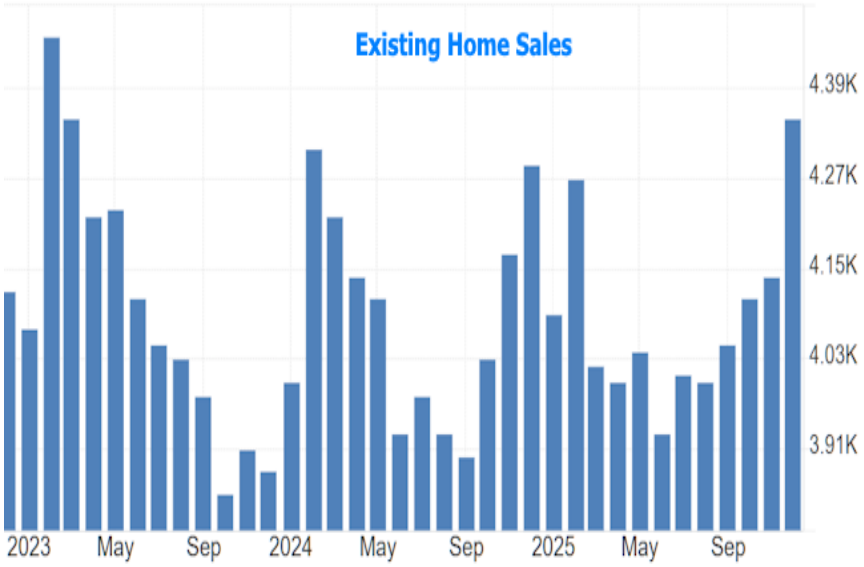
Red Realty
Middle Tennessee's Most Trusted Real Estate Professionals, Red Realty, LLC
1574 Medical Center Parkway, Suite 202 Murfreesboro, TN

Office: 615-896-2733
Mobile: 615-437-6580
yourredagent@redrealty.com
View My Website

Existing-Home Sales Jump 5.1% in December, Strongest Pace in Nearly Three Years

Existing-home sales posted a notable year-end rebound in December, jumping **5.1%** to a seasonally adjusted annual rate of **4.35 million**, according to the National Association of Realtors (NAR). After adjusting for seasonal factors, December sales were the strongest in nearly three years, marking a broad-based improvement across all four regions.



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

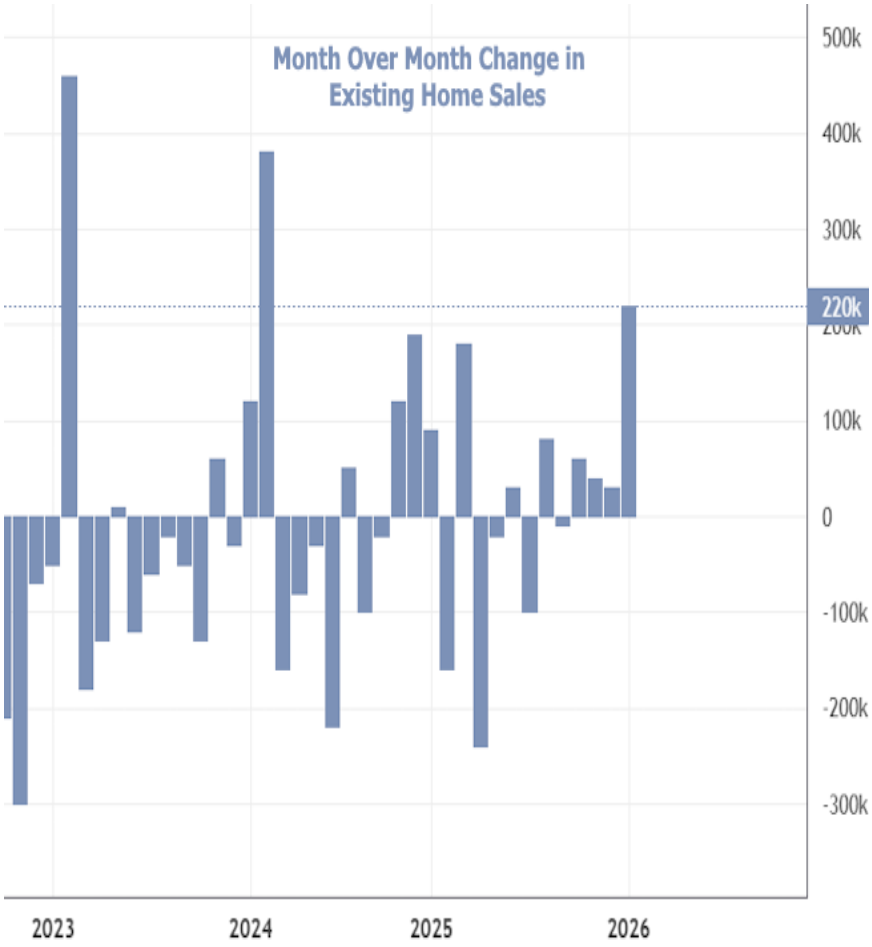
Recent Housing Data

		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%

© 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://housingmarketweekly.com/red-realty-llc



"2025 was another tough year for homebuyers, marked by record-high home prices and historically low home sales," said NAR Chief Economist Lawrence Yun. "However, in the fourth quarter, conditions began improving, with lower mortgage rates and slower home price growth. December home sales, after adjusting for seasonal factors, were the strongest in nearly three years. The gains were broad-based, with all four major regions improving from the prior month."

Inventory tightened sharply during the month, reflecting typical winter seasonality. Total housing inventory fell to **1.18 million units**, down **18.1%** from November, though still **3.5%** higher than a year ago. The months' supply of unsold homes dropped to **3.3 months**, down from 4.2 months in November.

"Inventory levels remain tight," Yun added. "With fewer sellers feeling eager to move, homeowners are taking their time deciding when to list or delist their homes. Similar to past years, more inventory is expected to come to market beginning in February."

Regional Breakdown (Sales and Prices, December 2025)

Region	Sales (annual rate)	MoM Change	Median Price	YoY Change
Northeast	520k	+2.0%	$496,700	+3.7%
Midwest	1.00m	-2.0%	$306,000	+3.1%
South	2.02m	+6.9%	$360,200	-0.3%
West	810k	+6.6%	$605,600	-1.4%

National Market Stats

- Total Housing Inventory: 1.18 million units (down 18.1% from November; up 3.5% YoY)
- Unsold Inventory Supply: 3.3 months (down from 4.2 last month; up from 3.2 a year ago)

© 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://housingmarketweekly.com/red-realty-llc

- Median Existing-Home Price: $405,400 (up 0.4% YoY; 30th consecutive yearly increase)
- Single-Family Median Price: $409,500 (up 0.2% YoY)
- Condo/Co-op Median Price: $364,400 (up 1.5% YoY)
- Single-Family Sales: 3.95 million (up 5.1% MoM; up 1.8% YoY)
- Condo/Co-op Sales: 400k (up 5.3% MoM; down 2.4% YoY)

About Red Realty, LLC

Red Realty, where trust and exceptional service intersect. Choose a Red Realty REALTOR® you can rely on for all your Middle Tennessee real estate needs. As a full-service real estate firm, we prioritize honesty, hard work, and care for our clients, brokers, REALTORS®, and employees. At Red Realty, we foster a professional team culture that rewards teamwork and efficient service. Our agents are known for their knowledge and expertise. Whether you need help with commercial buying or selling, residential buying or selling, land buying or selling, or property/building management services, Red Realty has you covered.

Red Realty

REALTOR®

EQUAL HOUSING OPPORTUNITY

© 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://housingmarketweekly.com/red-realty-llc