



Housing Market Trends Boost Home Shoppers Amid Iran Conflict

Description

The ongoing conflict with Iran is significantly affecting the housing market in the United States, particularly increasing home purchase costs. As energy prices skyrocket due to the war, fears of rising inflation have led to escalating mortgage rates, which now hover around 6.46%, the highest seen in nearly seven months. This development comes after mortgage rates dipped below 6% in late February, underlining the turbulent economic impact of the conflict.

Concerns about the war complicate an already fragile economic situation, particularly as the job market shows signs of weakness. Although mortgage rates remain lower than last year, their recent trend has caused a decline in mortgage applications. Should rates continue to rise, home sales may suffer during the crucial spring buying season.

According to Joel Berner, a senior economist, many potential buyers may hesitate to make purchases, opting instead to wait for more favourable conditions. Despite this uncertainty, buyers who proceed with home purchases now may have greater negotiating power. With many properties remaining on the market for extended periods, sellers may be more inclined to lower their asking prices or offer concessions to secure a sale.

In the Dallas-Fort Worth region, increased housing inventory and competitive listing prices push many sellers to adjust their pricing strategies. For example, homebuyer Anne King successfully negotiated a lower purchase price and received assistance for repairs, as the seller was eager to finalize the sale.

As home listings rise, particularly in major metropolitan areas, buyers may find better deals, although affordability issues persist due to stagnant wages not keeping pace with property prices. Looking ahead, experts suggest that homebuyers should stay vigilant about economic developments that could influence mortgage rates and market dynamics.

Vocabulary List:

1. **inflation** //ɪnˈfleɪʃən// (noun): prices rising across the economy over time
2. **mortgage** //ˈmɔːrɡɪdʒ// (noun): a loan to buy a house or property
3. **negotiated** //nɪˈɡoʊʃieɪtɪd// (verb): talked to reach an agreement about something
4. **concessions** //kənˈseɪʃənz// (noun): things given to help make a sale happen
5. **inventory** //ˈɪnvən,tɔːri// (noun): a list or amount of items for sale
6. **affordability** //əˌfɔːdəˈbɪləti// (noun): how easily people can pay for something



Comprehension Questions

Multiple Choice

1. What is the current mortgage rate mentioned in the text?
Option: 5.46%
Option: 6.46%
Option: 7.46%
Option: 4.46%
2. Which region is highlighted for increased housing inventory?
Option: New York
Option: Dallas-Fort Worth
Option: San Francisco
Option: Chicago
3. What has caused fears of rising inflation?
Option: Increasing energy prices
Option: Decreasing job market
Option: Stagnant wages
Option: Lower mortgage rates
4. When did mortgage rates dip below 6%?
Option: Late January
Option: Late February
Option: Late March
Option: Early April
5. Who is Joel Berner?
Option: A homebuyer
Option: A seller
Option: A senior economist
Option: A real estate agent
6. What action do many potential buyers consider due to uncertainty?
Option: Purchasing immediately



- Option: Waiting for favorable conditions
- Option: Increasing bids
- Option: Selling their homes

True-False

- 7. Mortgage rates have generally increased since last year.
- 8. Home prices are expected to decrease significantly due to rising mortgage rates.
- 9. Sellers in the Dallas-Fort Worth region are eager to finalize sales.
- 10. The job market shows strong signs of growth according to the text.
- 11. Homebuyers currently have less negotiating power than in the past.
- 12. Affordability issues are less of a concern in major metropolitan areas.

Gap-Fill

- 13. The ongoing conflict with Iran is significantly affecting the housing market in the United States, particularly increasing home purchase costs. As energy prices skyrocket due to the war, fears of rising inflation have led to escalating mortgage rates, which now hover around _____ .
- 14. Concerns about the war complicate an already fragile economic situation, particularly as the job market shows signs of _____ .
- 15. Many potential buyers may hesitate to make purchases, opting instead to wait for more _____ conditions.
- 16. Homebuyer Anne King successfully negotiated a lower purchase price and received assistance for _____ .
- 17. Experts suggest that homebuyers should stay vigilant about economic developments that could



influence mortgage rates and _____ dynamics.

18. Sellers may be more inclined to lower their asking prices or offer _____ to secure a sale.

Answer

Multiple Choice: 1. 6.46% 2. Dallas-Fort Worth 3. Increasing energy prices 4. Late February 5. A senior economist 6. Waiting for favorable conditions

True-False: 7. True 8. False 9. True 10. False 11. False 12. False

Gap-Fill: 13. 6.46% 14. weakness 15. favorable 16. repairs 17. market 18. concessions

Vocabulary quizzes

Multiple Choice (Select the Correct answer for each question.)

1. What term describes the degree of variation of a trading price series over time?

- Option: Stability
- Option: Volatility
- Option: Consistency
- Option: Uniformity

2. What is the term for a decline of 10% or more in the price of a security from its most recent peak?

- Option: Adjustment
- Option: Correction
- Option: Contraction
- Option: Recession

3. What word describes an event that radically changes an industry or market?

- Option: Stability
- Option: Innovation
- Option: Disruption
- Option: Integration

4. What term is used to describe conditions that lead to a general increase in prices?

- Option: Deflationary
- Option: Inflationary
- Option: Stagnant



Option: Static

5. What is the term for critical observation or examination?

- Option: Surveillance
- Option: Scrutiny
- Option: Neglect
- Option: Disregard

6. What term refers to the income generated from normal business operations?

- Option: Expenses
- Option: Profits
- Option: Losses
- Option: Revenue

7. What term refers to a loan used to purchase real estate, secured by the property itself?

- Option: Lease
- Option: Mortgage
- Option: Bond
- Option: Equity

8. What term refers to the goods and materials that a business holds for the purpose of resale?

- Option: Inventory
- Option: Assets
- Option: Liabilities
- Option: Resources

9. What term describes the extent to which something is affordable to consumers?

- Option: Accessibility
- Option: Affordability
- Option: Costliness
- Option: Exclusivity

10. What is the term for taxes imposed by a government on imported goods?

- Option: Subsidies
- Option: Duties
- Option: Tariffs
- Option: Fees

Gap-Fill (Fill in the blanks with the correct word from the vocabulary list.)

11. The crisis was _____ by the lack of timely government intervention.



12. New _____ was introduced to improve environmental protection.
13. The terms of the agreement were _____ between both parties.
14. The _____ of the conflict led to a humanitarian crisis.
15. Demand for housing _____ in the last quarter, leading to higher prices.
16. The sudden news left the market feeling _____ and uncertain.
17. The team is focused on _____ the risks associated with investing.
18. The company's growth gained _____ after launching its new product line.
19. Regulations can vary significantly across different _____.
20. The initiative aims to address issues on a _____ level to ensure uniformity.

Matching Sentences (Match each definition to the correct word from the vocabulary list.)

21. The stock market experienced significant volatility this year due to unforeseen events.
22. Housing affordability remains a major concern for many families in urban areas.
23. The new legislation aims to improve healthcare access for all citizens.
24. The company reported a substantial increase in revenue over the last quarter.
25. Corporate practices are often under intense scrutiny from regulatory agencies.
26. Maintaining a proper inventory is crucial for effective supply chain management.
27. Many families rely on mortgage loans to purchase their homes.
28. Technological disruption has transformed many traditional industries.
29. Rising inflation can lead to increased costs of living for consumers.
30. The government imposed tariffs on imported goods to protect local businesses.



Answer

Multiple Choice: 1. Volatility 2. Correction 3. Disruption 4. Inflationary 5. Scrutiny 6. Revenue 7. Mortgage
8. Inventory 9. Affordability 10. Tariffs

Gap-Fill: 11. exacerbated 12. legislation 13. negotiated 14. intensification 15. surged 16. unsettled
17. mitigating 18. momentum 19. jurisdictions 20. statewide

Matching sentence: 1. volatility 2. affordability 3. legislation 4. revenue 5. scrutiny 6. inventory 7. mortgage
8. disruption 9. inflation 10. tariffs

CATEGORY

1. Business - LEVEL6

POST TAG

1. C2
2. ESL learning
3. esl news
4. home buyers
5. housing market
6. Level 6
7. mortgage rates

Tags

1. C2
2. ESL learning
3. esl news
4. home buyers
5. housing market
6. Level 6
7. mortgage rates

Date Created

2026/04/05

Author

aimeeyoung99

ESL-NEWS.COM