

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


MONTHLY NEW RESIDENTIAL SALES, APRIL 2020

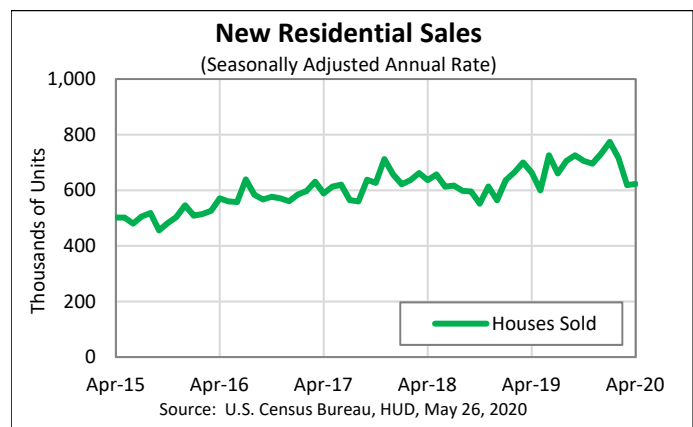
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Statement Regarding COVID-19 Impact: Due to recent events surrounding COVID-19, many governments and businesses are operating on a limited capacity or have ceased operations completely. The Census Bureau has monitored response and data quality and 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:

 NEW RESIDENTIAL SALES APRIL 2020	
New Houses Sold¹:	623,000
New Houses For Sale²:	325,000
Median Sales Price:	\$309,900
Next Release: June 23, 2020	
¹ Seasonally Adjusted Annual Rates ² 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 (± 14.9 percent)* above the revised March rate of 619,000, but is 6.2 percent (± 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

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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/. The full text and tables for this release can be found at 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/

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			
2019 (r)													
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
2020													
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
April (p)	623	25	86	379	133	325	X	X	X	X	6.3	X	X
Average RSE (%) ³	8	29	18	12	12	5	X	X	X	X	8	X	X
Percent Change ⁴													
Apr. 2020 from Mar. 2020	0.6%	8.7%	2.4%	2.4%	-6.3%	-1.8%	X	X	X	X	-1.6%	X	X
90 percent confidence interval ⁵	± 14.9	± 53.8	± 37.5	± 21.3	± 26.3	± 1.7	X	X	X	X	± 16.2	X	X
Apr. 2020 from Apr. 2019	-6.2%	-26.5%	26.5%	4.7%	-33.5%	-3.0%	X	X	X	X	3.3%	X	X
90 percent confidence interval ⁵	± 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 ¹ 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
Year to date percent change⁴	1.4%	-1.1%	18.8%	1.3%	-4.5%	X	X	X	X	X	X	X	X
90 percent confidence interval ⁵	± 6.5	± 29.9	± 15.6	± 10.6	± 7.4	X	X	X	X	X	X	X	X
2019													
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
2020													
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
April (p)	59	2	9	35	13	322	26	34	178	83	5.5	309,900	364,500
Average RSE (%) ³	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

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, May 26, 2020.

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
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
2019								
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
2020								
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)	59	1	6	20	14	9	6	2
Average RSE (%) ²	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
2019								
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
2020								
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)	100	2	11	34	24	15	11	4
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

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, May 26, 2020.

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	
2019									
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
2020									
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
April (p)	623	186	221	216	325	66	181	78	X
<i>Average RSE (%)</i> ³	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 ²
	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
2019									
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
2020									
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
April (p)	59	18	22	19	322	67	178	77	3.3
<i>Average RSE (%)</i> ³	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

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, May 26, 2020.

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