

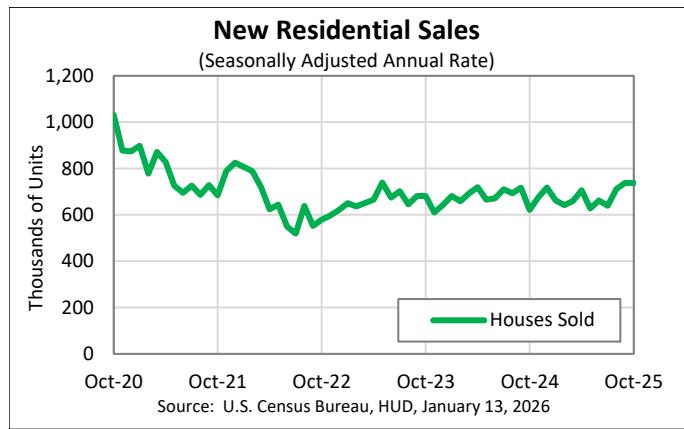
FOR RELEASE AT 10:00 AM EST, TUESDAY, JANUARY 13, 2026

MONTHLY NEW RESIDENTIAL SALES, OCTOBER 2025

Release Number: CB26-09

January 13, 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 October 2025:

	NEW RESIDENTIAL SALES OCTOBER 2025
New Houses Sold ¹ :	737,000
New Houses For Sale ² :	488,000
Median Sales Price:	\$392,300
Next Release:	TBD
¹ Seasonally Adjusted Annual Rate (SAAR)	
² Seasonally Adjusted	
Source:	U.S. Census Bureau, HUD, January 13, 2026



New Home Sales

Sales of new single-family houses in October 2025 were at a seasonally-adjusted annual rate of 737,000, according to estimates released jointly today by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 0.1 percent (± 14.2 percent)* below the September 2025 rate of 738,000, and is 18.7 percent (± 21.7 percent)* above the October 2024 rate of 621,000.

For Sale Inventory and Months' Supply

The seasonally-adjusted estimate of new houses for sale at the end of October 2025 was 488,000. This is virtually unchanged from the September 2025 estimate of 488,000, and is 1.7 percent (± 5.8 percent)* above the October 2024 estimate of 480,000.

This represents a supply of 7.9 months at the current sales rate. The months' supply is virtually unchanged from the September 2025 estimate of 7.9 months, and is 15.1 percent (± 15.3 percent)* below the October 2024 estimate of 9.3 months.

Sales Price

The median sales price of new houses sold in October 2025 was \$392,300. This is 3.3 percent (± 6.3 percent)* below the September 2025 price of \$405,800, and is 8.0 percent (± 5.5 percent) below the October 2024 price of \$426,300. The average sales price of new houses sold in October 2025 was \$498,000. This is 3.0 percent (± 6.3 percent)* above the September 2025 price of \$483,500, and is 4.6 percent (± 7.4 percent)* below the October 2024 price of \$521,900.

Data Inquiries

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The November report is scheduled for release on (TBD). 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 ($\pm 3.2\%$) 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 2.7 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-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/

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			
2024													
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
2025													
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	706	30	85	437	154	500	X	X	X	X	8.5	X	X
May	627	27	80	379	141	504	X	X	X	X	9.6	X	X
June (r)	662	24	88	413	137	502	X	X	X	X	9.1	X	X
July (r)	639	21	79	405	134	496	X	X	X	X	9.3	X	X
August (r)	711	28	80	447	156	493	X	X	X	X	8.3	X	X
September (p)	738	28	100	439	171	488	X	X	X	X	7.9	X	X
October (p)	737	24	91	513	109	488	X	X	X	X	7.9	X	X
Average RSE (%) ³	8	32	20	12	14	4	X	X	X	X	10	X	X
Percent Change ⁴												Not adjusted change	
Oct. 2025 from Sep. 2025	-0.1%	-14.3%	-9.0%	16.9%	-36.3%	0.0%	X	X	X	X	0.0%	-3.3%	3.0%
90 percent confidence interval ⁵	± 14.2	± 32.2	± 30.1	± 18.0	± 21.2	± 1.2	X	X	X	X	± 16.1	± 6.3	± 6.3
Oct. 2025 from Oct. 2024	18.7%	-40.0%	21.3%	42.1%	-24.8%	1.7%	X	X	X	X	-15.1%	-8.0%	-4.6%
90 percent confidence interval ⁵	± 21.7	± 25.2	± 66.2	± 36.2	± 18.1	± 5.8	X	X	X	X	± 15.3	± 5.5	± 7.4

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			
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	586	30	70	349	137	X	X	X	X	X	X	X	X
2025 Year to date	579	23	70	359	127	X	X	X	X	X	X	X	X
RSE (%)	3	11	11	4	9	X	X	X	X	X	X	X	X
Year to date percent change⁴	-1.2%	-22.9%	-0.1%	2.9%	-7.2%	X	X	X	X	X	X	X	X
90 percent confidence interval ⁵	± 5.0	± 13.2	± 13.6	± 5.6	± 17.5	X	X	X	X	X	X	X	X
2024													
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
2025													
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	65	3	9	39	14	493	31	49	303	110	7.6	413,600	514,300
May	56	2	7	33	13	502	31	49	311	110	9.0	424,800	514,800
June (r)	57	2	7	36	12	504	31	51	312	111	8.8	409,200	508,700
July (r)	53	2	8	33	11	504	32	50	312	110	9.4	397,300	482,800
August (r)	57	2	6	36	13	495	33	51	303	108	8.7	420,000	526,000
September (p)	59	2	7	35	14	492	34	53	300	105	8.4	405,800	483,500
October (p)	57	2	6	40	8	496	36	56	293	111	8.8	392,300	498,000
Average RSE (%) ³	8	32	20	12	14	4	12	14	5	5	10	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

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 explanation of 90 percent confidence intervals

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, New Residential Sales, January 13, 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 Houses¹

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
2024								
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
2025								
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	65	10	21	12	8	8	3	4
May	56	10	14	10	7	8	3	3
June (r)	57	9	18	10	7	7	2	3
July (r)	53	9	18	10	6	7	1	2
August (r)	57	10	16	11	7	6	2	4
September (p)	59	14	14	12	7	7	2	3
October (p)	57	14	17	9	6	6	1	3
Average RSE (%) ²	8	22	15	16	25	27	31	23

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
2024								
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
2025								
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	100	16	32	18	13	12	4	6
May	100	19	25	18	13	15	5	5
June (r)	100	16	31	18	12	13	3	6
July (r)	100	17	33	19	12	13	2	3
August (r)	100	18	28	20	13	11	4	7
September (p)	100	24	24	20	12	12	4	5
October (p)	100	25	29	16	11	11	2	6
SE (%)	X	4	4	2	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

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, January 13, 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	
2024									
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
2025									
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	706	72	223	411	500	107	278	115	X
May	627	65	186	376	504	104	281	119	X
June (r)	662	76	211	375	502	102	282	118	X
July (r)	639	54	209	376	496	97	280	119	X
August (r)	711	63	221	427	493	99	272	122	X
September (p)	738	82	221	435	488	110	257	121	X
October (p)	737	85	239	413	488	114	252	122	X
Average RSE (%) ³	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 ²
	Total	Not started	Under construction	Completed	Total	Not started	Under construction	Completed	
2023 Annual									
2023 Annual	666	103	285	278	450	95	269	87	2.5
2024 Annual	686	95	242	350	491	94	280	118	2.6
RSE (%)	3	14	8	6	5	9	5	8	8
2024									
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
2025									
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	65	7	20	37	493	108	274	112	2.6
May	56	6	17	33	502	106	281	115	2.4
June (r)	57	6	19	32	504	102	290	112	2.6
July (r)	53	4	19	30	504	97	291	116	2.6
August (r)	57	5	18	34	495	98	275	122	2.4
September (p)	59	6	19	34	492	108	263	122	2.4
October (p)	57	6	18	32	496	119	253	124	2.7
Average RSE (%) ³	8	10	10	9	4	9	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

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, January 13, 2026.

Additional information on the survey methodology may be found at <www.census.gov/construction/soc/methodology.html>.