

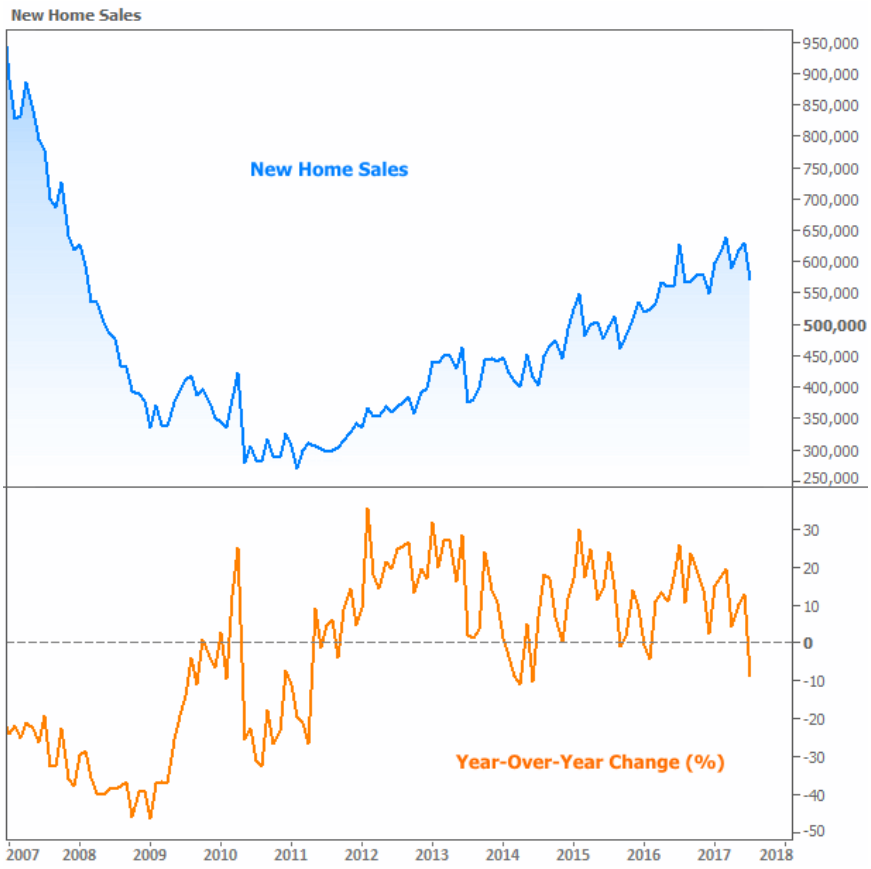
Rich E. Blanchard
Managing Director, RICH Home Loans LLC
NMLS: 492461
1550 Wewatta St., 2nd Floor Denver, CO 80202

Office: 720.619.9900
Mobile: 303.328.7047
richblanchard@richhomeloans.com
View My Website

Worst Annual Pace in 3 Years For New Home Sales

New home sales in July were **expected to remain steady** after scoring a slight gain in June, instead they plunged to a rate even lower than those a year earlier. Three of the four geographic regions shared in the decline,

Sales of newly constructed homes in July are estimated at a seasonally adjusted annual rate of 571,000 units. This is **down 9.4 percent** from June and 8.9 percent from the estimate for July 2016. The bad news was mitigated a bit as the U.S. Census Bureau and the Department of Housing and Urban Development revised their earlier June estimate to 630,000 units from their original estimate of 610,000.



National Average Mortgage Rates



Mortgage News Daily	Rate	Change	Points
30YR Fixed	7.30%	+0.12	0.00
15YR Fixed	6.92%	+0.09	0.00
30YR FHA	6.89%	+0.07	0.00
30YR Jumbo	7.40%	+0.03	0.00
7/6 SOFR	6.80%	+0.31	0.00
30YR VA	6.90%	+0.07	0.00

Rates as of: 11/10

MBS and Treasury

	Price / Yield	Change
MBS UMBS 6.0	99.43	-0.62
10 YR Treasury	4.9860	+0.0952
30 YR Treasury	5.3557	+0.0737

Pricing as of: 11/10 5:59PM EST

Recent Housing Data

		Value	Change
Mortgage Apps	Oct 28	192.6	-1.23%
Building Permits	Sep	1.4M	+0.43%
Housing Starts	Sep	1.22M	-4.24%
New Home Sales	Sep	676K	-1.17%
Pending Home Sales	Aug	71.2	0%
Existing Home Sales	Oct	3.99M	+0.25%
Builder Confidence	Oct	29	-9.38%

© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

Read or subscribe to my newsletter online at: http://housingnewsletters.com/richhomeloans

The consensus of analysts polled by *Econoday* was for the number to come in unchanged from June's 610,000 units. The range of estimates was 590,000 to 622,000 units.

On a non-seasonally adjusted basis there were **49,000 new homes** sold. There were an estimated 58,000 units sold in June, and 54,000 the previous July.

The **median sales price** in July was $313,700, up from $295,000 a year earlier. The average price was $371,200 versus $355,000 in July 2016.

The months of available supply **increased substantially**, from 4.7 months (unadjusted) in June and 4.4 months in July 2016 to 5.7 months. Slowing sales, however, played a large role in this improvement. The actual number of homes in the inventory rose by only 5,000 from June to 277,000 units.

The **Midwest** was the only region to post increased sales for the month, up 6.2 percent. Sales were still 12.7 percent lower than the previous July.

Sales in the **Northeast** fell by 23.8 percent from those in June and were 13.5 percent behind a year earlier. The **South** saw a decline of 4.1 percent for the month and 11.7 percent year-over-year. Sales in the **West**, while still higher than a year earlier by 1.4 percent, declined 21.3 percent from June.

Expert Advice | Exceptional Service | Flawless Execution

With 27+ years of expertise in mortgage banking you can be confident in my knowledge and abilities to deliver a seamless loan transaction while providing personalized service.

Rich E. Blanchard 

© 2026 MBS Live, LLC. - This newsletter is a service of MarketNewsletters.com.

The interest rates provided in this newsletter are national averages from independent data sources. Rate/APR terms may differ from those listed above based on the creditworthiness of the borrower. All information provided "as is" for informational purposes only, not intended for trading purposes or financial advice.

Read or subscribe to my newsletter online at: http://housingnewsletters.com/richhomeloans