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MONTHLY NEW RESIDENTIAL SALES, JULY 2026

Release Number: CB26-128

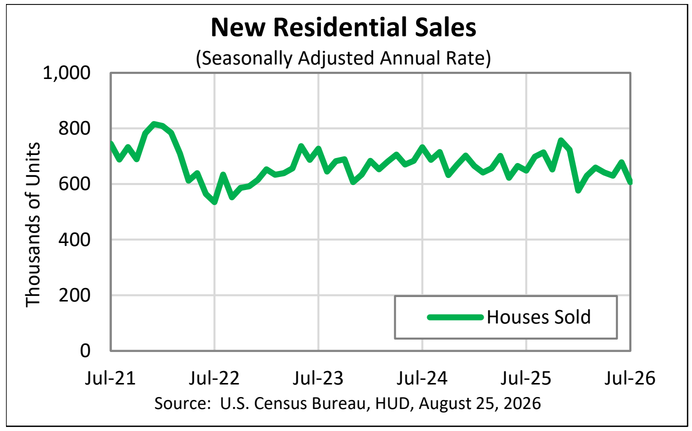
August 25, 2026 - The U.S. Census Bureau and the U.S. Department of Housing and Urban Development jointly announced the following new residential sales statistics for July 2026:

NEW RESIDENTIAL SALES
JULY 2026

New Houses Sold[1]:	**607,000**
New Houses For Sale[2]:	**488,000**
Median Sales Price:	**$393,800**

Next Release: September 24, 2026

[1]Seasonally Adjusted Annual Rate (SAAR)
[2]Seasonally Adjusted
Source: U.S. Census Bureau, HUD, August 25, 2026



New Home Sales

Sales of new single-family houses in July 2026 were at a seasonally-adjusted annual rate of 607,000, according to estimates released jointly today by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 10.5 percent (±14.0 percent)* below the June 2026 rate of 678,000, and is 6.3 percent (±19.6 percent)* below the July 2025 rate of 648,000.

For Sale Inventory and Months' Supply

The seasonally-adjusted estimate of new houses for sale at the end of July 2026 was 488,000. This is 1.9 percent (±1.2 percent) above the June 2026 estimate of 479,000, and is 1.6 percent (±4.0 percent)* below the July 2025 estimate of 496,000.

This represents a supply of 9.6 months at the current sales rate. The months' supply is 12.9 percent (±21.3 percent)* above the June 2026 estimate of 8.5 months, and is 4.3 percent (±25.2 percent)* above the July 2025 estimate of 9.2 months.

Sales Price

The median sales price of new houses sold in July 2026 was $393,800. This is 2.3 percent (±7.4 percent)* below the June 2026 price of $403,100, and is 0.9 percent (±6.9 percent)* below the July 2025 price of $397,300. The average sales price of new houses sold in July 2026 was $508,800. This is 4.1 percent (±11.8 percent)* above the June 2026 price of $488,900, and is 5.4 percent (±13.1 percent)* above the July 2025 price of $482,800.

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U.S. CENSUS BUREAU
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The August report is scheduled for release on September 24, 2026. View the full schedule in the Economic Briefing Room: <www.census.gov/economic-indicators/>. The full text and tables for this release can be found at <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 (±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 5.0 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>

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-FY26-0250).

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/>

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[1]					For sale at end of period					Months' supply[2]	Median sales price ($)	Average sales price ($)
	United States	North-east	Mid-west	South	West	United States	North-east	Mid-west	South	West			
2025													
July	648	22	87	404	135	496	X	X	X	X	9.2	X	X
August	698	29	80	436	153	493	X	X	X	X	8.5	X	X
September	714	29	97	416	172	487	X	X	X	X	8.2	X	X
October	652	41	86	413	112	490	X	X	X	X	9.0	X	X
November	757	55	84	460	158	486	X	X	X	X	7.7	X	X
December	723	59	106	398	160	477	X	X	X	X	7.9	X	X
2026													
January	576	29	75	339	133	477	X	X	X	X	9.9	X	X
February	630	19	82	388	141	486	X	X	X	X	9.3	X	X
March	659	29	84	408	138	479	X	X	X	X	8.7	X	X
April (r)	641	29	66	383	163	483	X	X	X	X	9.0	X	X
May (r)	630	30	82	382	136	486	X	X	X	X	9.3	X	X
June (r)	678	33	75	440	130	479	X	X	X	X	8.5	X	X
July (p)	**607**	**43**	**43**	**383**	**138**	**488**	**X**	**X**	**X**	**X**	**9.6**	**X**	**X**
Average RSE (%)[3]	*8*	*32*	*18*	*10*	*14*	*3*	*X*	*X*	*X*	*X*	*8*	*X*	*X*
Percent Change[4]												Not adjusted change	
Jul. 2026 from Jun. 2026	***-10.5%***	***30.3%***	***-42.7%***	***-13.0%***	***6.2%***	***1.9%***	***X***	***X***	***X***	***X***	***12.9%***	***-2.3%***	***4.1%***
90 percent confidence interval[5]	*± 14.0*	*± 83.9*	*± 13.4*	*± 17.8*	*± 34.2*	*± 1.2*	*X*	*X*	*X*	*X*	*± 21.3*	*± 7.4*	*± 11.8*
Jul. 2026 from Jul. 2025	***-6.3%***	***95.5%***	***-50.6%***	***-5.2%***	***2.2%***	***-1.6%***	***X***	***X***	***X***	***X***	***4.3%***	***-0.9%***	***5.4%***
90 percent confidence interval[5]	*± 19.6*	*± 147.3*	*± 10.6*	*± 30.8*	*± 18.4*	*± 4.0*	*X*	*X*	*X*	*X*	*± 25.2*	*± 6.9*	*± 13.1*

Table 1b - Not seasonally adjusted

Period	Sold during period					For sale at end of period					Months' supply	Median sales price ($)	Average sales price ($)
	United States	North-east	Mid-west	South	West	United States	North-east	Mid-west	South	West			
2024 Annual	686	34	80	413	158	491	28	47	300	116	X	420,300	514,500
2025 Annual	678	33	82	412	150	475	30	53	290	102	X	417,400	523,800
RSE (%)	*3*	*14*	*12*	*3*	*7*	*4*	*12*	*15*	*5*	*6*	*X*	*4*	*3*
2025 Year to date	407	17	50	247	93	X	X	X	X	X	X	X	X
2026 Year to date	390	18	47	238	87	X	X	X	X	X	X	X	X
RSE (%)	*3*	*14*	*12*	*4*	*9*	*X*	*X*	*X*	*X*	*X*	*X*	*X*	*X*
Year to date percent change[4]	***-4.1%***	***8.8%***	***-6.4%***	***-3.7%***	***-6.4%***	***X***	***X***	***X***	***X***	***X***	***X***	***X***	***X***
90 percent confidence interval[5]	*± 5.6*	*± 23.7*	*± 8.5*	*± 6.9*	*± 12.2*	*X*	*X*	*X*	*X*	*X*	*X*	*X*	*X*
2025													
July	53	2	8	33	11	504	32	50	312	110	9.4	397,300	482,800
August	57	2	6	36	13	496	33	51	305	107	8.7	417,900	525,100
September	58	2	7	34	14	492	33	53	303	104	8.5	416,800	506,800
October	48	4	6	31	8	498	33	55	303	108	10.3	404,200	523,400
November	52	3	5	33	11	485	31	55	295	104	9.3	402,500	537,900
December	56	4	8	32	12	475	30	53	290	102	8.5	429,100	540,300
2026													
January	47	2	6	27	11	475	30	52	292	100	10.1	416,200	512,600
February	55	2	7	34	12	475	30	52	292	100	8.7	412,000	524,600
March	63	3	8	38	13	474	30	52	290	102	7.5	398,700	510,200
April (r)	60	3	7	35	15	479	30	53	297	100	7.9	415,700	498,900
May (r)	56	2	8	34	12	483	30	53	299	100	8.6	416,400	527,500
June (r)	59	2	7	38	11	484	32	55	296	102	8.2	403,100	488,900
July (p)	**50**	**3**	**4**	**31**	**11**	**495**	**33**	**59**	**301**	**103**	**10.0**	**393,800**	**508,800**
Average RSE (%)[3]	*8*	*32*	*18*	*10*	*14*	*3*	*10*	*13*	*4*	*6*	*8*	*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

[1] Seasonally-adjusted houses sold are published at annual rates
[2] Ratio of houses for sale to houses sold
[3] Average relative standard error for the latest 6-month period
[4] Computed using unrounded data
[5] See the Explanatory Notes in the accompanying text for an explantion of 90 percent confidence intervals

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, New Residential Sales, August 25, 2026.
Additional information on the survey methodology may be found at <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[1]

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
2024 Annual	686	113	198	130	90	85	34	37
2025 Annual	678	119	192	125	85	85	28	44
RSE (%)	*3*	*11*	*8*	*9*	*23*	*24*	*12*	*12*
2025								
July	53	9	18	10	6	7	1	2
August	57	10	16	11	7	6	2	4
September	58	13	13	12	7	7	2	4
October	48	10	13	8	6	6	1	4
November	52	11	15	9	5	7	2	4
December	56	10	14	11	7	7	2	5
2026								
January	47	8	13	9	5	7	2	3
February	55	9	16	12	6	5	3	3
March	63	12	20	11	7	7	2	4
April (r)	60	9	19	13	8	6	2	3
May (r)	56	10	15	12	6	6	2	4
June (r)	59	12	17	11	8	6	2	3
July (p)	**50**	**9**	**17**	**9**	**5**	**5**	**1**	**3**
Average RSE (%)[2]	*8*	*19*	*14*	*15*	*26*	*28*	*27*	*25*

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
2024 Annual	100	16	29	19	13	12	5	5
2025 Annual	100	18	28	18	12	13	4	6
SE (%)	*X*	*2*	*2*	*1*	*3*	*3*	*(A)*	*1*
2025								
July	100	17	33	19	12	13	2	3
August	100	18	28	19	13	11	4	7
September	100	23	23	20	12	12	4	6
October	100	20	28	17	12	13	3	7
November	100	21	28	16	10	13	4	8
December	100	18	25	20	12	12	4	9
2026								
January	100	17	28	19	11	14	4	5
February	100	16	29	22	11	10	5	6
March	100	19	31	18	11	11	4	6
April (r)	100	15	31	21	13	10	4	6
May (r)	100	18	27	22	11	11	4	7
June (r)	100	21	28	19	14	9	3	6
July (p)	**100**	**19**	**34**	**18**	**10**	**11**	**3**	**5**
SE (%)	*X*	*3*	*3*	*3*	*3*	*3*	*1*	*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

[1] Houses for which sales price was not reported have been distributed proportionally to those for which sales price was reported

[2] 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, 2026.

Additional information on the survey methodology may be found at <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[1]				For sale at end of period				Median months for sale[2]
	Total	Not started	Under construction	Completed	Total	Not started	Under construction	Completed	
2025									
July	648	54	212	382	496	96	280	120	X
August	698	61	218	419	493	96	274	123	X
September	714	70	216	428	487	103	262	122	X
October	652	60	196	396	490	105	259	126	X
November	757	58	231	468	486	104	258	124	X
December	723	84	234	405	477	102	248	127	X
2026									
January	576	61	171	344	477	97	252	128	X
February	630	60	181	389	486	107	255	124	X
March	659	65	207	387	479	99	260	120	X
April (r)	641	60	218	363	483	102	262	119	X
May (r)	630	74	190	366	486	106	264	116	X
June (r)	678	86	201	391	479	106	259	114	X
July (p)	**607**	**71**	**193**	**343**	**488**	**115**	**256**	**117**	**X**
Average RSE (%)[3]	*8*	*10*	*11*	*8*	*3*	*6*	*5*	*6*	*X*

Table 3b - Not seasonally adjusted

Period	Sold during period				For sale at end of period				Median months for sale[2]
	Total	Not started	Under construction	Completed	Total	Not started	Under construction	Completed	
2024 Annual	686	95	242	350	491	94	280	118	2.6
2025 Annual	678	67	215	396	475	98	244	134	2.8
RSE (%)	*3*	*14*	*6*	*5*	*4*	*9*	*5*	*7*	*8*
2025									
July	53	4	19	30	504	97	291	116	2.6
August	57	5	18	34	496	96	277	123	2.4
September	58	6	18	34	492	102	269	121	2.4
October	48	4	14	30	498	109	261	128	2.6
November	52	3	14	35	485	99	259	128	2.8
December	56	6	15	35	475	98	244	134	2.8
2026									
January	47	6	14	27	475	96	247	132	3.0
February	55	6	16	33	475	103	246	126	3.3
March	63	6	20	37	474	100	255	119	3.5
April (r)	60	6	21	33	479	103	260	116	3.5
May (r)	56	7	17	32	483	107	264	112	3.5
June (r)	59	8	18	33	484	108	268	108	3.5
July (p)	**50**	**6**	**18**	**26**	**495**	**119**	**262**	**114**	**3.2**
Average RSE (%)[3]	*8*	*10*	*11*	*8*	*3*	*6*	*5*	*6*	*7*

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

[1] Seasonally-adjusted houses sold are published at annual rates
[2] Median number of months for sale since completion
[3] 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, 2026.
Additional information on the survey methodology may be found at <www.census.gov/construction/soc/methodology.html>.