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Pending Home Sales Data Scores Some Points, But Not Enough to Change The Game

The National Association of Realtors' Pending Home Sales Index (PHSI)—which tracks contract signings on existing homes—has remained rangebound for more than two years, constrained by affordability pressures and elevated mortgage rates. This week's update showed a modest improvement, but the broader story hasn't changed.

Pending home sales rose by **1.8%** in May, marking the first increase since February. The index is now **1.1% higher than a year ago**, but still well below pre-2022 norms.

Zooming out, contract activity remains stuck in a narrow band. The index hasn't been above 80 since the summer of 2022 and continues to reflect a sluggish, rate-constrained housing market.

National Average Mortgage Rates



Mortgage News Daily	Rate	Change	Points
30YR Fixed	7.50%	+0.08	0.00
15YR Fixed	7.03%	+0.03	0.00
30YR FHA	7.05%	+0.05	0.00
30YR Jumbo	7.50%	+0.04	0.00
7/6 SOFR	7.13%	+0.08	0.00
30YR VA	7.07%	+0.06	0.00

Rates as of: 11/13

MBS and Treasury

	Price / Yield	Change
MBS UMBS 6.0	98.69	-0.07
10 YR Treasury	5.1413	+0.0117
30 YR Treasury	5.4682	+0.0134

Pricing as of: 11/13 5:59PM EST

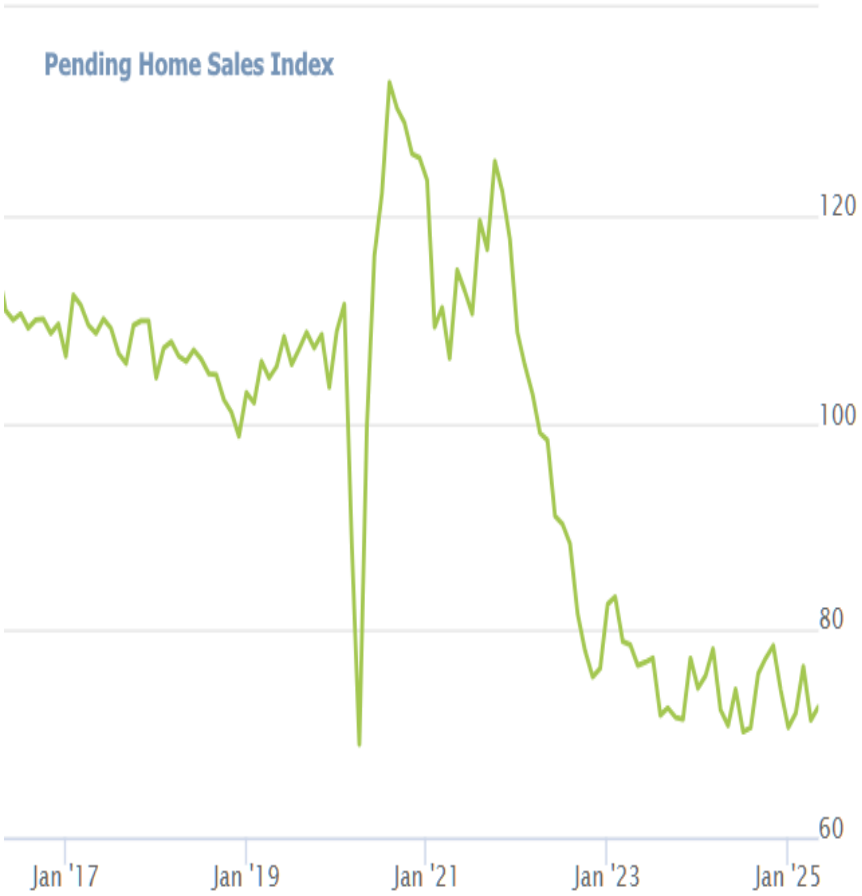
Recent Housing Data

		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%

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“Consistent job gains and rising wages are modestly helping the housing market,” said NAR Chief Economist Lawrence Yun. “Hourly wages are increasing faster than home prices. However, mortgage rate fluctuations are the primary driver of homebuying decisions and impact housing affordability more than wage gains.”

Here’s how the month-over-month change broke down by region:

- **Northeast:** +2.1%
- **Midwest:** +0.3%
- **South:** +1.0%
- **West:** +6.0%

And the year-over-year change in contract activity:

- **Northeast:** –0.5%
- **Midwest:** +2.6%
- **South:** +2.0%
- **West:** –1.2%

All four regions posted monthly gains, with the West leading the way at +6.0%. Year-over-year, only the Midwest and South improved. While this week's data avoids the kind of sharp declines seen earlier this year, the market continues to drift sideways. Without meaningful relief in mortgage rates, buyers and sellers are likely to remain cautious.

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About Red Realty, LLC

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