

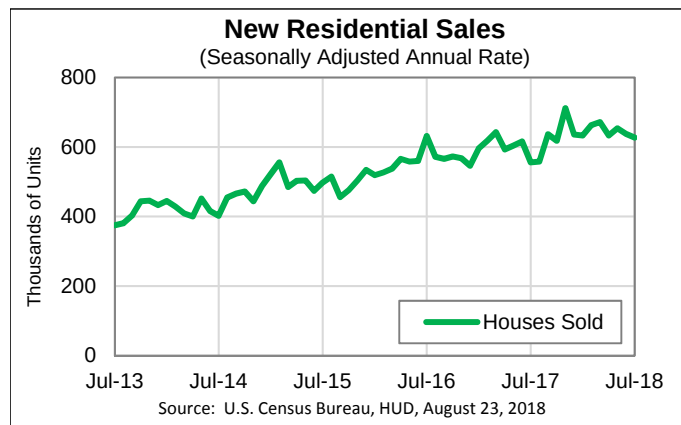
FOR RELEASE AT 10:00 AM EDT, THURSDAY, AUGUST 23, 2018

MONTHLY NEW RESIDENTIAL SALES, JULY 2018

Release Number: CB18-127

August 23, 2018 - 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 2018:

	
NEW RESIDENTIAL SALES JULY 2018	
New Houses Sold¹:	627,000
New Houses For Sale²:	309,000
Median Sales Price:	\$328,700
Next Release: September 26, 2018	
¹ Seasonally Adjusted Annual Rates	
² Seasonally Adjusted	
Source: U.S. Census Bureau, HUD, August 23, 2018	



New Home Sales

Sales of new single-family houses in July 2018 were at a seasonally adjusted annual rate of 627,000, according to estimates released jointly today by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 1.7 percent (± 14.7 percent)* below the revised June rate of 638,000, but is 12.8 percent (± 15.7 percent)* above the July 2017 estimate of 556,000.

Sales Price

The median sales price of new houses sold in July 2018 was \$328,700. The average sales price was \$394,300.

For Sale Inventory and Months' Supply

The seasonally-adjusted estimate of new houses for sale at the end of July was 309,000. This represents a supply of 5.9 months at the current sales rate.

The August report is scheduled for release on September 26, 2018. 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 6 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 2.4 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 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/>](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			
2017													
July	556	41	66	303	146	276	X	X	X	X	6.0	X	X
August	558	35	68	314	141	281	X	X	X	X	6.0	X	X
September	637	39	74	359	165	280	X	X	X	X	5.3	X	X
October	618	41	72	354	151	286	X	X	X	X	5.6	X	X
November	712	40	79	377	216	289	X	X	X	X	4.9	X	X
December	636	36	63	349	188	294	X	X	X	X	5.5	X	X
2018													
January	633	35	86	322	190	295	X	X	X	X	5.6	X	X
February	663	46	80	366	171	300	X	X	X	X	5.4	X	X
March	672	35	86	367	184	297	X	X	X	X	5.3	X	X
April (r)	633	32	88	350	163	300	X	X	X	X	5.7	X	X
May (r)	654	33	84	386	151	300	X	X	X	X	5.5	X	X
June (r)	638	44	71	367	156	303	X	X	X	X	5.7	X	X
July (p)	627	21	78	355	173	309	X	X	X	X	5.9	X	X
Average RSE (%) ³	9	21	23	12	12	6	X	X	X	X	8	X	X
Percent Change ⁴													
Jul. 2018 from Jun. 2018	-1.7%	-52.3%	9.9%	-3.3%	10.9%	2.0%	X	X	X	X	3.5%	X	X
90 percent confidence interval ⁵	± 14.7	± 19.1	± 25.3	± 24.5	± 26.4	± 1.8	X	X	X	X	± 18.8	X	X
Jul. 2018 from Jul. 2017	12.8%	-48.8%	18.2%	17.2%	18.5%	12.0%	X	X	X	X	-1.7%	X	X
90 percent confidence interval ⁵	± 15.7	± 19.0	± 39.4	± 27.5	± 25.4	± 5.1	X	X	X	X	± 16.9	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			
2016 Annual	561	32	69	318	142	257	27	33	133	64	X	307,800	360,900
2017 Annual	613	40	72	339	163	294	24	41	154	75	X	323,100	384,900
RSE (%)	3	8	9	4	5	5	14	12	7	8	X	4	3
2017 Year to date	374	25	44	206	100	X	X	X	X	X	X	X	X
2018 Year to date	401	21	50	224	106	X	X	X	X	X	X	X	X
RSE (%)	4	10	14	5	3	X	X	X	X	X	X	X	X
Year to date percent change⁴	7.2%	-14.5%	14.2%	8.6%	6.5%	X	X	X	X	X	X	X	X
90 percent confidence interval ⁵	± 8.7	± 15.6	± 17.4	± 12.7	± 8.9	X	X	X	X	X	X	X	X
2017													
July	48	4	6	26	12	275	24	37	149	66	5.8	322,900	372,400
August	45	3	6	24	11	284	24	37	153	70	6.4	314,200	369,200
September	50	3	6	28	12	285	25	37	153	70	5.7	331,500	379,300
October	49	3	6	28	11	289	25	39	152	73	5.9	319,500	394,000
November	50	3	5	27	15	292	25	40	154	73	5.8	343,400	388,500
December	45	2	4	25	13	294	24	41	154	75	6.6	343,300	402,900
2018													
January	48	3	6	25	14	294	24	39	156	75	6.2	329,600	377,800
February	54	3	6	30	15	295	23	39	158	75	5.4	327,200	373,600
March	66	3	8	37	18	293	23	39	156	74	4.5	335,400	369,200
April (r)	61	3	9	33	16	294	22	39	157	75	4.8	314,400	385,100
May (r)	62	3	8	36	15	298	23	41	156	79	4.8	313,600	371,200
June (r)	58	4	7	33	14	304	26	41	157	80	5.2	310,000	369,500
July (p)	53	2	7	30	14	310	27	42	161	80	5.9	328,700	394,300
Average RSE (%) ³	9	21	23	12	12	6	14	12	7	9	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 explanation of 90 percent confidence intervals

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, New Residential Sales, August 23, 2018.

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
2016 Annual	561	19	75	172	132	76	62	25
2017 Annual	613	18	61	186	147	88	79	33
RSE (%)	3	22	19	5	8	9	9	13
2017								
July	48	1	5	14	13	7	5	3
August	45	2	5	13	11	7	5	2
September	50	1	5	14	12	8	7	2
October	49	2	4	17	11	8	5	3
November	50	1	4	15	14	7	7	2
December	45	1	4	12	11	6	8	3
2018								
January	48	2	6	13	12	7	7	2
February	54	2	4	17	14	7	7	3
March	66	2	5	18	19	11	8	3
April (r)	61	2	6	19	13	9	6	5
May (r)	62	2	8	19	15	7	7	4
June (r)	58	2	6	21	13	8	7	2
July (p)	53	1	5	15	17	6	5	4
Average RSE (%) ²	9	46	23	15	15	17	18	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
2016 Annual	100	3	13	31	24	14	11	4
2017 Annual	100	3	10	30	24	14	13	5
SE (%)	X	1	2	1	2	1	1	1
2017								
July	100	2	12	30	26	14	10	6
August	100	4	11	30	24	15	11	5
September	100	3	10	29	24	15	14	5
October	100	3	8	34	22	16	10	6
November	100	2	7	30	28	14	14	5
December	100	2	10	26	25	13	17	7
2018								
January	100	3	12	27	24	14	15	4
February	100	3	8	32	26	13	13	5
March	100	3	8	28	29	16	12	4
April (r)	100	4	10	31	22	14	10	8
May (r)	100	3	13	30	24	12	12	7
June (r)	100	3	10	35	22	13	12	4
July (p)	100	2	9	28	32	11	10	7
SE (%)	X	1	2	3	4	2	2	2

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 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 23, 2018.

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	
2017									
July	556	166	198	192	276	45	165	66	X
August	558	164	192	202	281	46	171	64	X
September	637	185	228	224	280	47	169	64	X
October	618	182	218	218	286	48	174	64	X
November	712	246	237	229	289	48	178	63	X
December	636	191	204	241	294	52	179	63	X
2018									
January	633	169	235	229	295	53	179	63	X
February	663	198	239	226	300	54	184	62	X
March	672	184	246	242	297	55	181	61	X
April (r)	633	181	235	217	300	55	184	61	X
May (r)	654	175	237	242	300	54	186	60	X
June (r)	638	174	241	223	303	59	183	61	X
July (p)	627	212	230	185	309	65	180	64	X
Average RSE (%) ³	9	9	10	10	6	8	6	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	
2016 Annual	561	170	206	185	257	42	151	64	3.3
2017 Annual	613	189	213	210	294	50	177	67	3.2
RSE (%)	3	12	4	6	5	8	6	7	8
2017									
July	48	14	18	16	275	44	170	61	2.8
August	45	13	16	16	284	47	176	61	3.1
September	50	14	19	17	285	47	175	63	3.2
October	49	13	18	18	289	48	176	65	3.2
November	50	16	17	17	292	47	181	65	3.4
December	45	13	13	19	294	50	177	67	3.2
2018									
January	48	14	17	17	294	52	174	68	3.3
February	54	17	19	18	295	53	176	66	3.7
March	66	19	24	23	293	56	175	62	3.9
April (r)	61	18	23	20	294	53	181	60	3.8
May (r)	62	17	23	22	298	55	186	57	3.7
June (r)	58	15	23	20	304	61	186	57	3.4
July (p)	53	18	20	15	310	64	185	60	3.2
Average RSE (%) ³	9	9	10	10	6	8	6	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, August 23, 2018.

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