

Existing Home Sales Slid in August

Sales of existing homes fell to a 4.91M unit pace in August, 2.2 percent below the previous month. Sales were down for both single- and multi-family properties. Inventory fell 320,000 units but remains very elevated. The inventory overhang will continue to pressure prices and the broader housing market for some time to come.

Sales Fell Modestly

- Sales of existing homes fell 2.2 percent, but remain 2,000 units above their recent lows. Single-family sales were off 1.4 percent, while condos and co-ops fell 8.2 percent.
- Prices of existing homes have remained under pressure, as mortgage market problems have removed some potential buyers from the marketplace and raised the costs for others.

Inventory Lower, But Elevated

- Inventory moved lower in August, but remains elevated. We have yet to return to levels seen late last year. While new home inventory has made considerable progress in recent months, existing inventory levels have not improved. We would not expect to see any real stability in the housing market until we work off more of this inventory.

