

FOR RELEASE AT 10:00 AM EDT, TUESDAY, MAY 26, 2020


## MONTHLY NEW RESIDENTIAL SALES, APRIL 2020

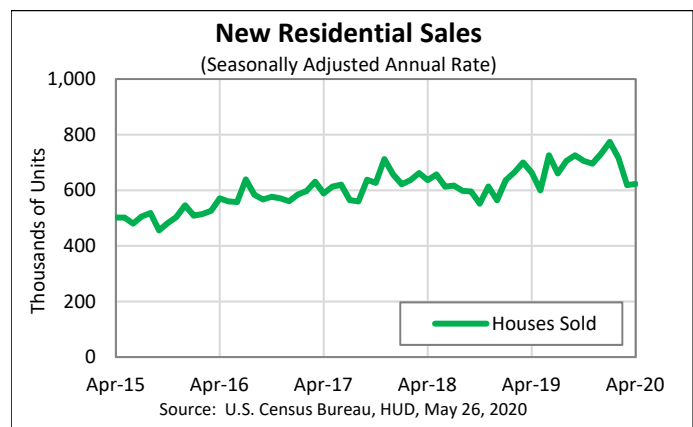
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**Statement Regarding COVID-19 Impact:** Due to recent events surrounding COVID-19, many governments and businesses are operating on a limited capacity or have ceased operations completely. The Census Bureau has monitored response and data quality and determined estimates in this release meet publication standards. For more information on the compilation of this month's report, see <[COVID-19 FAQs](#)>.

**Notice of Revision:** With this release, seasonally adjusted estimates of housing units sold, housing units for sale, and the months' supply of new housing have been revised back to January 2015. All revised estimates are available on our website.

**May 26, 2020** - The U.S. Census Bureau and the U.S. Department of Housing and Urban Development jointly announced the following new residential sales statistics for April 2020:

 <b>NEW RESIDENTIAL SALES</b> <b>APRIL 2020</b>	
<b>New Houses Sold<sup>1</sup>:</b>	<b>623,000</b>
<b>New Houses For Sale<sup>2</sup>:</b>	<b>325,000</b>
<b>Median Sales Price:</b>	<b>\$309,900</b>
<b>Next Release: June 23, 2020</b>	
<sup>1</sup> Seasonally Adjusted Annual Rates <sup>2</sup> Seasonally Adjusted	
Source: U.S. Census Bureau, HUD, May 26, 2020	



### New Home Sales

Sales of new single-family houses in April 2020 were at a seasonally adjusted annual rate of 623,000, 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 ( $\pm 14.9$  percent)\* above the revised March rate of 619,000, but is 6.2 percent ( $\pm 17.1$  percent)\* below the April 2019 estimate of 664,000.

### Sales Price

The median sales price of new houses sold in April 2020 was \$309,900. The average sales price was \$364,500.

### For Sale Inventory and Months' Supply

The seasonally-adjusted estimate of new houses for sale at the end of April was 325,000. This represents a supply of 6.3 months at the current sales rate.

#### Data Inquiries

Economic Indicators Division, Residential Construction Branch  
301-763-5160  
[eid.rcb.customer.service@census.gov](mailto:eid.rcb.customer.service@census.gov)

#### Media Inquiries

Public Information Office  
301-763-3030  
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[census.gov](http://census.gov)



The May report is scheduled for release on June 23, 2020. 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 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 4.6 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>2019 (r)</b>													
April . . . . .	664	34	68	362	200	335	X	X	X	X	6.1	X	X
May . . . . .	600	22	71	378	129	336	X	X	X	X	6.7	X	X
June . . . . .	726	26	63	442	195	330	X	X	X	X	5.5	X	X
July . . . . .	661	32	70	402	157	328	X	X	X	X	6.0	X	X
August . . . . .	706	33	64	424	185	325	X	X	X	X	5.5	X	X
September . . . . .	726	34	69	442	181	321	X	X	X	X	5.3	X	X
October . . . . .	706	22	72	414	198	321	X	X	X	X	5.5	X	X
November . . . . .	696	33	78	393	192	322	X	X	X	X	5.6	X	X
December . . . . .	731	39	83	397	212	322	X	X	X	X	5.3	X	X
<b>2020</b>													
January (r) . . . . .	774	34	97	391	252	325	X	X	X	X	5.0	X	X
February (r) . . . . .	717	40	84	384	209	327	X	X	X	X	5.5	X	X
March (r) . . . . .	619	23	84	370	142	331	X	X	X	X	6.4	X	X
<b>April (p) . . . . .</b>	<b>623</b>	<b>25</b>	<b>86</b>	<b>379</b>	<b>133</b>	<b>325</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>6.3</b>	<b>X</b>	<b>X</b>
Average RSE (%) <sup>3</sup> . . . . .	8	29	18	12	12	5	X	X	X	X	8	X	X
Percent Change <sup>4</sup>													
<b>Apr. 2020 from Mar. 2020 . . . . .</b>	<b>0.6%</b>	<b>8.7%</b>	<b>2.4%</b>	<b>2.4%</b>	<b>-6.3%</b>	<b>-1.8%</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>-1.6%</b>	<b>X</b>	<b>X</b>
90 percent confidence interval <sup>5</sup> . . . . .	± 14.9	± 53.8	± 37.5	± 21.3	± 26.3	± 1.7	X	X	X	X	± 16.2	X	X
<b>Apr. 2020 from Apr. 2019 . . . . .</b>	<b>-6.2%</b>	<b>-26.5%</b>	<b>26.5%</b>	<b>4.7%</b>	<b>-33.5%</b>	<b>-3.0%</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>3.3%</b>	<b>X</b>	<b>X</b>
90 percent confidence interval <sup>5</sup> . . . . .	± 17.1	± 41.8	± 47.6	± 29.4	± 17.7	± 3.9	X	X	X	X	± 19.2	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			
2018 Annual . . . . .	617	32	76	348	160	348	27	43	184	95	X	326,400	385,000
2019 Annual . . . . .	683	30	72	399	182	327	28	40	171	88	X	321,500	383,900
RSE (%) . . . . .	3	12	12	5	4	5	16	15	6	10	X	4	3
2019 Year to date . . . . .	238	10	25	134	69	X	X	X	X	X	X	X	X
2020 Year to date . . . . .	241	10	30	136	65	X	X	X	X	X	X	X	X
RSE (%) . . . . .	4	16	11	5	5	X	X	X	X	X	X	X	X
<b>Year to date percent change<sup>4</sup> . . . . .</b>	<b>1.4%</b>	<b>-1.1%</b>	<b>18.8%</b>	<b>1.3%</b>	<b>-4.5%</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> . . . . .	± 6.5	± 29.9	± 15.6	± 10.6	± 7.4	X	X	X	X	X	X	X	X
<b>2019</b>													
April . . . . .	64	3	7	34	20	330	28	39	181	82	5.2	339,000	385,400
May . . . . .	56	2	7	35	12	334	29	38	181	85	5.9	312,700	379,100
June . . . . .	66	2	6	39	18	326	28	37	175	85	5.0	311,800	361,900
July . . . . .	55	3	6	34	13	327	29	37	174	87	5.9	308,300	373,500
August . . . . .	57	3	5	34	15	325	28	37	173	87	5.7	327,000	392,700
September . . . . .	56	3	5	34	13	322	28	38	170	85	5.7	315,700	372,100
October . . . . .	55	2	6	33	15	324	29	39	171	86	5.9	322,400	380,300
November . . . . .	50	2	5	29	13	325	29	39	169	87	6.5	328,000	384,400
December . . . . .	49	3	5	27	14	327	28	40	171	88	6.6	329,500	377,700
<b>2020</b>													
January (r) . . . . .	59	3	7	30	19	329	27	39	178	85	5.6	328,900	384,000
February (r) . . . . .	64	3	7	35	19	325	26	37	178	84	5.1	331,400	384,300
March (r) . . . . .	60	2	8	36	15	328	27	36	181	85	5.5	326,900	377,400
<b>April (p) . . . . .</b>	<b>59</b>	<b>2</b>	<b>9</b>	<b>35</b>	<b>13</b>	<b>322</b>	<b>26</b>	<b>34</b>	<b>178</b>	<b>83</b>	<b>5.5</b>	<b>309,900</b>	<b>364,500</b>
Average RSE (%) <sup>3</sup> . . . . .	8	29	18	12	12	5	17	15	6	9	8	4	4

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, May 26, 2020.

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
2018 Annual . . . . .	617	18	54	187	153	90	78	36
2019 Annual . . . . .	683	13	52	227	171	95	90	34
RSE (%) . . . . .	3	25	13	15	8	9	9	11
<b>2019</b>								
April . . . . .	64	1	4	18	18	10	9	3
May . . . . .	56	2	4	20	13	7	7	3
June . . . . .	66	1	6	23	17	9	6	3
July . . . . .	55	1	5	20	13	6	7	3
August . . . . .	57	1	4	19	12	8	9	3
September . . . . .	56	1	5	19	16	7	6	2
October . . . . .	55	1	3	19	14	7	8	3
November . . . . .	50	1	4	16	12	8	7	3
December . . . . .	49	1	4	16	13	7	7	2
<b>2020</b>								
January (r) . . . . .	59	1	3	21	14	9	7	3
February (r) . . . . .	64	1	5	18	18	10	8	3
March (r) . . . . .	60	1	5	20	16	9	6	3
April (p) . . . . .	<b>59</b>	<b>1</b>	<b>6</b>	<b>20</b>	<b>14</b>	<b>9</b>	<b>6</b>	<b>2</b>
Average RSE (%) <sup>2</sup> . . . . .	8	49	30	14	15	20	21	27

**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
2018 Annual . . . . .	100	3	9	30	25	15	13	6
2019 Annual . . . . .	100	2	8	33	25	14	13	5
SE (%) . . . . .	X	1	1	4	2	1	1	1
<b>2019</b>								
April . . . . .	100	2	7	28	29	16	14	4
May . . . . .	100	3	7	35	23	13	13	5
June . . . . .	100	1	9	36	26	14	9	5
July . . . . .	100	2	9	36	24	11	13	6
August . . . . .	100	1	8	34	21	15	16	6
September . . . . .	100	2	8	34	28	12	11	4
October . . . . .	100	2	6	35	25	12	14	5
November . . . . .	100	1	7	32	25	15	14	5
December . . . . .	100	1	8	32	26	14	15	4
<b>2020</b>								
January (r) . . . . .	100	2	6	35	24	15	13	5
February (r) . . . . .	100	2	9	29	28	15	12	4
March (r) . . . . .	100	1	9	34	26	15	10	5
April (p) . . . . .	<b>100</b>	<b>2</b>	<b>11</b>	<b>34</b>	<b>24</b>	<b>15</b>	<b>11</b>	<b>4</b>
SE (%) . . . . .	X	1	2	3	3	3	3	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, May 26, 2020.

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>2019</b>									
April .....	664	184	218	262	335	54	202	79	X
May .....	600	154	206	240	336	55	201	80	X
June .....	726	225	223	278	330	53	198	79	X
July .....	661	178	234	249	328	53	195	80	X
August .....	706	209	218	279	325	52	194	79	X
September .....	726	214	242	270	321	51	194	76	X
October .....	706	201	237	268	321	52	192	77	X
November .....	696	182	240	274	322	55	191	76	X
December .....	731	212	248	271	322	54	191	77	X
<b>2020</b>									
January (r) .....	774	218	280	276	325	56	193	76	X
February (r) .....	717	195	246	276	327	53	197	77	X
March (r) .....	619	147	222	250	331	60	195	76	X
<b>April (p) .....</b>	<b>623</b>	<b>186</b>	<b>221</b>	<b>216</b>	<b>325</b>	<b>66</b>	<b>181</b>	<b>78</b>	<b>X</b>
<i>Average RSE (%)</i> <sup>3</sup> .....	8	9	9	10	5	7	5	6	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	
2018 Annual .....	617	176	222	219	348	66	203	79	3.2
2019 Annual .....	683	189	228	265	327	54	191	82	3.0
<i>RSE (%)</i> .....	3	11	5	5	5	7	6	6	8
<b>2019</b>									
April .....	64	18	22	24	330	54	199	77	3.4
May .....	56	15	19	22	334	57	199	77	3.5
June .....	66	20	21	25	326	54	198	74	3.6
July .....	55	15	20	20	327	53	199	76	3.4
August .....	57	16	19	22	325	53	197	76	3.2
September .....	56	17	19	21	322	49	199	75	3.5
October .....	55	14	20	21	324	52	194	78	3.1
November .....	50	12	16	21	325	54	193	78	3.2
December .....	49	14	15	20	327	54	191	82	3.0
<b>2020</b>									
January (r) .....	59	17	21	21	329	57	191	81	3.4
February (r) .....	64	18	21	24	325	53	193	80	3.4
March (r) .....	60	15	20	25	328	62	191	76	3.4
<b>April (p) .....</b>	<b>59</b>	<b>18</b>	<b>22</b>	<b>19</b>	<b>322</b>	<b>67</b>	<b>178</b>	<b>77</b>	<b>3.3</b>
<i>Average RSE (%)</i> <sup>3</sup> .....	8	9	9	10	5	7	5	6	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, May 26, 2020.

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/).