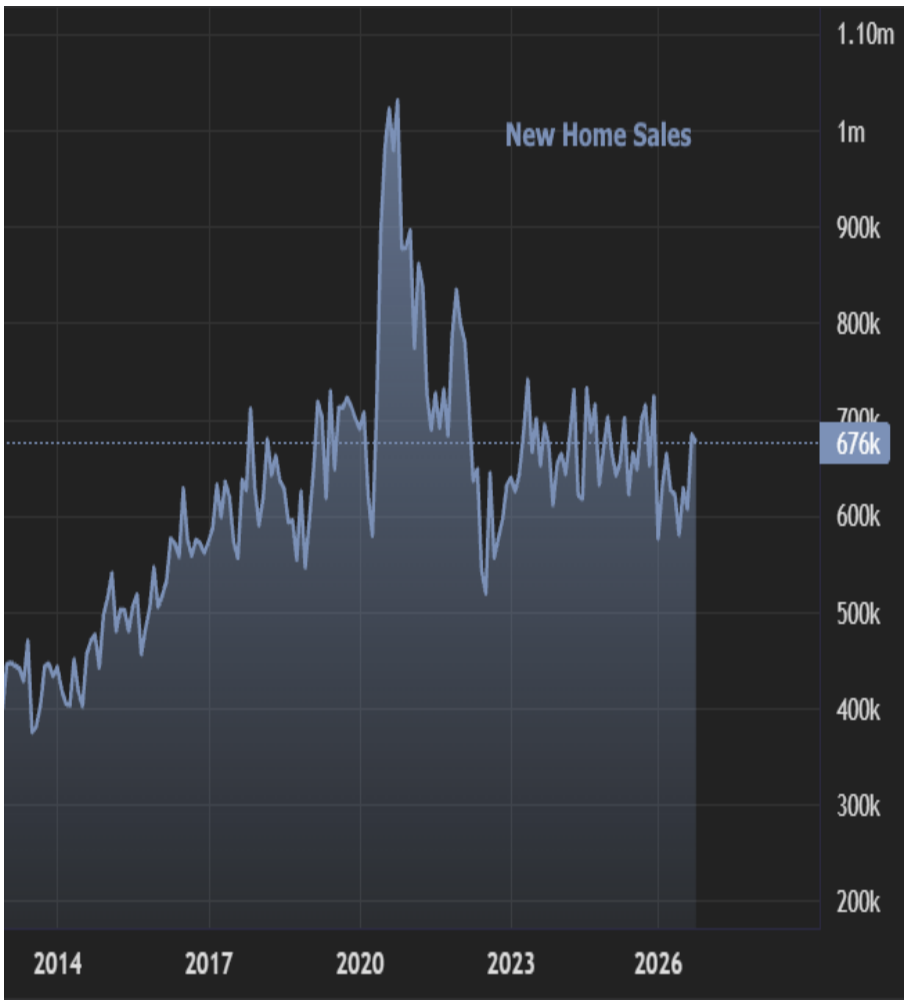
HOUSING CONNECTION
Mortgage and Real Estate News That Matters

New Home Sales Reinforce Last Month's Rebound

New home sales lost almost no ground in September, effectively reinforcing the healthy rebound seen in August's report.

The Census Bureau's New Residential Construction report clocked sales at an annual pace of 676k, down only 0.6% month over month. As seen in the chart below, the broader trend has been sideways for nearly 3 years now.



The number of new houses for sale slipped to **476,000**, down 1.0% from August and 2.3% from a year earlier. With inventory edging lower alongside sales, the implied supply eased to **8.4 months**, compared with 8.5 months in August and 8.2 months last September.

Prices rebounded from August's decline. The median sales price rose to **$400,400**, up 3.9% for the month but still 3.9% below September 2025. The average sales price increased 0.4% to **$472,800**, leaving it 6.7% below its year-ago level. As a reminder, these figures are broadly based and don't factor in location, lot size, and other key pricing components

Jeff Diaz
Mortgage Loan Originator, The Jeff Diaz Team - Barrett Financial Group L.L.C
thejeffdiazteam.com
P: (602) 777-7765
jeff@barrettfinancial.com
2701 E Insight Way
Chandler AZ 85297-8528
NMLS# 980070
Company NMLS# 181106

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- **Sales (MoM):** -0.6%
- **Sales (YoY):** -5.3%
- **Inventory (MoM):** -1.0%
- **Inventory (YoY):** -2.3%
- **Months' Supply:** 8.4 (down from 8.5 prior month; 8.2 YoY)
- **Median Price:** $400,400
- **Average Price:** $472,800

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