THE FEDERAL SAVINGS BANK
Co. NMLS# 411500
Member FDIC
Ted Rood
Branch Manager, Gen Way Home Mortgage
NMLS #543290
O Fallon, Missouri 63368
Office: 3147400004
Mobile: 314-740-0004
ted_rood@yahoo.com

Strong New Home Sales Report Puts Data Back on Schedule

With the third set of new home sales data in 21 days it seems the Census Bureau has **caught up** from the **partial government shutdown.** Whether because of the delay, or just in the normal course of revisions, changes to the December numbers were dramatic enough to mention. First reported at a seasonally adjusted rate of 621,000 units, **a surprising 16.9 percent increase**, they were revised even higher to 652,000. Now a second revision has lopped more than 60,000 units off that pace, reducing it to 588,000 and erasing the entire percentage gain.

Getting back on track, the most recent data shows newly constructed homes sold during February at a seasonally adjusted annual rate of 667,000 units, an increase of 4.9 percent from the 636,000-unit pace in January. That rate was revised up from 607,000 units. The February sales moved ahead of the year earlier pace of 663,000 units by 0.6 percent.

The February number was **substantially higher than even the most optimistic forecast** by analysts polled by Econoday which ranged from 600,000 to 635,000. The consensus was 615,000.

On a non-adjusted basis there were 56,000 homes sold during the period, up from 49,000 in January. For the year-to-date, sales total 105,000, a 2.8 percent improvement over the first two months of 2018.

Homes sold during the month had a **median price** of $315,300 and an average sales price of $379,600. In February 2018 the comparable prices were $327,200 and $373,600.

At the end of February there were 340,000 newly constructed homes for sale, an estimated 6.1-month supply. This is up from 5.4 months a year earlier.

New home sales in the **Northeast** rose 26.9 percent compared to January but were 28.3 percent lower than the prior February. Sales in the **Midwest** were also strong, a 28.3 percent increase for the month. They trailed February 2018 by 3.8 percent.

In the **South** sales ticked up 1.8 percent from January and 6.8 percent on an annual basis. Sales were unchanged in the **West**, and down 2.9 percent year-over-year.

National Average Mortgage Rates



Mortgage News Daily	Rate	Change	Points
30YR Fixed	7.51%	+0.01	0.00
15YR Fixed	7.04%	+0.01	0.00
30YR FHA	7.08%	+0.03	0.00
30YR Jumbo	7.52%	+0.02	0.00
7/6 SOFR	7.12%	-0.01	0.00
30YR VA	7.10%	+0.03	0.00

Rates as of: 11/16

MBS and Treasury

	Price / Yield	Change
MBS UMBS 6.0	98.72	+0.02
10 YR Treasury	5.1286	-0.0056
30 YR Treasury	5.4758	0.0000

Pricing as of: 11/16 7:40PM EST

Recent Housing Data

		Value	Change
Mortgage Apps	Nov 4	204.6	+6.23%
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://mortgageratesupdate.com/tedrood

Responsive service, experienced expertise

I've dedicated my 26 year mortgage career to client education, superior service, and honest answers. The lending landscape has changed dramatically the past few years, and continues to do so. My job is to ensure client partners' loans close quickly, without surprises, and I take that responsibility very seriously. Referrals are a responsibility I appreciate; they're a measure of trust, and that trust must be earned every day, on every referral.

Ted Rood 

© 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://mortgageratesupdate.com/tedrood