

SIRVA MORTGAGE: INDUSTRY SNAPSHOT

August 2025

A Quick Update on the Latest Market Trends

The following update was curated by industry experts at Sirva Mortgage specifically for you and other global mobility professionals. Visit our [industry snapshot web page](#) to view additional updates.

HOME SALES



The median existing U.S. home sales price hit \$435,300 in June, up 2% from a year ago and the highest on record, according to Realtor.com. The total supply of homes for sale in the U.S. was also up 15.9% from a year ago at 4.7 months of supply at the current sales pace, marking the largest months of supply since 2016.

INTEREST RATES

Interest rates have largely remained between 6.75% and 6.9% since early May. The average 30-year fixed mortgage rate was 6.85% in the first week of June and declined only to 6.77% by the end of the month, according to Freddie Mac. The Mortgage Bankers Association predicts the 30-year fixed mortgage rate to average 6.8% in the third quarter and end the year at 6.7%.



NEW CONSTRUCTION



Targeted incentives and pricing adjustments by builders had little impact on overall sales, according to the National Association of Home Builders. New single-family home inventory in June increased 8.5% from a year ago, and the median new home sale price decreased 2.9% compared to a year ago.

RENTAL MARKET

The median asking rent decreased 0.5% year over year in June, making it the fourth straight month of annual declines. The supply of apartments is higher than the demand. Apartment construction in the U.S. is high which leads to many vacant units, giving renters more negotiating power with their landlords.



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JEFF MEDLEY

President and General Manager, Sirva Mortgage

“U.S. housing markets continue to face high interest rates, rising taxes and insurance, and slower new builds. Some regions are seeing growing inventory, giving buyers negotiating power. We anticipate conditions are likely to persist through year-end, underscoring the value of working with professionals who understand market dynamics.”

US HOUSING IMPACT ON TRANSFERRING EMPLOYEES

High home prices and mortgage rates continue to impact housing affordability. The “lock-in” effect means that many current homeowners with low fixed-rate mortgage rates are reluctant to sell their homes and give up their low interest rates. Relocating employees

should get preapproved early and work with a relocation-trained agent to ensure they are in the best position to buy a new home and sell their existing home.

INSIDER TIPS

Earnest money, also known as a “good faith deposit,” is a sum of money paid up front when you make an offer on a new home and has become a standard practice in the real estate industry. When you enter into a purchase agreement, the seller takes the house off the market as a sign of their sincerity, and you put up a small amount of cash as a sign of your sincerity. It demonstrates that you’re serious and willing to proceed with the purchase. If the deal falls through, the money compensates the seller for their lost time and effort. There are certain circumstances where earnest money may be refundable. For example:

- ✓ If the seller backs out of the transaction
- ✓ If there is a contingency, such as an appraisal or an inspection contingency, that allows the buyer back out of the transaction

To learn more about earnest money, please [visit our blog](#).

Questions? Contact a Sirva Mortgage Director of Client Services

[CONTACT ME](#)

Sources:

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