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NEW RESIDENTIAL SALES IN APRIL 2013

Sales of new single-family houses in April 2013 were at a seasonally adjusted annual rate of 454,000, according to estimates released jointly today by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 2.3 percent ($\pm 12.8\%$)* above the revised March rate of 444,000 and is 29.0 percent ($\pm 20.7\%$) above the April 2012 estimate of 352,000.

The median sales price of new houses sold in April 2013 was \$271,600; the average sales price was \$330,800. The seasonally adjusted estimate of new houses for sale at the end of April was 156,000. This represents a supply of 4.1 months at the current sales rate.

New Residential Sales data for May 2013 will be released on Tuesday, June 25, 2013, at 10:00 A.M. EDT.

Our Internet site is: <http://www.census.gov/newhomesales>

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 4 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 web site listed above.

Seasonally adjusted estimates for January 2011 through March 2013 have been revised. Estimates of median months for sale in Table 3 for January 2010 through March 2013 have also been revised. New software has been implemented to estimate medians. Research indicated that the previous software overstated the recent estimates of median months for sale by up to 3.1 months.

* 90% confidence interval includes zero. The Census Bureau does not have sufficient statistical evidence to conclude that the actual change is different from zero.

Table 1. New Houses Sold and For Sale

[Thousands of houses. Detail may not add to total because of rounding]

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			
		Seasonally adjusted												
2011:(r)	January	307	33	42	158	74	187					7.3		
	February	270	18	30	162	60	183					8.1		
	March	300	23	40	164	73	179					7.2		
	April	310	25	41	166	78	173					6.7		
	May	305	18	41	173	73	168					6.6		
	June	301	16	46	170	69	166					6.6		
	July	296	23	44	167	62	166					6.7		
	August	299	24	48	163	64	162					6.5		
	September	304	19	48	170	67	160					6.3		
	October	316	19	50	165	82	158					6.0		
	November	328	16	54	182	76	155					5.7		
	December	341	20	58	178	85	151					5.3		
2012:(r)	January	338	25	43	192	78	149					5.3		
	February	366	29	49	197	91	146					4.8		
	March	349	31	41	195	82	145					5.0		
	April	352	29	50	176	97	145					4.9		
	May	369	35	47	190	97	144					4.7		
	June	360	16	49	187	108	145					4.8		
	July	369	30	54	183	102	142					4.6		
	August	374	29	53	188	104	143					4.6		
	September	384	39	35	213	97	145					4.5		
	October	365	24	52	183	106	146					4.8		
	November	398	33	44	222	99	149					4.5		
	December	396	29	48	221	98	150					4.5		
2013:	January (r)	458	32	56	225	145	149					3.9		
	February (r)	429	34	61	199	135	151					4.2		
	March (r)	444	36	62	235	111	151					4.1		
April (p)		454	30	59	242	123	156					4.1		
Average RSE (%) ³		9	27	21	12	17	5					8		
Percent Change:														
April 2013 from March 2013		2.3%	-16.7%	-4.8%	3.0%	10.8%	3.3%					0.0%		
90% Confidence Interval ⁴		± 12.8	± 40.3	± 33.9	± 17.4	± 21.0	± 2.2					± 13.3		
April 2013 from April 2012		29.0%	3.4%	18.0%	37.5%	26.8%	7.6%					-16.3%		
90% Confidence Interval ⁴		± 20.7	± 34.2	± 38.8	± 29.6	± 31.1	± 7.5					± 16.8		

See footnotes at end of table.

Table 1. New Houses Sold and For Sale - Continued

[Thousands of houses. Detail may not add to total because of rounding]

Period		Sold during period					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			
		Not seasonally adjusted												
2011		306	21	45	168	72	150	19	20	79	32	(X)	227,200	267,900
2012		368	29	47	195	97	148	14	24	79	31	(X)	245,200	292,200
RSE (%)		4	9	11	6	4	4	11	11	7	9	(X)	3	2
2012:	Year to Date	121	10	15	66	31	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2013:	Year to Date	153	11	20	78	45	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
RSE (%)		5	12	12	9	6	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Year to Date Percent Change ⁵		26.8%	15.6%	29.1%	19.0%	45.4%	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
90% Confidence Interval ⁴		± 11.0	± 20.7	± 20.0	± 15.7	± 18.1	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2011:	January	21	2	3	11	5	185	21	25	98	41	8.6	240,100	275,700
	February	22	1	2	13	5	181	21	25	96	38	8.3	220,100	262,800
	March	28	2	3	16	7	179	20	26	96	38	6.4	220,500	260,800
	April	30	3	4	16	8	172	19	25	93	35	5.7	224,700	268,900
	May	28	2	4	16	7	168	19	25	91	33	5.9	222,000	262,700
	June	28	1	5	16	6	167	19	24	89	34	5.9	240,200	273,100
	July	27	2	4	15	6	165	19	24	87	34	6.1	229,900	270,300
	August	25	2	5	13	5	164	19	23	87	35	6.6	219,600	259,300
	September	24	2	4	13	5	163	18	23	87	34	6.7	217,000	255,400
	October	25	2	4	13	7	159	18	23	85	33	6.4	224,800	258,300
	November	23	1	4	13	5	156	19	22	82	33	6.9	214,300	250,000
	December	24	1	4	13	5	150	19	20	79	32	6.3	218,600	262,900
2012:	January	23	2	3	13	5	148	19	19	78	32	6.3	221,700	265,700
	February	30	2	4	16	8	146	18	19	78	31	4.9	239,900	274,000
	March	34	3	4	20	8	144	18	19	76	31	4.3	239,800	283,600
	April	34	3	5	16	10	143	16	19	77	30	4.2	236,400	287,900
	May	35	3	4	18	10	144	16	20	77	32	4.2	239,200	280,900
	June	34	1	5	18	10	145	17	20	78	30	4.2	232,600	271,800
	July	33	3	5	16	9	142	16	20	77	29	4.3	237,400	282,300
	August	31	2	5	14	9	145	16	20	79	30	4.7	253,200	305,500
	September	30	3	3	16	8	146	15	21	78	31	4.8	254,600	297,700
	October	29	2	4	14	8	149	15	23	82	30	5.2	247,200	285,400
	November	28	2	3	17	6	150	15	24	81	31	5.4	245,000	290,700
	December	28	2	3	16	6	148	14	24	79	31	5.3	258,300	299,200
2013:	January (r)	32	2	4	16	10	148	14	23	80	30	4.6	251,500	306,900
	February (r)	34	3	5	16	11	149	14	23	84	29	4.3	266,300	314,400
	March (r)	42	3	5	23	10	149	13	24	83	28	3.5	250,700	286,700
April (p)		45	3	6	23	13	155	14	25	88	28	3.5	271,600	330,800
Average RSE (%) ³		9	27	21	12	17	5	11	9	8	7	8	4	5

^pPreliminary. ^rRevised. RSE Relative standard error. X Not applicable. Z Less than 500 units or less than 0.5 percent

¹Annual rates. ²Ratio of houses for sale to houses sold. ³Average RSE for the latest 6-month period.

⁴See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals. ⁵Computed using unrounded data.

Note: The sales price includes the land.

Table 2. New Houses Sold, by Sales Price

[Thousands of houses. Components may not add to total because of rounding. Percents computed from unrounded figures]

Period		Total	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 \$749,999	\$750,000 and over
		Number of houses ¹							
2011		306	50	68	99	46	20	17	6
2012		368	46	74	120	63	33	23	9
RSE (%)		4	9	8	6	7	9	10	14
2011:	January	21	3	3	8	3	2	1	(Z)
	February	22	3	6	6	3	2	1	(Z)
	March	28	5	6	9	4	1	2	(Z)
	April	30	5	7	10	5	2	2	1
	May	28	5	7	9	4	2	1	(Z)
	June	28	4	6	10	4	2	2	(Z)
	July	27	4	6	9	4	1	1	1
	August	25	5	5	8	4	2	1	(Z)
	September	24	4	6	8	3	1	1	(Z)
	October	25	5	5	8	3	2	1	1
	November	23	4	6	7	3	1	1	(Z)
	December	24	4	6	7	3	2	1	1
2012:	January	23	4	5	7	4	2	1	(Z)
	February	30	4	6	12	5	2	1	(Z)
	March	34	5	7	11	5	3	2	1
	April	34	5	7	11	5	3	2	1
	May	35	4	8	12	5	3	2	1
	June	34	5	8	11	5	3	2	1
	July	33	3	8	11	6	3	1	1
	August	31	3	5	11	5	3	3	1
	September	30	4	6	9	6	3	2	1
	October	29	3	6	10	5	2	1	1
	November	28	4	6	9	5	2	2	1
	December	28	3	5	8	6	3	2	1
2013:	January (r)	32	4	6	11	5	2	3	1
	February (r)	34	3	5	12	6	4	2	1
	March (r)	42	5	9	15	8	3	2	1
	April (p)	45	4	8	14	9	5	4	2
Average RSE (%) ²		9	22	19	15	17	25	30	40

Table 2. New Houses Sold, by Sales Price - Continued

[Thousands of houses. Components may not add to total because of rounding. Percents computed from unrounded figures]

Period		Total	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 \$749,999	\$750,000 and over
		Percent distribution							
2011		100	16	22	32	15	7	5	2
2012		100	13	20	33	17	9	6	3
2011:	January	100	16	16	36	16	8	7	2
	February	100	14	27	29	16	8	5	1
	March	100	19	23	31	16	5	6	2
	April	100	16	23	32	15	8	5	2
	May	100	17	23	32	15	7	5	2
	June	100	13	22	37	16	6	6	1
	July	100	17	21	35	16	4	4	3
	August	100	20	21	31	15	7	5	1
	September	100	16	26	33	13	5	5	2
	October	100	18	22	34	14	7	3	2
	November	100	18	26	31	15	5	4	1
	December	100	18	24	30	13	6	6	2
2012:	January	100	18	21	31	16	8	4	2
	February	100	12	20	39	16	7	5	1
	March	100	16	20	33	15	9	5	2
	April	100	15	21	32	15	9	6	3
	May	100	13	22	34	16	9	5	2
	June	100	15	22	33	16	8	5	2
	July	100	10	25	32	17	9	4	2
	August	100	10	18	35	15	11	10	2
	September	100	12	19	31	18	11	6	3
	October	100	11	22	34	18	8	5	2
	November	100	14	20	31	17	7	8	2
	December	100	10	18	30	22	11	5	3
2013:	January (r)	100	13	18	35	15	7	8	4
	February (r)	100	10	16	35	19	11	6	4
	March (r)	100	11	21	35	19	7	5	1
	April (p)	100	8	19	31	19	11	9	4

^pPreliminary. ^rRevised. RSE Relative standard error. X Not applicable. Z Less than 500 units or less than 0.5 percent

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

²Average RSE for the latest 6-month period.

Note: The sales price includes the land.

Table 3. New Houses Sold and For Sale by Stage of Construction and Median Number of Months on Sales Market

[Thousands of houses. Detail may not add to total because of rounding]

Period		Sold during period				For sale at end of period				Median months for sale ¹
		Total	Not started	Under construction	Completed	Total	Not started	Under construction	Completed	
2011:		306	75	91	140	150	23	68	59	6.7
2012:		368	112	125	131	148	22	83	43	4.7
RSE (%)		4	7	4	5	4	7	4	5	8
2010:	January	24	7	7	9	231	30	101	99	13.2
	February	27	7	9	11	229	29	103	96	13.6
	March	36	8	14	14	227	30	104	92	13.3
	April	41	7	15	19	216	29	101	86	13.0
	May	26	5	8	13	215	28	103	85	12.8
	June	28	5	9	14	213	28	102	83	10.7
	July	26	6	8	13	210	27	102	81	9.9
	August	23	5	8	11	209	27	97	84	8.4
	September	25	5	8	12	204	27	94	84	7.7
	October	23	4	7	12	199	26	90	84	7.0
	November	20	4	5	12	195	25	87	82	7.0
	December	23	5	6	12	188	27	81	80	6.8
2011:	January	21	6	6	9	185	27	80	79	6.8
	February	22	7	5	10	181	26	78	77	6.8
	March	28	6	9	13	179	26	79	74	7.3
	April	30	7	8	15	172	25	79	68	7.7
	May	28	7	9	12	168	24	78	66	7.8
	June	28	6	9	13	167	24	81	61	8.4
	July	27	7	9	11	165	23	80	62	7.6
	August	25	5	8	11	164	24	78	62	6.4
	September	24	5	8	11	163	25	77	61	5.4
	October	25	5	7	12	159	24	77	59	5.6
	November	23	6	6	11	156	24	73	59	5.3
	December	24	6	6	12	150	23	68	59	4.9
2012:	January	23	7	7	10	148	23	68	56	5.3
	February	30	10	9	11	146	25	67	54	5.7
	March	34	11	10	13	144	25	70	49	6.0
	April	34	10	11	12	143	24	72	47	5.8
	May	35	9	13	12	144	26	75	44	5.7
	June	34	11	13	11	145	23	79	42	5.8
	July	33	10	11	12	142	23	81	39	6.4
	August	31	9	12	10	145	25	81	39	5.2
	September	30	10	11	10	146	22	85	39	4.4
	October	29	9	10	10	149	23	86	41	3.8
	November	28	8	10	10	150	24	84	42	3.4
	December	28	9	9	10	148	22	83	43	3.2
2013:	January (r)	32	10	11	11	148	22	84	43	3.3
	February (r)	34	12	12	11	149	23	84	42	3.7
	March (r)	42	13	14	15	149	24	84	40	3.7
	April (p)	45	15	14	15	155	28	88	39	4.0
Average RSE (%) ²		9	10	10	11	5	8	5	6	7

(p) Preliminary. (r) Revised. RSE Relative standard error. (X) Not applicable. (Z) Less than 500 units or less than 0.5 percent.

¹Median number of months for sale since completion. Estimates of median months for sale have been revised back to January 2010.

²Average RSE for the latest 6-month period.