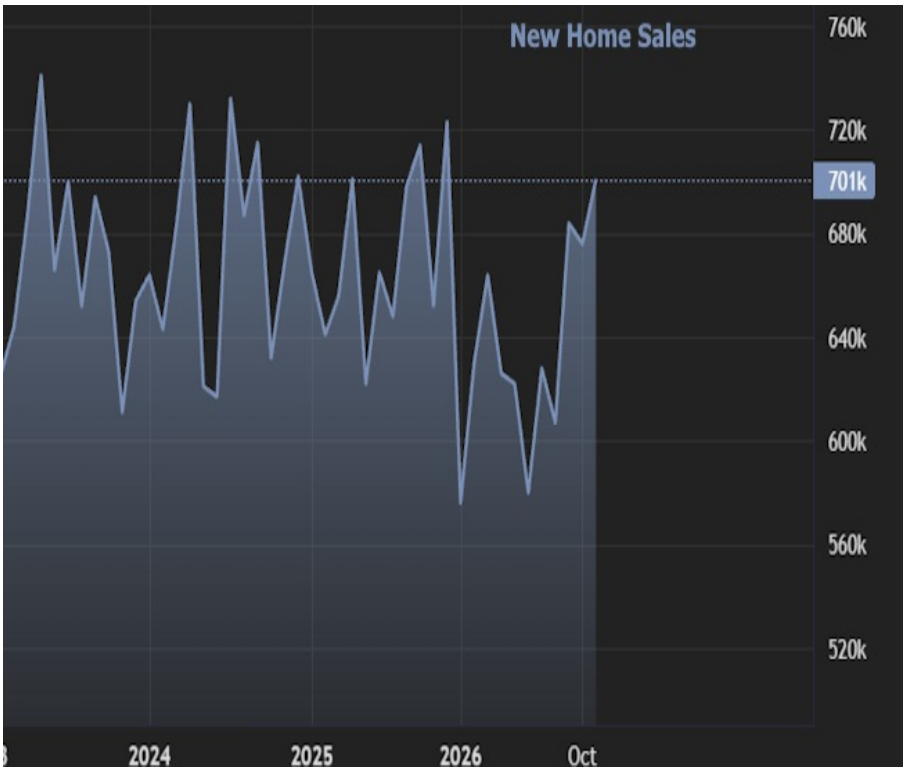
HOUSING CONNECTION
Mortgage and Real Estate News That Matters

Highest New Home Sales in Nearly a Year



Matt Graham
Founder and CEO, MBS Live

New home sales continued their recovery in October, returning to levels not seen since the start of 2026. Sales of new single-family homes rose to a seasonally adjusted annual rate of **701,000**, up **14.2%** from September's revised 614,000 and 7.5% above October 2025.



The number of new homes for sale fell to **470,000**, down 1.5% from September and 4.1% from a year earlier. With sales rising and inventory declining, the implied supply dropped to **8.0 months**, down from 9.3 months in September and 9.0 months a year ago.

Prices continued to soften. The median sales price slipped to **$391,300**, down 0.3% from September and 3.2% from October 2025. The average sales price fell to **$459,900**, down 2.2% month over month and 12.1% year over year. As a reminder, prices in this data set do not take into factor changes in square footage, neighborhood, etc.

- **Sales (MoM):** +14.2%
- **Sales (YoY):** +7.5%
- **Inventory (MoM):** -1.5%
- **Inventory (YoY):** -4.1%
- **Months' Supply:** 8.0 (down from 9.3 prior month; 9.0 YoY)
- **Median Price:** $391,300
- **Average Price:** $459,900

© MBS Live, LLC. All rights reserved. This newsletter is a service of MBS Live.