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## New Home Sales Surge to 8-Year High

Sales of newly constructed homes posted a gain in June, rising 3.5 percent from the May estimate. The Census Bureau and the Department of Housing and Urban Development put new home sales for the month at a seasonally adjusted annual rate of **592,000 units** compared to sales in May which were revised upward to 572,000 from 551,000 units. The June rate was **25.4 percent higher** than seasonally adjusted sales a year earlier of 472,000.

The sales report bested **by a wide margin** the consensus of analysts polled by Econoday of 562,000 units. Opinions ranged from 540,000 to 571,000.

On a non-seasonally adjusted basis there were 54,000 new homes sold during the month, the same number as in May. Sales in June of last year totaled 44,000.

New home sales dipped in the **Northeast** by 5.6 percent for the month but remained 30.8 percent higher than sales a year earlier. Sales in the **Midwest** were up 10.4 percent compared to May and were 44.1 percent than in June 2015. The **South** also saw slightly lower sales than a month earlier, down 0.3 percent, but they were still 21.1 percent above those the previous June. Sales in the **West** were 10.9 percent and 24.6 percent above those for the two earlier periods.

At the end of the reporting period there were an estimated 244,000 new homes available for sale, a **4.9-month supply** at the current sales pace and a decrease of 3.9 percent from the inventory in May. Houses sold during the month were on the market a median of 3.8 months. Of the 54,000 homes sold, 18,000 were purchased before construction was started and 17,000 sold after they were completed.

The median price of a new home sold during the month was \$306,700 compared to \$289,200 in June 2015. The average price was \$358,200 compared to \$329,300 a year earlier.

## National Average Mortgage Rates



	Rate	Change	Points
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### Mortgage News Daily

30 Yr. Fixed	7.28%	-0.09	0.00
15 Yr. Fixed	6.75%	-0.07	0.00
30 Yr. FHA	6.70%	-0.12	0.00
30 Yr. Jumbo	7.48%	-0.07	0.00
5/1 ARM	7.35%	-0.07	0.00

### Freddie Mac

30 Yr. Fixed	7.22%	-0.22	0.00
15 Yr. Fixed	6.47%	-0.29	0.00

### Mortgage Bankers Assoc.

30 Yr. Fixed	7.24%	+0.11	0.66
15 Yr. Fixed	6.75%	+0.11	0.64
30 Yr. FHA	7.01%	+0.11	0.94
30 Yr. Jumbo	7.45%	+0.05	0.56
5/1 ARM	6.64%	+0.12	0.87

Rates as of: 5/3

## Recent Housing Data

		Value	Change
Mortgage Apps	Apr 24	196.7	-2.67%
Building Permits	Mar	1.46M	-3.95%
Housing Starts	Mar	1.32M	-13.15%
New Home Sales	Mar	693K	+4.68%
Pending Home Sales	Feb	75.6	+1.75%
Existing Home Sales	Feb	3.97M	-0.75%

All Your Mortgage Needs, Professionally Delivered with a Personal Touch

Whether you're a first-time homebuyer hoping to navigate the process of buying a home so that it is a fun and anxiety-free process or a homeowner looking for refinance options that deliver more freedom and flexibility, I can help you analyze your current situation and find money saving options. With expertise in all areas of mortgage and financing, my hope is that once I become your mortgage partner, I'll stay your mortgage partner. With clients from A to Z, files never leave my hands or my desk. From start to finish, every step of the way, my goal is to keep the lines of communication open, provide complete and attentive service, and ensure the most seamless and satisfactory process possible.

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Value

Change

6.25%