

HOUSING CONNECTION

Mortgage and Real Estate News That Matters

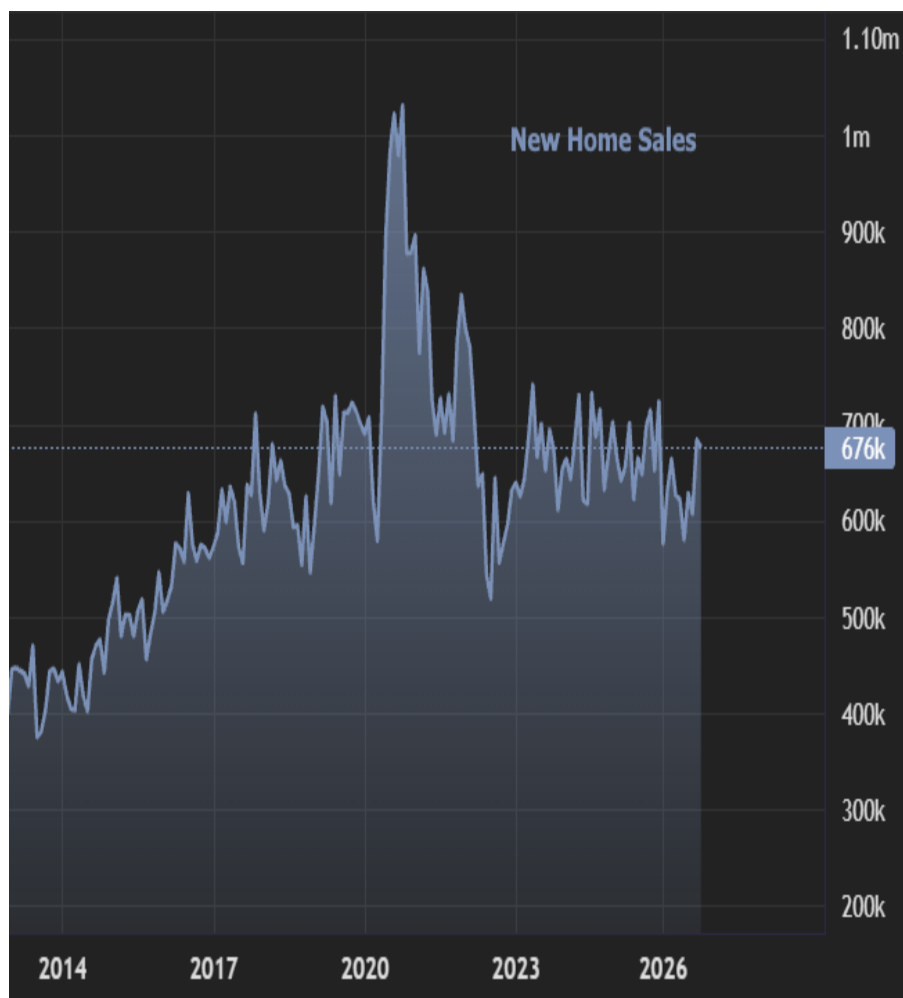
A message from Tan & Samantha Tunador:

If you are ready to explore homeownership, let's open up a conversation to help you navigate the best route for you with down payment & monthly payment options. Finance programs are unique like you and one size does not fit all. The next step is a simple online application so that we can get you preapproved and ready to look for the perfect home. Unlike shopping for a car or rental applications, the credit pull to buy a home is not a derogatory. Homeownership and wealth building is the goal for all. Would you like to schedule time to chat? If you are a Realtor, would you like this calculator co-branded?

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.



Samantha Tunador

Loan Officer, Atlantic Coast Mortgage

www.acmllc.com/samantha-tunador

P: (703) 919-5875

stunador@acmllc.com

NMLS#2408374



Tan & Samantha Tunador

VP | Sr Loan Officer Team, Atlantic Coast Mortgage, LLC

www.TheTunadorGroup.com

P: (703) 919-5875

M: (703) 328-0628

tan@acmllc.com

10 W Market Street NW
Leesburg Virginia 20176

NMLS ID 1166669

NMLS ID 2408374



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

- **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