


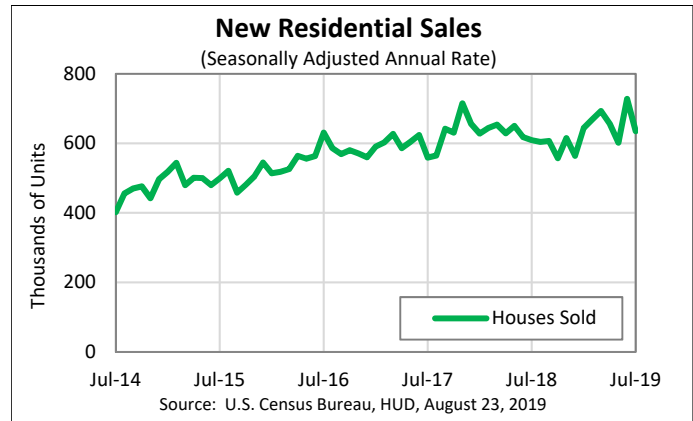
FOR RELEASE AT 10:00 AM EDT, FRIDAY, AUGUST 23, 2019

## MONTHLY NEW RESIDENTIAL SALES, JULY 2019

Release Number: CB19-120

**August 23, 2019** - The U.S. Census Bureau and the U.S. Department of Housing and Urban Development jointly announced the following new residential sales statistics for July 2019:

 <b>NEW RESIDENTIAL SALES</b> <b>JULY 2019</b>	
<b>New Houses Sold<sup>1</sup>:</b>	<b>635,000</b>
<b>New Houses For Sale<sup>2</sup>:</b>	<b>337,000</b>
<b>Median Sales Price:</b>	<b>\$312,800</b>
<b>Next Release: September 25, 2019</b>	
<sup>1</sup> Seasonally Adjusted Annual Rates <sup>2</sup> Seasonally Adjusted	
Source: U.S. Census Bureau, HUD, August 23, 2019	



### New Home Sales

Sales of new single-family houses in July 2019 were at a seasonally adjusted annual rate of 635,000, according to estimates released jointly today by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 12.8 percent ( $\pm 16.2$  percent)\* below the revised June rate of 728,000, but is 4.3 percent ( $\pm 14.0$  percent)\* above the July 2018 estimate of 609,000.

### Sales Price

The median sales price of new houses sold in July 2019 was \$312,800. The average sales price was \$388,000.

### For Sale Inventory and Months' Supply

The seasonally-adjusted estimate of new houses for sale at the end of July was 337,000. This represents a supply of 6.4 months at the current sales rate.

The August report is scheduled for release on September 25, 2019. View the full schedule in the Economic Briefing Room: <[www.census.gov/economic-indicators/](http://www.census.gov/economic-indicators/)>. The full text and tables for this release can be found at <[www.census.gov/construction/nrs/](http://www.census.gov/construction/nrs/)>.

#### Data Inquiries

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#### Media Inquiries

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301-763-3030  
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U.S. Department of Commerce  
U.S. CENSUS BUREAU  
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## EXPLANATORY NOTES

These statistics are estimated from sample surveys. They are subject to sampling variability as well as nonsampling error including bias and variance from response, nonreporting, and undercoverage. Estimated average relative standard errors of the preliminary data are shown in the tables. Whenever a statement such as “2.5 percent ( $\pm 3.2\%$ ) above” appears in the text, this indicates the range (-0.7 to +5.7 percent) in which the actual percent change is likely to have occurred. All ranges given for percent changes are 90-percent confidence intervals and account only for sampling variability. If a range does not contain zero, the change is statistically significant. If it does contain zero, the change is not statistically significant; that is, it is uncertain whether there was an increase or decrease. The same policies apply to the confidence intervals for percent changes shown in the tables. Changes in seasonally adjusted statistics often show irregular movement. It takes 4 months to establish a trend for new houses sold. Preliminary new home sales figures are subject to revision due to the survey methodology and definitions used. The survey is primarily based on a sample of houses selected from building permits. Since a “sale” is defined as a deposit taken or sales agreement signed, this can occur prior to a permit being issued. An estimate of these prior sales is included in the sales figure. On average, the preliminary seasonally adjusted estimate of total sales is revised about 4.4 percent. Changes in sales price data reflect changes in the distribution of houses by region, size, etc., as well as changes in the prices of houses with identical characteristics. Explanations of confidence intervals and sampling variability can be found on our website.

<[www.census.gov/construction/nrc/how\\_the\\_data\\_are\\_collected/](http://www.census.gov/construction/nrc/how_the_data_are_collected/)>

## API

The Census Bureau’s application programming interface lets developers create custom apps to reach new users and makes key demographic, socio-economic and housing statistics more accessible than ever before.

<[www.census.gov/developers/](http://www.census.gov/developers/)>

## FRED Mobile App



Receive the latest updates on the nation’s key economic indicators by downloading the FRED App <<https://fred.stlouisfed.org/fred-mobile/>> for both Apple and Android devices. FRED, the signature database of the Federal Reserve Bank of St. Louis, now incorporates the Census Bureau’s 13 economic indicators.

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\* The 90 percent confidence interval includes zero. In such cases, there is insufficient statistical evidence to conclude that the actual change is different from zero.

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## New Privately-Owned Houses Sold and For Sale

(Thousands of Units. Detail may not add to total because of rounding.)

**Table 1a - Seasonally adjusted**

Period	Sold during period <sup>1</sup>					For sale at end of period					Months <sup>1</sup> supply <sup>2</sup>	Median sales price (\$)	Average sales price (\$)
	United States	North-east	Mid-west	South	West	United States	North-east	Mid-west	South	West			
<b>2018</b>													
July .....	609	25	69	348	167	314	X	X	X	X	6.2	X	X
August .....	604	32	69	341	162	318	X	X	X	X	6.3	X	X
September .....	607	27	81	342	157	324	X	X	X	X	6.4	X	X
October .....	557	23	64	310	160	333	X	X	X	X	7.2	X	X
November .....	615	30	72	367	146	334	X	X	X	X	6.5	X	X
December .....	564	27	65	351	121	346	X	X	X	X	7.4	X	X
<b>2019</b>													
January .....	644	30	67	378	169	347	X	X	X	X	6.5	X	X
February .....	669	34	77	380	178	342	X	X	X	X	6.1	X	X
March .....	693	25	87	380	201	337	X	X	X	X	5.8	X	X
April (r) .....	656	33	68	356	199	336	X	X	X	X	6.1	X	X
May (r) .....	602	23	70	379	130	337	X	X	X	X	6.7	X	X
June (r) .....	728	26	63	428	211	333	X	X	X	X	5.5	X	X
<b>July (p) .....</b>	<b>635</b>	<b>39</b>	<b>56</b>	<b>359</b>	<b>181</b>	<b>337</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>6.4</b>	<b>X</b>	<b>X</b>
Average RSE (%) <sup>3</sup> .....	7	25	23	11	13	5	X	X	X	X	9	X	X
Percent Change <sup>4</sup>													
<b>Jul. 2019 from Jun. 2019 .....</b>	<b>-12.8%</b>	<b>50.0%</b>	<b>-11.1%</b>	<b>-16.1%</b>	<b>-14.2%</b>	<b>1.2%</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>16.4%</b>	<b>X</b>	<b>X</b>
90 percent confidence interval <sup>5</sup> .....	± 16.2	± 107.7	± 28.0	± 22.4	± 20.4	± 1.5	X	X	X	X	± 26.5	X	X
<b>Jul. 2019 from Jul. 2018 .....</b>	<b>4.3%</b>	<b>56.0%</b>	<b>-18.8%</b>	<b>3.2%</b>	<b>8.4%</b>	<b>7.3%</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>3.2%</b>	<b>X</b>	<b>X</b>
90 percent confidence interval <sup>5</sup> .....	± 14.0	± 68.1	± 35.8	± 20.6	± 25.7	± 4.1	X	X	X	X	± 15.4	X	X

**Table 1b - Not seasonally adjusted**

Period	Sold during period					For sale at end of period					Months <sup>1</sup> supply	Median sales price (\$)	Average sales price (\$)
	United States	North-east	Mid-west	South	West	United States	North-east	Mid-west	South	West			
2017 Annual .....	613	40	72	339	163	294	24	41	154	75	X	323,100	384,900
2018 Annual .....	617	32	76	348	160	348	27	43	184	95	X	326,400	385,000
RSE (%) .....	3	10	12	3	4	5	15	13	6	8	X	3	2
2018 Year to date .....	398	22	49	222	105	X	X	X	X	X	X	X	X
2019 Year to date .....	414	18	43	238	115	X	X	X	X	X	X	X	X
RSE (%) .....	4	13	13	6	5	X	X	X	X	X	X	X	X
<b>Year to date percent change<sup>4</sup> .....</b>	<b>4.1%</b>	<b>-15.4%</b>	<b>-12.4%</b>	<b>7.2%</b>	<b>9.5%</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>
90 percent confidence interval <sup>5</sup> .....	± 7.4	± 16.4	± 7.6	± 12.0	± 6.8	X	X	X	X	X	X	X	X
<b>2018</b>													
July .....	52	2	6	30	14	313	27	40	164	83	6.1	327,500	392,300
August .....	47	3	6	26	13	322	26	42	169	86	6.8	321,400	380,900
September .....	46	2	7	26	12	326	26	41	173	87	7.1	328,300	386,400
October .....	43	2	5	24	12	335	27	42	177	89	7.8	328,300	394,900
November .....	44	2	5	27	10	341	27	43	179	92	7.7	308,500	367,100
December .....	38	2	4	24	9	348	27	43	184	95	9.1	329,700	381,800
<b>2019</b>													
January .....	49	2	4	29	13	349	28	42	185	94	7.1	305,400	361,100
February .....	57	3	6	33	16	340	28	41	182	89	6.0	320,800	383,600
March .....	68	2	8	38	20	331	28	38	181	85	4.8	310,600	372,700
April (r) .....	64	3	7	34	20	330	28	39	181	82	5.2	339,000	385,400
May (r) .....	58	2	7	36	12	334	29	39	181	86	5.8	311,000	378,800
June (r) .....	66	2	6	38	20	329	29	39	178	84	5.0	306,000	354,500
<b>July (p) .....</b>	<b>53</b>	<b>3</b>	<b>5</b>	<b>30</b>	<b>15</b>	<b>335</b>	<b>29</b>	<b>41</b>	<b>180</b>	<b>86</b>	<b>6.4</b>	<b>312,800</b>	<b>388,000</b>
Average RSE (%) <sup>3</sup> .....	7	25	23	11	13	5	13	14	6	10	9	5	5

p Preliminary

r Revised

S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards

X Not applicable

<sup>1</sup> Seasonally-adjusted houses sold are published at annual rates

<sup>2</sup> Ratio of houses for sale to houses sold

<sup>3</sup> Average relative standard error for the latest 6-month period

<sup>4</sup> Computed using unrounded data

<sup>5</sup> See the Explanatory Notes in the accompanying text for an explanation of 90 percent confidence intervals

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, New Residential Sales, August 23, 2019.

Additional information on the survey methodology may be found at <[http://www.census.gov/construction/nrs/how\\_the\\_data\\_are\\_collected/](http://www.census.gov/construction/nrs/how_the_data_are_collected/)>.

## New Privately-Owned Houses Sold, by Sales Price

(Thousands of Units. Detail may not add to total because of rounding.)

**Table 2a - Number of Houses<sup>1</sup>**

Period	Total	Price Ranges						
		Under \$150,000	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 to \$749,000	\$750,000 and over
2017 Annual	613	18	61	186	147	88	79	33
2018 Annual	617	18	54	187	153	90	78	36
RSE (%)	3	28	12	6	8	7	8	11
<b>2018</b>								
July	52	2	4	15	15	7	6	4
August	47	1	4	15	12	6	7	3
September	46	1	3	16	10	8	5	3
October	43	2	2	14	11	6	5	2
November	44	1	4	16	10	6	5	2
December	38	2	3	11	9	6	6	1
<b>2019</b>								
January	49	1	3	19	12	6	5	2
February	57	1	4	19	15	8	8	2
March	68	2	6	23	16	11	8	3
April (r)	64	1	4	18	18	10	9	3
May (r)	58	1	4	21	13	8	8	3
June (r)	66	1	6	24	18	8	5	3
July (p)	<b>53</b>	<b>Z</b>	<b>6</b>	<b>16</b>	<b>14</b>	<b>5</b>	<b>6</b>	<b>4</b>
Average RSE (%) <sup>2</sup>	7	53	26	18	15	17	20	26

**Table 2b - Percent Distribution**

Period	Total	Price Ranges						
		Under \$150,000	\$150,000 to \$199,999	\$200,000 to \$299,999	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 to \$749,000	\$750,000 and over
2017 Annual	100	3	10	30	24	14	13	5
2018 Annual	100	3	9	30	25	15	13	6
SE (%)	X	1	1	2	2	1	1	1
<b>2018</b>								
July	100	3	7	30	28	13	11	8
August	100	2	9	31	24	14	14	6
September	100	2	7	34	22	18	10	6
October	100	4	6	32	27	15	12	5
November	100	3	9	36	23	13	11	6
December	100	4	8	29	24	16	14	4
<b>2019</b>								
January	100	2	7	39	25	13	11	4
February	100	2	8	33	26	14	14	4
March	100	4	9	33	23	16	12	4
April (r)	100	2	7	28	29	16	14	4
May (r)	100	3	8	36	22	13	13	5
June (r)	100	1	9	37	28	12	8	5
July (p)	<b>100</b>	<b>1</b>	<b>12</b>	<b>31</b>	<b>27</b>	<b>10</b>	<b>12</b>	<b>7</b>
SE (%)	X	A	4	4	4	2	2	2

p Preliminary      r Revised

A Represents an RSE or SE that is greater or equal to 100 percent or could not be computed

S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards

X Not applicable      Z Less than 500 units or less than 0.5 percent

<sup>1</sup> Houses for which sales price was not reported have been distributed proportionally to those for which sales price was reported

<sup>2</sup> Average relative standard error for the latest 6-month period

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, New Residential Sales, August 23, 2019.

Additional information on the survey methodology may be found at [http://www.census.gov/construction/nrs/how\\_the\\_data\\_are\\_collected/](http://www.census.gov/construction/nrs/how_the_data_are_collected/).

## New Houses Sold and For Sale by Stage of Construction and Median Number of Months on Sales Market

(Thousands of Units. Detail may not add to total because of rounding.)

**Table 3a - Seasonally adjusted**

Period	Sold during period <sup>1</sup>				For sale at end of period				Median months for sale <sup>2</sup>
	Total	Not started	Under construction	Completed	Total	Not started	Under construction	Completed	
<b>2018</b>									
July . . . . .	609	190	229	190	314	56	192	66	X
August . . . . .	604	176	208	220	318	55	194	69	X
September . . . . .	607	183	210	214	324	56	198	70	X
October . . . . .	557	151	216	190	333	58	201	74	X
November . . . . .	615	185	201	229	334	61	199	74	X
December . . . . .	564	172	170	222	346	67	205	74	X
<b>2019</b>									
January . . . . .	644	171	216	257	347	60	211	76	X
February . . . . .	669	188	214	267	342	58	210	74	X
March . . . . .	693	169	247	277	337	57	203	77	X
April (r) . . . . .	656	184	217	255	336	55	202	79	X
May (r) . . . . .	602	153	211	238	337	58	199	80	X
June (r) . . . . .	728	219	231	278	333	58	195	80	X
<b>July (p)</b> . . . . .	<b>635</b>	<b>199</b>	<b>221</b>	<b>215</b>	<b>337</b>	<b>62</b>	<b>192</b>	<b>83</b>	<b>X</b>
<i>Average RSE (%)</i> <sup>3</sup> . . . . .	7	8	9	9	5	6	5	7	X

**Table 3b - Not seasonally adjusted**

Period	Sold during period				For sale at end of period				Median months for sale <sup>2</sup>
	Total	Not started	Under construction	Completed	Total	Not started	Under construction	Completed	
2017 Annual . . . . .	613	189	213	210	294	50	177	67	3.2
2018 Annual . . . . .	617	176	222	219	348	66	203	79	3.2
<i>RSE (%)</i> . . . . .	3	10	6	7	5	7	5	8	8
<b>2018</b>									
July . . . . .	52	16	20	16	313	55	197	61	3.1
August . . . . .	47	13	17	17	322	56	200	66	2.9
September . . . . .	46	13	17	16	326	53	204	69	2.9
October . . . . .	43	10	17	15	335	57	203	75	2.7
November . . . . .	44	13	14	17	341	60	203	77	3.0
December . . . . .	38	11	10	17	348	66	203	79	3.2
<b>2019</b>									
January . . . . .	49	13	16	19	349	60	207	82	3.2
February . . . . .	57	17	17	23	340	59	204	78	3.6
March . . . . .	68	18	24	27	331	58	196	77	3.6
April (r) . . . . .	64	18	22	24	330	54	199	77	3.4
May (r) . . . . .	58	15	20	22	334	59	198	77	3.5
June (r) . . . . .	66	19	22	25	329	58	197	74	3.7
<b>July (p)</b> . . . . .	<b>53</b>	<b>17</b>	<b>19</b>	<b>17</b>	<b>335</b>	<b>62</b>	<b>196</b>	<b>78</b>	<b>3.4</b>
<i>Average RSE (%)</i> <sup>3</sup> . . . . .	7	8	9	9	5	6	5	7	9

p Preliminary

r Revised

S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards

X Not applicable

<sup>1</sup> Seasonally-adjusted houses sold are published at annual rates

<sup>2</sup> Median number of months for sale since completion

<sup>3</sup> Average relative standard error for the latest 6-month period

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, New Residential Sales, August 23, 2019.

Additional information on the survey methodology may be found at <[http://www.census.gov/construction/nrs/how\\_the\\_data\\_are\\_collected/](http://www.census.gov/construction/nrs/how_the_data_are_collected/)>.