


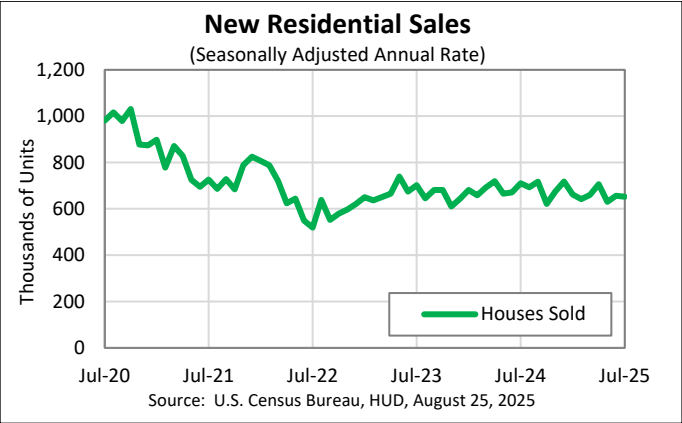
FOR RELEASE AT 10:00 AM EDT, MONDAY, AUGUST 25, 2025

**MONTHLY NEW RESIDENTIAL SALES, JULY 2025**

Release Number: CB25-131

**August 25, 2025** - 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 2025:

	
<b>NEW RESIDENTIAL SALES</b>	
<b>JULY 2025</b>	
<b>New Houses Sold<sup>1</sup>:</b>	<b>652,000</b>
<b>New Houses For Sale<sup>2</sup>:</b>	<b>499,000</b>
<b>Median Sales Price:</b>	<b>\$403,800</b>
<b>Next Release: September 24, 2025</b>	
<sup>1</sup> Seasonally Adjusted Annual Rate (SAAR)	
<sup>2</sup> Seasonally Adjusted	
Source: U.S. Census Bureau, HUD, August 25, 2025	



**New Home Sales**

Sales of new single-family houses in July 2025 were at a seasonally-adjusted annual rate of 652,000, according to estimates released jointly today by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 0.6 percent ( $\pm 15.5$  percent)\* below the June 2025 rate of 656,000, and is 8.2 percent ( $\pm 14.0$  percent)\* below the July 2024 rate of 710,000.

**For Sale Inventory and Months' Supply**

The seasonally-adjusted estimate of new houses for sale at the end of July 2025 was 499,000. This is 0.6 percent ( $\pm 1.2$  percent)\* below the June 2025 estimate of 502,000, and is 7.3 percent ( $\pm 5.7$  percent) above the July 2024 estimate of 465,000.

This represents a supply of 9.2 months at the current sales rate. The months' supply is virtually unchanged ( $\pm 16.7$  percent)\* from the June 2025 estimate of 9.2 months, and is 16.5 percent ( $\pm 19.0$  percent)\* above the July 2024 estimate of 7.9 months.

**Sales Price**

The median sales price of new houses sold in July 2025 was \$403,800. This is 0.8 percent ( $\pm 5.9$  percent)\* below the June 2025 price of \$407,200, and is 5.9 percent ( $\pm 8.5$  percent)\* below the July 2024 price of \$429,000. The average sales price of new houses sold in July 2025 was \$487,300. This is 3.6 percent ( $\pm 8.0$  percent)\* below the June 2025 price of \$505,300, and is 5.0 percent ( $\pm 8.6$  percent)\* below the July 2024 price of \$513,200.

**Data Inquiries**  
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**Media Inquiries**  
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The August report is scheduled for release on September 24, 2025. 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/)>.

## 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 3 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 3.2 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/soc/methodology.html](http://www.census.gov/construction/soc/methodology.html)>

The Census Bureau has reviewed SOC monthly and quarterly tables to ensure appropriate access, use, and disclosure avoidance protection of the confidential source data (Disclosure Review Board (DRB) approval number: CBDRB-FY25-0286).

## 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.

### Data Inquiries

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U.S. CENSUS BUREAU  
[census.gov](http://census.gov)



## 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>2024</b>													
July . . . . .	710	34	81	404	191	465	X	X	X	X	7.9	X	X
August . . . . .	693	22	74	438	159	471	X	X	X	X	8.2	X	X
September . . . . .	717	30	77	453	157	473	X	X	X	X	7.9	X	X
October . . . . .	621	40	75	361	145	480	X	X	X	X	9.3	X	X
November . . . . .	675	27	85	435	128	488	X	X	X	X	8.7	X	X
December . . . . .	718	33	83	435	167	489	X	X	X	X	8.2	X	X
<b>2025</b>													
January . . . . .	662	26	61	397	178	496	X	X	X	X	9.0	X	X
February . . . . .	642	33	69	396	144	499	X	X	X	X	9.3	X	X
March . . . . .	660	26	68	408	158	504	X	X	X	X	9.2	X	X
April (r) . . . . .	706	30	85	437	154	500	X	X	X	X	8.5	X	X
May (r) . . . . .	630	29	81	375	145	503	X	X	X	X	9.6	X	X
June (r) . . . . .	656	26	91	402	137	502	X	X	X	X	9.2	X	X
<b>July (p) . . . . .</b>	<b>652</b>	<b>26</b>	<b>85</b>	<b>388</b>	<b>153</b>	<b>499</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>9.2</b>	<b>X</b>	<b>X</b>
Average RSE (%) <sup>3</sup> . . . . .	8	33	18	12	15	4	X	X	X	X	10	X	X
Percent Change <sup>4</sup>												Not adjusted change	
<b>Jul. 2025 from Jun. 2025 . . . . .</b>	<b>-0.6%</b>	<b>0.0%</b>	<b>-6.6%</b>	<b>-3.5%</b>	<b>11.7%</b>	<b>-0.6%</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>0.0%</b>	<b>-0.8%</b>	<b>-3.6%</b>
90 percent confidence interval <sup>5</sup> . . . . .	± 15.5	± 69.3	± 32.7	± 21.4	± 28.2	± 1.2	X	X	X	X	± 16.7	± 5.9	± 8.0
<b>Jul. 2025 from Jul. 2024 . . . . .</b>	<b>-8.2%</b>	<b>-23.5%</b>	<b>4.9%</b>	<b>-4.0%</b>	<b>-19.9%</b>	<b>7.3%</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>16.5%</b>	<b>-5.9%</b>	<b>-5.0%</b>
90 percent confidence interval <sup>5</sup> . . . . .	± 14.0	± 52.6	± 24.1	± 19.5	± 20.5	± 5.7	X	X	X	X	± 19.0	± 8.5	± 8.6

**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			
2023 Annual . . . . .	666	33	68	412	153	450	31	44	268	107	X	428,600	514,000
2024 Annual . . . . .	686	34	80	413	158	491	28	47	300	116	X	420,300	514,500
RSE (%) . . . . .	3	13	14	4	8	5	17	14	8	6	X	4	3
2024 Year to date . . . . .	426	23	53	249	101	X	X	X	X	X	X	X	X
2025 Year to date . . . . .	409	18	51	245	95	X	X	X	X	X	X	X	X
RSE (%) . . . . .	4	14	12	3	10	X	X	X	X	X	X	X	X
<b>Year to date percent change<sup>4</sup> . . . . .</b>	<b>-4.0%</b>	<b>-23.1%</b>	<b>-4.2%</b>	<b>-1.4%</b>	<b>-6.2%</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> . . . . .	± 5.7	± 15.7	± 13.6	± 5.8	± 16.0	X	X	X	X	X	X	X	X
<b>2024</b>													
July . . . . .	61	3	8	34	16	467	26	40	295	106	7.7	429,000	513,200
August . . . . .	56	2	6	35	13	474	27	42	297	108	8.5	405,800	475,600
September . . . . .	58	2	6	37	12	474	27	44	293	110	8.2	421,100	505,800
October . . . . .	46	3	5	27	11	491	27	48	304	113	10.6	426,300	521,900
November . . . . .	46	2	5	30	9	493	27	47	304	115	10.7	397,600	483,000
December . . . . .	54	2	5	34	12	491	28	47	300	116	9.0	423,000	508,900
<b>2025</b>													
January . . . . .	56	2	6	33	15	497	30	47	302	118	8.9	429,600	518,200
February . . . . .	56	3	6	35	13	492	30	46	301	114	8.7	415,100	499,100
March . . . . .	63	3	7	38	15	496	30	48	303	114	7.9	412,900	509,200
April (r) . . . . .	65	3	9	39	14	493	31	49	303	110	7.6	413,600	514,300
May (r) . . . . .	57	2	8	34	13	500	31	49	310	110	8.8	423,200	512,300
June (r) . . . . .	57	2	8	35	12	503	30	51	310	112	8.9	407,200	505,300
<b>July (p) . . . . .</b>	<b>56</b>	<b>2</b>	<b>9</b>	<b>32</b>	<b>13</b>	<b>505</b>	<b>31</b>	<b>51</b>	<b>312</b>	<b>111</b>	<b>9.0</b>	<b>403,800</b>	<b>487,300</b>
Average RSE (%) <sup>3</sup> . . . . .	8	33	18	12	15	4	13	13	6	5	10	4	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 25, 2025.

Additional information on the survey methodology may be found at [www.census.gov/construction/soc/methodology.html](https://www.census.gov/construction/soc/methodology.html).

## 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 \$300,000	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 to \$599,999	\$600,000 to \$799,999	\$800,000 to \$999,999	\$1,000,000 and over
2023 Annual . . . . .	666	92	192	134	97	84	33	35
2024 Annual . . . . .	686	113	198	130	90	85	34	37
RSE (%) . . . . .	4	12	11	8	24	23	11	11
<b>2024</b>								
July . . . . .	61	10	17	11	10	7	3	3
August . . . . .	56	11	16	11	7	6	2	2
September . . . . .	58	11	15	10	8	7	3	3
October . . . . .	46	6	13	10	6	6	2	2
November . . . . .	46	10	13	8	6	5	1	2
December . . . . .	54	10	15	10	7	7	3	2
<b>2025</b>								
January . . . . .	56	9	15	11	8	7	3	3
February . . . . .	56	8	18	10	8	7	2	3
March . . . . .	63	10	19	12	8	7	2	4
April (r) . . . . .	65	10	21	12	8	8	3	4
May (r) . . . . .	57	11	15	10	8	8	3	3
June (r) . . . . .	57	9	19	11	7	7	1	3
July (p) . . . . .	56	9	18	12	7	7	1	2
Average RSE (%) <sup>2</sup> . . . . .	8	22	15	17	31	34	31	26

**Table 2b - Percent Distribution**

Period	Total	Price Ranges						
		Under \$300,000	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 to \$599,999	\$600,000 to \$799,999	\$800,000 to \$999,999	\$1,000,000 and over
2023 Annual . . . . .	100	14	29	20	15	13	5	5
2024 Annual . . . . .	100	16	29	19	13	12	5	5
SE (%) . . . . .	X	2	3	1	3	3	1	1
<b>2024</b>								
July . . . . .	100	16	27	18	17	12	5	4
August . . . . .	100	19	30	21	12	12	3	4
September . . . . .	100	20	26	18	14	13	5	5
October . . . . .	100	14	29	21	13	13	5	5
November . . . . .	100	21	29	17	13	11	3	5
December . . . . .	100	18	27	19	13	13	5	4
<b>2025</b>								
January . . . . .	100	15	27	20	14	12	5	6
February . . . . .	100	15	32	17	14	12	4	6
March . . . . .	100	16	31	19	13	11	3	6
April (r) . . . . .	100	16	32	18	13	12	4	6
May (r) . . . . .	100	19	26	18	13	15	5	5
June (r) . . . . .	100	15	33	20	12	12	3	6
July (p) . . . . .	100	17	33	21	13	12	3	3
SE (%) . . . . .	X	3	3	3	3	2	1	1

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 25, 2025.

Additional information on the survey methodology may be found at <[www.census.gov/construction/soc/methodology.html](https://www.census.gov/construction/soc/methodology.html)>.

## 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>2024</b>									
July . . . . .	710	105	252	353	465	92	270	103	X
August . . . . .	693	86	216	391	471	93	273	105	X
September . . . . .	717	103	235	379	473	94	272	107	X
October . . . . .	621	89	209	323	480	95	275	110	X
November . . . . .	675	63	220	392	488	97	275	116	X
December . . . . .	718	89	231	398	489	98	279	112	X
<b>2025</b>									
January . . . . .	662	71	244	347	496	100	282	114	X
February . . . . .	642	61	227	354	499	96	290	113	X
March . . . . .	660	65	204	391	504	104	286	114	X
April (r) . . . . .	706	72	223	411	500	107	278	115	X
May (r) . . . . .	630	66	196	368	503	107	278	118	X
June (r) . . . . .	656	75	216	365	502	107	278	117	X
<b>July (p) . . . . .</b>	<b>652</b>	<b>79</b>	<b>233</b>	<b>340</b>	<b>499</b>	<b>111</b>	<b>267</b>	<b>121</b>	<b>X</b>
<i>Average RSE (%)</i> <sup>3</sup> . . . . .	8	10	10	9	4	9	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	
2023 Annual . . . . .	666	103	285	278	450	95	269	87	2.5
2024 Annual . . . . .	686	95	242	350	491	94	280	118	2.6
<i>RSE (%)</i> . . . . .	3	14	8	6	5	9	5	8	8
<b>2024</b>									
July . . . . .	61	9	23	28	467	92	275	99	2.2
August . . . . .	56	7	18	31	474	94	276	104	2.2
September . . . . .	58	8	20	30	474	92	276	106	2.5
October . . . . .	46	6	15	25	491	97	282	112	2.4
November . . . . .	46	4	13	29	493	94	280	119	2.4
December . . . . .	54	6	14	34	491	94	280	118	2.6
<b>2025</b>									
January . . . . .	56	6	21	28	497	101	279	116	2.7
February . . . . .	56	6	20	30	492	97	280	115	2.8
March . . . . .	63	6	19	38	496	105	278	113	2.8
April (r) . . . . .	65	7	20	37	493	108	274	112	2.6
May (r) . . . . .	57	6	18	33	500	109	277	114	2.4
June (r) . . . . .	57	6	20	31	503	108	284	112	2.7
<b>July (p) . . . . .</b>	<b>56</b>	<b>7</b>	<b>22</b>	<b>27</b>	<b>505</b>	<b>112</b>	<b>275</b>	<b>118</b>	<b>2.9</b>
<i>Average RSE (%)</i> <sup>3</sup> . . . . .	8	10	10	9	4	9	5	7	8

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 25, 2025.

Additional information on the survey methodology may be found at <[www.census.gov/construction/soc/methodology.html](https://www.census.gov/construction/soc/methodology.html)>.