

EAGLE NEWS

BREAKING NEWS: Middle East Conflict Effects Market



HOPE “SPRINGS” ETERNAL! *LET’S START WITH THE GOOD NEWS.....* RETAIL SALES ARE HIGHER THAN EXPECTED

The FED’s attention will remain fixed on the conflict in the Middle East. The most significant economic report was the Retail Sales Report that posted earlier this week. Since consumer spending accounts for over two-thirds of US economic activity, the retail sales data is a key measure of the health of the economy. “it’s a blowout retail sales figure for March,” Heather Long, chief economist at Navy Federal Credit Union wrote in a report yesterday. “Overall, the American consumer is still healthy,” she added. “Extra income from tax refunds is helping....”

Income tax returns could not have come at a better time. With the Middle East conflict, and high gas prices leading the increase in costs of living, this might be the perfect time to make a plan.

BAD NEWS FOR SOME, GOOD FOR OTHERS

Sales of resale homes fell 4% from February in March, below expectations, to the lowest level since June 2025. Existing home sales were down slightly from a year ago. The national median price of \$408,800 was up just a slim 1% from last year at this time, basically holding.

Home inventories remain stuck as always since Covid at low levels, holding at just a 4.1-month supply nationally, well below the roughly 6-month supply typical in a balanced market. However, inventories were 2% higher than a year ago. Homes are remaining on the market for a median time of 41 days, up from 36 days last year at this same time (if priced right). Again, that is basically holding, but for how long?

It is good news that equity growth is still slowly climbing but at a less accelerated pace. We are going back to our previous pre-Covid number on home value appreciation.

NAR revised its 2026 housing forecast due to the Middle East conflict; home sales are now expected to increase 4% from last year's 14%.

TODAY IS BETTER THAN TOMORROW, LEAVE NOTHING TO CHANCE

"I always find my clients their silver lining. The consumer and the today's markets are both resilient."

SHAUN ALSTON

you had made a change. Buy and sell concurrently, buy for the first time, buy an income property for retirement, do a refi and consolidate debt while rates are reasonable. A move on your future now is better than later. **If you have been thinking about a change, this is probably the time.** If you own, you have "good value" on your property. If you are buying for the first time, at least you do not have to worry about paying too much. **As seen in FORTUNE magazine March 2026, Shaun is the BEST! What are you waiting for? Call Shaun Alston on his cell phone today, 916-698-4646!**



Tap into your property's wealth for many reasons. To find out how, it's not only easy, but also free. Dave Bernatchy with Landmark Mortgage and his team of professionals can help you determine how to reduce your monthly costs. Maybe through selling your home and claiming your tax-free earnings, you can find financial freedom. You also may want to refinance to get cash out to pay off debt. Call 916-920-LOAN (5626)