

U.S. Data Review

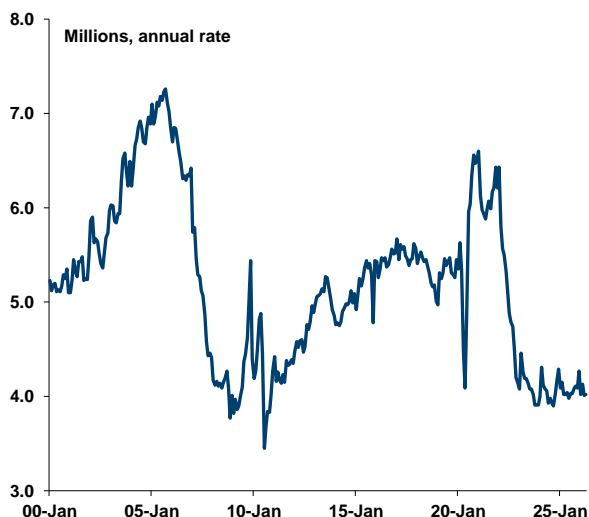
- Existing home sales: activity up slightly in April

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Existing Home Sales

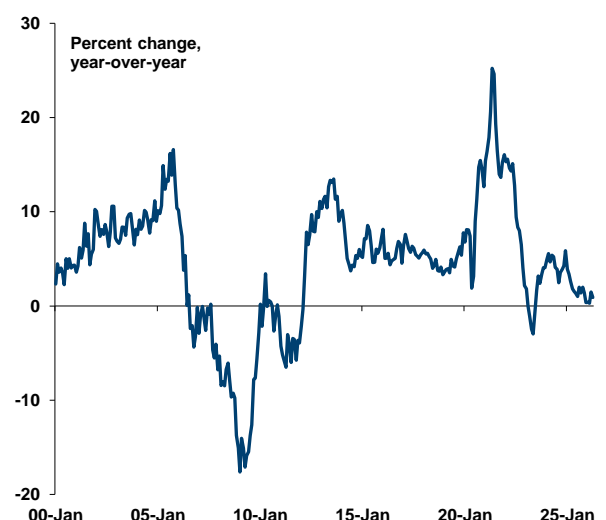
- Sales of existing homes rose a miniscule 0.2 percent to 4.02 million units, annual rate, in April – a bit below the median expectation of an uptick to 4.05 million from the Bloomberg economist survey (0.0 percent year-over-year; chart, below left). “Despite mixed macroeconomic signals—including a record-high stock market and historically low consumer confidence—home sales were modestly boosted by the continued improvement in housing affordability,” noted Lawrence Yun, NAR Chief Economist. That said, the latest results still marked a relatively disappointing start to the spring selling season despite the observed change in affordability – perhaps indicative of inflation-weary households exhibiting caution in making large financial decisions when faced with the recent surge in energy prices.
- In the latest month, only two of the four major geographical regions recorded a pickup in sales. Activity in the Midwest and South increased 2.2 and 0.5 percent, respectively, to 0.950 and 1.870 million units (-1.0 and +2.7 percent year-over-year). Concurrently, sales in the Northeast remained unchanged at 0.450 million (-8.2 percent year-over-year) while the West declined by 2.6 percent to 0.750 million (0.0 percent year-over-year). Sales in all four regions remain in the low end of their respective historical ranges.
- The median sales price for existing homes rose for the third consecutive month in April, increasing 2.1 percent to \$417,700. On a year-over-year basis, prices advanced 0.9 percent (versus +1.5 percent in March and +1.8 percent in the same month last year; chart, below right). Taking a broader view, annual growth over the past few years has decelerated notably from the prior post-pandemic spike and lags that in the years directly preceding COVID.

Existing Homes Sales



Source: National Association of Realtors via Haver Analytics

Median Sales Price of Existing Homes

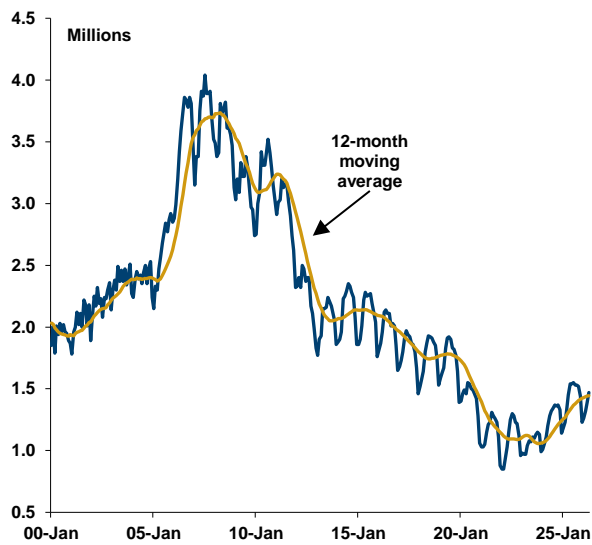


Source: National Association of Realtors via Haver Analytics

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- The inventory of unsold homes rose 5.8 percent in April to 1.47 million units (not seasonally adjusted), its fourth consecutive increase (with the 12-month moving average turning modestly higher since early 2024: latest observation of 1.44 million). Thus, the latest shift leaves supply in the low end of the longer-run range though up somewhat on a year-over-year basis (+1.4 percent). Correspondingly, the months' supply of unsold homes, which measures how long it would take the existing stock to be bought up at the current pace of sales, rose 0.2 month to 4.4 months (unchanged from April 2025; charts, below). While inventories have improved from depressed levels, they are still relatively tight – and thus acting as a constraint on this segment of the residential real estate market.

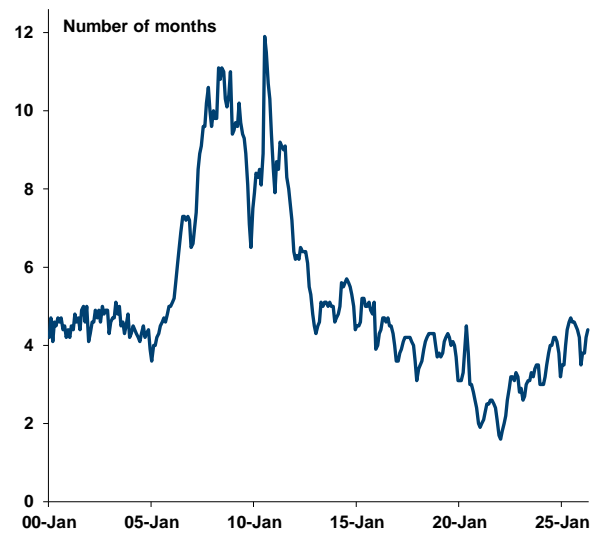
Inventory of Unsold Existing Homes*



* Not seasonally adjusted

Source: National Association of Realtors via Haver Analytics

Months' Supply of Unsold Existing Homes



Source: National Association of Realtors via Haver Analytics