

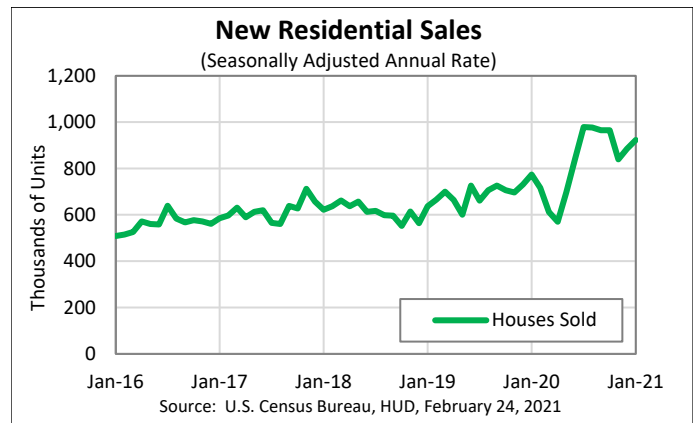
FOR RELEASE AT 10:00 AM EST, WEDNESDAY, FEBRUARY 24, 2021

MONTHLY NEW RESIDENTIAL SALES, JANUARY 2021

Release Number: CB21-28

February 24, 2021 - The U.S. Census Bureau and the U.S. Department of Housing and Urban Development jointly announced the following new residential sales statistics for January 2021:

 NEW RESIDENTIAL SALES JANUARY 2021	
New Houses Sold¹:	923,000
New Houses For Sale²:	307,000
Median Sales Price:	\$346,400
Next Release: March 23, 2021	
¹ Seasonally Adjusted Annual Rate (SAAR)	
² Seasonally Adjusted	
Source: U.S. Census Bureau, HUD, February 24, 2021	



New Home Sales

Sales of new single-family houses in January 2021 were at a seasonally adjusted annual rate of 923,000, according to estimates released jointly today by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 4.3 percent (± 18.1 percent)* above the revised December rate of 885,000 and is 19.3 percent (± 19.5 percent)* above the January 2020 estimate of 774,000.

Sales Price

The median sales price of new houses sold in January 2021 was \$346,400. The average sales price was \$408,800.

For Sale Inventory and Months' Supply

The seasonally-adjusted estimate of new houses for sale at the end of January was 307,000. This represents a supply of 4.0 months at the current sales rate.

The February report is scheduled for release on March 23, 2021. 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/>.

Data Inquiries

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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 4.3 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/

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 ¹ supply ²	Median sales price (\$)	Average sales price (\$)
	United States	North-east	Mid-west	South	West	United States	North-east	Mid-west	South	West			
2020													
January	774	34	97	391	252	325	X	X	X	X	5.0	X	X
February	716	43	81	381	211	327	X	X	X	X	5.5	X	X
March	612	23	74	365	150	330	X	X	X	X	6.5	X	X
April	570	22	75	332	141	323	X	X	X	X	6.8	X	X
May	698	32	74	420	172	311	X	X	X	X	5.3	X	X
June	840	52	85	491	212	300	X	X	X	X	4.3	X	X
July	979	43	127	563	246	291	X	X	X	X	3.6	X	X
August	977	47	95	576	259	285	X	X	X	X	3.5	X	X
September	965	37	96	558	274	287	X	X	X	X	3.6	X	X
October (r)	965	40	111	537	277	285	X	X	X	X	3.5	X	X
November (r)	839	31	75	514	219	290	X	X	X	X	4.1	X	X
December (r)	885	36	95	533	221	299	X	X	X	X	4.1	X	X
2021													
January (p)	923	31	107	549	236	307	X	X	X	X	4.0	X	X
Average RSE (%) ³	8	27	20	11	12	6	X	X	X	X	8	X	X
Percent Change ⁴													
Jan. 2021 from Dec. 2020	4.3%	-13.9%	12.6%	3.0%	6.8%	2.7%	X	X	X	X	-2.4%	X	X
90 percent confidence interval ⁵	± 18.1	± 37.8	± 61.5	± 29.3	± 28.5	± 2.2	X	X	X	X	± 14.4	X	X
Jan. 2021 from Jan. 2020	19.3%	-8.8%	10.3%	40.4%	-6.3%	-5.5%	X	X	X	X	-20.0%	X	X
90 percent confidence interval ⁵	± 19.5	± 52.2	± 39.4	± 31.2	± 21.9	± 4.7	X	X	X	X	± 13.0	X	X

Table 1b - Not seasonally adjusted

Period	Sold during period					For sale at end of period					Months ¹ supply	Median sales price (\$)	Average sales price (\$)
	United States	North-east	Mid-west	South	West	United States	North-east	Mid-west	South	West			
2019 Annual	683	30	72	399	182	327	28	40	171	88	X	321,500	383,900
2020 Annual (r)	815	37	90	472	216	302	25	32	171	74	X	334,700	389,400
RSE (%)	3	15	10	4	4	6	16	12	7	11	X	4	3
2020													
January	59	3	7	30	19	329	27	39	178	85	5.6	328,900	384,000
February	63	4	6	34	19	326	26	37	178	84	5.1	331,800	386,200
March	59	2	7	35	15	328	27	36	181	85	5.6	328,200	375,400
April	52	2	8	29	14	321	26	33	179	82	6.1	310,100	360,300
May	64	3	7	38	16	308	25	31	173	79	4.8	317,100	368,700
June	79	5	8	47	20	299	24	31	168	75	3.8	341,100	382,200
July	85	4	11	50	20	290	23	29	164	74	3.4	329,800	379,100
August	81	4	8	48	21	283	22	29	159	73	3.5	325,500	386,300
September	77	3	8	45	21	286	22	31	161	72	3.7	344,400	405,100
October (r)	78	3	9	44	22	284	21	30	162	71	3.7	346,900	394,600
November (r)	59	2	5	37	14	289	23	32	163	72	4.9	349,800	392,500
December (r)	59	3	6	36	15	302	25	32	171	74	5.2	353,100	394,700
2021													
January (p)	70	2	7	42	18	306	26	31	174	75	4.4	346,400	408,800
Average RSE (%) ³	8	27	20	11	12	6	16	12	8	11	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

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, February 24, 2021.

Additional information on the survey methodology may be found at <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 Houses¹

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
2019 Annual	683	13	52	227	171	95	90	34
2020 Annual (r)	815	9	54	255	226	128	102	40
RSE (%)	3	32	20	15	12	10	8	15
2020								
January	59	1	3	21	14	9	7	3
February	63	1	6	18	17	10	8	3
March	59	1	5	20	15	9	7	3
April	52	1	5	17	13	8	6	2
May	64	1	7	20	18	8	8	3
June	79	1	5	25	22	15	9	3
July	85	1	6	29	26	11	10	3
August	81	(Z)	5	30	21	12	9	4
September	77	(Z)	4	22	24	11	10	5
October (r)	78	(Z)	4	24	21	15	10	3
November (r)	59	(Z)	3	16	20	10	8	2
December (r)	59	(Z)	2	18	17	11	7	2
2021								
January (p)	70	1	3	22	19	10	11	4
Average RSE (%) ²	8	(A)	42	18	18	20	21	29

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
2019 Annual	100	2	8	33	25	14	13	5
2020 Annual (r)	100	1	7	31	28	16	13	5
SE (%)	X	(A)	1	4	3	1	1	1
2020								
January	100	2	6	35	24	15	13	5
February	100	2	9	28	28	15	13	5
March	100	1	8	34	26	15	11	5
April	100	3	9	33	24	16	11	4
May	100	2	10	32	28	12	12	4
June	100	1	6	32	28	19	11	4
July	100	1	7	34	31	13	12	4
August	100	(Z)	6	37	26	15	11	5
September	100	1	5	29	32	14	13	7
October (r)	100	(Z)	5	31	27	20	13	4
November (r)	100	(Z)	4	27	34	16	14	4
December (r)	100	(Z)	4	31	30	19	12	4
2021								
January (p)	100	2	4	32	28	15	16	5
SE (%)	X	2	2	4	5	2	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

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, February 24, 2021.

Additional information on the survey methodology may be found at 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 ¹				For sale at end of period				Median months for sale ²
	Total	Not started	Under construction	Completed	Total	Not started	Under construction	Completed	
2020									
January	774	218	280	276	325	56	193	76	X
February	716	204	241	271	327	53	197	77	X
March	612	138	220	254	330	58	197	75	X
April	570	116	217	237	323	60	186	77	X
May	698	148	269	281	311	62	175	74	X
June	840	249	274	317	300	58	178	64	X
July	979	281	348	350	291	58	175	58	X
August	977	307	393	277	285	60	172	53	X
September	965	310	336	319	287	63	177	47	X
October (r)	965	327	364	274	285	61	181	43	X
November (r)	839	268	348	223	290	66	182	42	X
December (r)	885	233	378	274	299	69	189	41	X
2021									
January (p)	923	284	384	255	307	81	184	42	X
<i>Average RSE (%)</i> ³	8	8	10	10	6	8	7	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	
2019 Annual	683	189	228	265	327	54	191	82	3.0
2020 Annual (r)	815	228	305	282	302	69	190	43	3.7
<i>RSE (%)</i>	3	11	5	7	6	8	6	6	16
2020									
January	59	17	21	21	329	57	191	81	3.4
February	63	19	21	24	326	52	194	80	3.4
March	59	14	20	25	328	59	193	76	3.4
April	52	11	21	20	321	59	185	77	3.3
May	64	15	25	24	308	62	173	72	3.6
June	79	23	26	30	299	59	180	61	4.2
July	85	23	32	29	290	58	177	55	4.3
August	81	25	34	23	283	58	175	50	4.5
September	77	25	27	25	286	61	181	45	4.5
October (r)	78	24	32	22	284	58	183	43	4.2
November (r)	59	18	23	17	289	62	184	43	4.0
December (r)	59	15	23	20	302	69	190	43	3.7
2021									
January (p)	70	22	28	19	306	81	181	45	2.9
<i>Average RSE (%)</i> ³	8	8	10	10	6	8	7	6	16

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, February 24, 2021.

Additional information on the survey methodology may be found at http://www.census.gov/construction/nrs/how_the_data_are_collected/.