


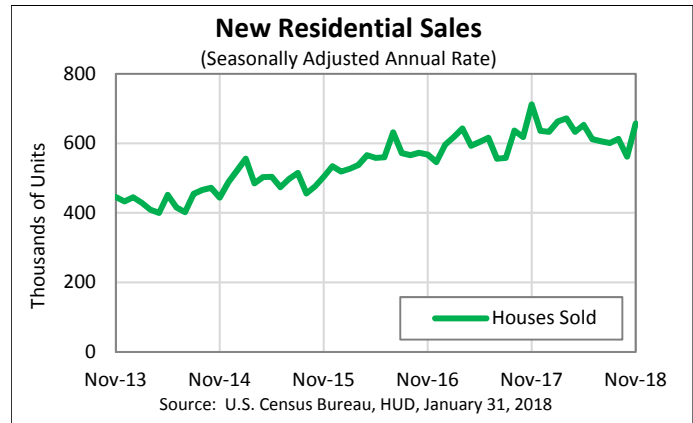
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MONTHLY NEW RESIDENTIAL SALES, NOVEMBER 2018

Release Number: CB18-195

January 31, 2019 - The U.S. Census Bureau and the U.S. Department of Housing and Urban Development jointly announced the following new residential sales statistics for November 2018:

 NEW RESIDENTIAL SALES NOVEMBER 2018	
New Houses Sold¹:	657,000
New Houses For Sale²:	330,000
Median Sales Price:	\$302,400
Next Release: TBD	
¹ Seasonally Adjusted Annual Rates	
² Seasonally Adjusted	
Source: U.S. Census Bureau, HUD, January 31, 2018	



New Home Sales

Sales of new single-family houses in November 2018 were at a seasonally adjusted annual rate of 657,000, according to estimates released jointly today by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 16.9 percent (± 19.9 percent)* above the revised October rate of 562,000, but is 7.7 percent (± 20.7 percent)* below the November 2017 estimate of 712,000.

Sales Price

The median sales price of new houses sold in November 2018 was \$302,400. The average sales price was \$362,400.

For Sale Inventory and Months' Supply

The seasonally-adjusted estimate of new houses for sale at the end of November was 330,000. This represents a supply of 6.0 months at the current sales rate.

The U.S. Census Bureau is updating its 2019 economic indicator release calendar in coordination with other agencies and the Office of Management and Budget to address the impacts of the recent lapse in federal funding. Please refer to www.census.gov/economic-indicators/ for the latest information on the rescheduled release dates.

Data Inquiries

Economic Indicators Division, Residential Construction Branch
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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 3.8 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			
2017													
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	633	32	88	350	163	300	X	X	X	X	5.7	X	X
May	653	33	83	388	149	301	X	X	X	X	5.5	X	X
June	612	45	68	346	153	308	X	X	X	X	6.0	X	X
July	606	25	69	344	168	313	X	X	X	X	6.2	X	X
August (r)	601	32	68	338	163	316	X	X	X	X	6.3	X	X
September (r)	613	27	77	346	163	320	X	X	X	X	6.3	X	X
October (r)	562	23	59	310	170	328	X	X	X	X	7.0	X	X
November (p)	657	46	77	374	160	330	X	X	X	X	6.0	X	X
Average RSE (%) ³	9	23	20	13	13	5	X	X	X	X	9	X	X
Percent Change ⁴													
Nov. 2018 from Oct. 2018	16.9%	100.0%	30.5%	20.6%	-5.9%	0.6%	X	X	X	X	-14.3%	X	X
90 percent confidence interval ⁵	± 19.9	± 89.5	± 25.4	± 29.1	± 21.5	± 1.5	X	X	X	X	± 17.6	X	X
Nov. 2018 from Nov. 2017	-7.7%	15.0%	-2.5%	-0.8%	-25.9%	14.2%	X	X	X	X	22.4%	X	X
90 percent confidence interval ⁵	± 20.7	± 59.5	± 30.4	± 29.8	± 21.1	± 6.8	X	X	X	X	± 30.5	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	568	37	67	314	150	X	X	X	X	X	X	X	X
2018 Year to date	583	32	71	326	154	X	X	X	X	X	X	X	X
RSE (%)	3	10	11	4	4	X	X	X	X	X	X	X	X
Year to date percent change⁴	2.7%	-14.8%	5.8%	3.9%	3.1%	X	X	X	X	X	X	X	X
90 percent confidence interval ⁵	± 6.4	± 9.4	± 9.7	± 9.3	± 7.2	X	X	X	X	X	X	X	X
2017													
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	61	3	9	33	16	294	22	39	157	75	4.8	314,400	385,100
May	62	3	8	36	15	299	23	41	156	79	4.8	316,700	372,600
June	56	4	6	31	14	308	26	41	160	81	5.5	310,500	370,100
July	52	2	6	30	14	313	27	40	164	83	6.1	327,500	392,300
August (r)	47	3	6	26	13	322	26	42	169	86	6.8	321,400	380,900
September (r)	46	2	6	26	12	325	26	41	172	86	7.0	330,300	385,200
October (r)	44	2	5	25	12	333	27	42	176	88	7.6	325,100	395,500
November (p)	48	3	5	28	11	336	27	43	177	89	7.0	302,400	362,400
Average RSE (%) ³	9	23	20	13	13	5	15	13	6	8	9	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 31, 2019.

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								
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	61	2	6	19	13	9	6	5
May	62	2	8	18	15	7	7	4
June	56	1	6	19	13	7	8	2
July	52	2	4	15	15	7	6	4
August (r)	47	1	4	15	12	6	7	3
September (r)	46	1	3	16	11	8	5	3
October (r)	44	2	3	14	11	6	5	3
November (p)	48	2	5	17	11	6	5	3
Average RSE (%) ²	9	56	25	16	15	19	20	25

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								
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	100	4	10	31	22	14	10	8
May	100	3	13	30	24	12	12	6
June	100	2	11	34	23	12	14	4
July	100	3	7	30	28	13	11	8
August (r)	100	2	9	31	24	14	14	6
September (r)	100	2	6	34	24	17	11	6
October (r)	100	4	6	33	25	15	11	6
November (p)	100	3	10	36	23	12	10	6
SE (%)	X	2	2	4	3	2	2	1

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, January 31, 2019.

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									
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	633	181	235	217	300	55	184	61	X
May	653	174	236	243	301	53	188	60	X
June	612	164	234	214	308	56	189	63	X
July	606	191	226	189	313	56	191	66	X
August (r)	601	171	211	219	316	54	193	69	X
September (r)	613	189	209	215	320	56	194	70	X
October (r)	562	153	217	192	328	60	195	73	X
November (p)	657	238	206	213	330	65	192	73	X
<i>Average RSE (%)</i> ³	9	10	11	11	5	7	5	8	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
<i>RSE (%)</i>	3	12	4	6	5	8	6	7	8
2017									
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	61	18	23	20	294	53	181	60	3.8
May	62	17	23	23	299	54	188	57	3.7
June	56	15	22	19	308	58	192	58	3.3
July	52	16	20	16	313	55	197	61	3.1
August (r)	47	13	17	17	322	56	200	66	2.9
September (r)	46	14	16	16	325	55	201	69	2.9
October (r)	44	11	17	16	333	59	199	75	2.7
November (p)	48	17	15	17	336	65	195	76	3.1
<i>Average RSE (%)</i> ³	9	10	11	11	5	7	5	8	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

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 31, 2019.

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