

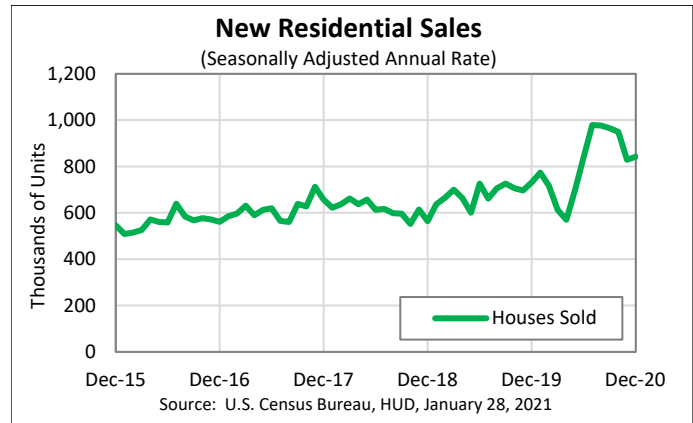
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## MONTHLY NEW RESIDENTIAL SALES, DECEMBER 2020

Release Number: CB21-12

**January 28, 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 December 2020:

NEW RESIDENTIAL SALES DECEMBER 2020	
New Houses Sold <sup>1</sup> :	842,000
New Houses For Sale <sup>2</sup> :	302,000
Median Sales Price:	\$355,900
Next Release: February 24, 2021	
<sup>1</sup> Seasonally Adjusted Annual Rates <sup>2</sup> Seasonally Adjusted	
Source: U.S. Census Bureau, HUD, January 28, 2021	



### New Home Sales

Sales of new single-family houses in December 2020 were at a seasonally adjusted annual rate of 842,000, according to estimates released jointly today by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 1.6 percent ( $\pm 15.8$  percent)\* above the revised November rate of 829,000 and is 15.2 percent ( $\pm 17.2$  percent)\* above the December 2019 estimate of 731,000.

An estimated 811,000 new homes were sold in 2020. This is 18.8 percent ( $\pm 4.3$  percent) above the 2019 figure of 683,000.

### Sales Price

The median sales price of new houses sold in December 2020 was \$355,900. The average sales price was \$394,900.

### For Sale Inventory and Months' Supply

The seasonally-adjusted estimate of new houses for sale at the end of December was 302,000. This represents a supply of 4.3 months at the current sales rate.

The January report is scheduled for release on February 24, 2021. View the full schedule in the Economic Briefing Room: <[www.census.gov/economic-indicators/](http://www.census.gov/economic-indicators/)>. The full text and tables for this release can be found at <[www.census.gov/construction/nrs/](http://www.census.gov/construction/nrs/)>.

#### Data Inquiries

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#### Media 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/](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/> 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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[census.gov](http://census.gov)



## 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 <sup>1</sup>					For sale at end of period					Months <sup>1</sup> supply <sup>2</sup>	Median sales price (\$)	Average sales price (\$)	
	United States	North-east	Mid-west	South	West	United States	North-east	Mid-west	South	West				
<b>2019</b>														
December .....	731	39	83	397	212	322	X	X	X	X	5.3	X	X	
<b>2020</b>														
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 (r) .....	965	37	96	558	274	287	X	X	X	X	3.6	X	X	
October (r) .....	949	38	102	536	273	285	X	X	X	X	3.6	X	X	
November (r) .....	829	33	72	509	215	290	X	X	X	X	4.2	X	X	
<b>December (p) .....</b>	<b>842</b>	<b>31</b>	<b>94</b>	<b>483</b>	<b>234</b>	<b>302</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>4.3</b>	<b>X</b>	<b>X</b>	
Average RSE (%) <sup>3</sup> .....	8	28	19	12	11	6	X	X	X	X	9	X	X	
Percent Change <sup>4</sup>														
<b>Dec. 2020 from Nov. 2020 .....</b>	<b>1.6%</b>	<b>-6.1%</b>	<b>30.6%</b>	<b>-5.1%</b>	<b>8.8%</b>	<b>4.1%</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>2.4%</b>	<b>X</b>	<b>X</b>	
90 percent confidence interval <sup>5</sup> .....	± 15.8	± 40.3	± 31.8	± 20.1	± 28.6	± 2.0	X	X	X	X	± 20.3	X	X	
<b>Dec. 2020 from Dec. 2019 .....</b>	<b>15.2%</b>	<b>-20.5%</b>	<b>13.3%</b>	<b>21.7%</b>	<b>10.4%</b>	<b>-6.2%</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>-18.9%</b>	<b>X</b>	<b>X</b>	
90 percent confidence interval <sup>5</sup> .....	± 17.2	± 39.5	± 28.7	± 26.6	± 25.2	± 5.0	X	X	X	X	± 12.6	X	X	

**Table 1b - Not seasonally adjusted**

Period	Sold during period					For sale at end of period					Months <sup>1</sup> 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 (p) .....	811	36	89	469	217	308	27	33	173	75	X	333,100	387,800	
RSE (%) .....	3	15	10	4	4	6	16	12	7	11	X	4	3	
<b>Year to year percent change<sup>4</sup> .....</b>	<b>18.8%</b>	<b>21.2%</b>	<b>24.2%</b>	<b>17.6%</b>	<b>18.9%</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	
90 percent confidence interval <sup>5</sup> .....	± 4.3	± 26.2	± 8.2	± 6.4	± 5.9	X	X	X	X	X	X	X	X	
<b>2019</b>														
December .....	49	3	5	27	14	327	28	40	171	88	6.6	329,500	377,700	
<b>2020</b>														
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 (r) .....	77	3	8	45	21	286	22	31	161	72	3.7	344,400	405,100	
October (r) .....	77	3	9	44	21	284	22	30	161	70	3.7	345,500	388,800	
November (r) .....	59	2	5	37	14	289	24	32	161	72	4.9	343,900	393,200	
<b>December (p) .....</b>	<b>55</b>	<b>2</b>	<b>6</b>	<b>32</b>	<b>16</b>	<b>308</b>	<b>27</b>	<b>33</b>	<b>173</b>	<b>75</b>	<b>5.6</b>	<b>355,900</b>	<b>394,900</b>	
Average RSE (%) <sup>3</sup> .....	8	28	19	12	11	6	16	12	7	11	9	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

<sup>1</sup> Seasonally-adjusted houses sold are published at annual rates

<sup>2</sup> Ratio of houses for sale to houses sold

<sup>3</sup> Average relative standard error for the latest 6-month period

<sup>4</sup> Computed using unrounded data

<sup>5</sup> 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 28, 2021.

Additional information on the survey methodology may be found at <[http://www.census.gov/construction/nrs/how\\_the\\_data\\_are\\_collected/](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 Houses<sup>1</sup>**

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 (p) . . . . .	811	9	55	255	226	127	98	39
RSE (%) . . . . .	3	32	20	15	12	10	8	15
<b>2019</b>								
December . . . . .	49	1	4	16	13	7	7	2
<b>2020</b>								
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 (r) . . . . .	77	(Z)	4	22	24	11	10	5
October (r) . . . . .	77	(Z)	4	24	22	16	8	3
November (r) . . . . .	59	(Z)	3	16	20	9	8	2
December (p) . . . . .	55	(Z)	3	16	18	11	6	2
Average RSE (%) <sup>2</sup> . . . . .	8	(A)	41	17	18	20	21	30

**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 (p) . . . . .	100	1	7	31	28	16	12	5
SE (%) . . . . .	X	(A)	1	4	3	1	1	1
<b>2019</b>								
December . . . . .	100	1	8	32	26	14	15	4
<b>2020</b>								
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 (r) . . . . .	100	1	5	29	32	14	13	7
October (r) . . . . .	100	(Z)	5	31	28	20	11	4
November (r) . . . . .	100	(Z)	4	28	35	16	13	4
December (p) . . . . .	100	(Z)	5	29	32	20	11	4
SE (%) . . . . .	X	(A)	2	5	5	4	2	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

<sup>1</sup> Houses for which sales price was not reported have been distributed proportionally to those for which sales price was reported

<sup>2</sup> 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 28, 2021.

Additional information on the survey methodology may be found at [http://www.census.gov/construction/nrs/how\\_the\\_data\\_are\\_collected/](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 <sup>1</sup>				For sale at end of period				Median months for sale <sup>2</sup>
	Total	Not started	Under construction	Completed	Total	Not started	Under construction	Completed	
<b>2019</b>									
December .....	731	212	248	271	322	54	191	77	X
<b>2020</b>									
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 (r) .....	965	310	336	319	287	63	177	47	X
October (r) .....	949	309	360	280	285	61	181	43	X
November (r) .....	829	256	340	233	290	67	181	42	X
<b>December (p) .....</b>	<b>842</b>	<b>277</b>	<b>316</b>	<b>249</b>	<b>302</b>	<b>72</b>	<b>188</b>	<b>42</b>	<b>X</b>
<i>Average RSE (%)</i> <sup>3</sup> .....	8	8	10	10	6	8	6	6	X

**Table 3b - Not seasonally adjusted**

Period	Sold during period				For sale at end of period				Median months for sale <sup>2</sup>
	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 (p) .....	811	229	301	281	308	74	189	45	3.1
<i>RSE (%)</i> .....	3	11	5	7	6	8	6	6	16
<b>2019</b>									
December .....	49	14	15	20	327	54	191	82	3.0
<b>2020</b>									
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 (r) .....	77	25	27	25	286	61	181	45	4.5
October (r) .....	77	22	32	23	284	58	182	43	4.1
November (r) .....	59	17	23	18	289	64	182	42	4.0
<b>December (p) .....</b>	<b>55</b>	<b>18</b>	<b>19</b>	<b>18</b>	<b>308</b>	<b>74</b>	<b>189</b>	<b>45</b>	<b>3.1</b>
<i>Average RSE (%)</i> <sup>3</sup> .....	8	8	10	10	6	8	6	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

<sup>1</sup> Seasonally-adjusted houses sold are published at annual rates

<sup>2</sup> Median number of months for sale since completion

<sup>3</sup> 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 28, 2021.

Additional information on the survey methodology may be found at <[http://www.census.gov/construction/nrs/how\\_the\\_data\\_are\\_collected/](http://www.census.gov/construction/nrs/how_the_data_are_collected/)>.