

FOR RELEASE AT 10:00 AM EDT, TUESDAY, MAY 24, 2022

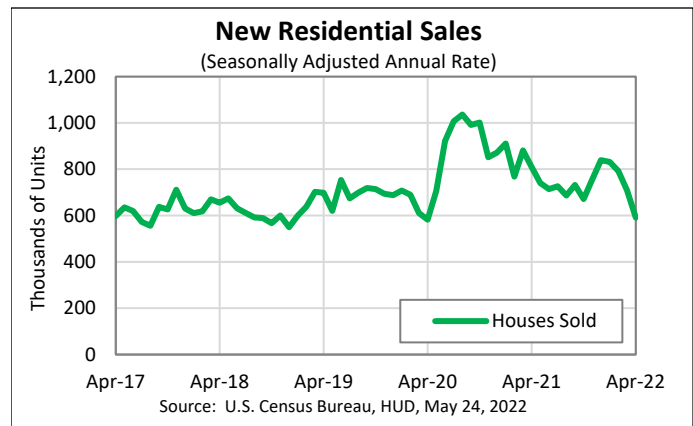
## MONTHLY NEW RESIDENTIAL SALES, APRIL 2022

Release Number: CB22-83

**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 2017. All revised estimates are available on our website.

**May 24, 2022** - 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 2022:

 <b>NEW RESIDENTIAL SALES</b> <b>APRIL 2022</b>	
<b>New Houses Sold<sup>1</sup>:</b>	<b>591,000</b>
<b>New Houses For Sale<sup>2</sup>:</b>	<b>444,000</b>
<b>Median Sales Price:</b>	<b>\$450,600</b>
<b>Next Release: June 24, 2022</b>	
<sup>1</sup> Seasonally Adjusted Annual Rate (SAAR)	
<sup>2</sup> Seasonally Adjusted	
Source: U.S. Census Bureau, HUD, May 24, 2022	



### New Home Sales

Sales of new single-family houses in April 2022 were at a seasonally adjusted annual rate of 591,000, according to estimates released jointly today by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 16.6 percent ( $\pm 10.4$  percent) below the revised March rate of 709,000 and is 26.9 percent ( $\pm 13.7$  percent) below the April 2021 estimate of 809,000.

### Sales Price

The median sales price of new houses sold in April 2022 was \$450,600. The average sales price was \$570,300.

### For Sale Inventory and Months' Supply

The seasonally-adjusted estimate of new houses for sale at the end of April was 444,000. This represents a supply of 9.0 months at the current sales rate.

The May report is scheduled for release on June 24, 2022. 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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U.S. Department of Commerce  
U.S. CENSUS BUREAU  
[census.gov](http://census.gov)



## 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 5.8 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/](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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## 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>2021 (r)</b>													
April . . . . .	809	41	98	484	186	317	X	X	X	X	4.7	X	X
May . . . . .	740	40	92	407	201	330	X	X	X	X	5.4	X	X
June . . . . .	714	29	95	423	167	346	X	X	X	X	5.8	X	X
July . . . . .	726	27	70	432	197	362	X	X	X	X	6.0	X	X
August . . . . .	686	32	60	423	171	374	X	X	X	X	6.5	X	X
September . . . . .	732	31	66	441	194	375	X	X	X	X	6.1	X	X
October . . . . .	671	32	68	400	171	387	X	X	X	X	6.9	X	X
November . . . . .	756	34	55	434	233	390	X	X	X	X	6.2	X	X
December . . . . .	839	37	85	475	242	389	X	X	X	X	5.6	X	X
<b>2022</b>													
January (r) . . . . .	831	29	102	461	239	394	X	X	X	X	5.7	X	X
February (r) . . . . .	792	49	96	447	200	396	X	X	X	X	6.0	X	X
March (r) . . . . .	709	51	86	383	189	410	X	X	X	X	6.9	X	X
<b>April (p)</b> . . . . .	<b>591</b>	<b>48</b>	<b>73</b>	<b>307</b>	<b>163</b>	<b>444</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>9.0</b>	<b>X</b>	<b>X</b>
Average RSE (%) <sup>3</sup> . . . . .	9	26	21	13	16	4	X	X	X	X	9	X	X
Percent Change <sup>4</sup>													
<b>Apr. 2022 from Mar. 2022</b> . . . . .	<b>-16.6%</b>	<b>-5.9%</b>	<b>-15.1%</b>	<b>-19.8%</b>	<b>-13.8%</b>	<b>8.3%</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>30.4%</b>	<b>X</b>	<b>X</b>
90 percent confidence interval <sup>5</sup> . . . . .	± 10.4	± 49.0	± 27.3	± 14.9	± 18.8	± 1.9	X	X	X	X	± 20.4	X	X
<b>Apr. 2022 from Apr. 2021</b> . . . . .	<b>-26.9%</b>	<b>17.1%</b>	<b>-25.5%</b>	<b>-36.6%</b>	<b>-12.4%</b>	<b>40.1%</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>91.5%</b>	<b>X</b>	<b>X</b>
90 percent confidence interval <sup>5</sup> . . . . .	± 13.7	± 42.1	± 40.9	± 16.8	± 28.7	± 8.4	X	X	X	X	± 44.7	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			
2020 Annual . . . . .	822	37	93	474	218	302	25	31	170	75	X	336,900	391,900
2021 Annual . . . . .	771	36	86	453	196	391	30	41	227	93	X	397,100	464,200
RSE (%) . . . . .	3	11	13	4	6	5	17	16	8	7	X	4	3
2021 Year to date . . . . .	303	15	37	179	72	X	X	X	X	X	X	X	X
2022 Year to date . . . . .	263	16	31	144	71	X	X	X	X	X	X	X	X
RSE (%) . . . . .	4	18	12	6	9	X	X	X	X	X	X	X	X
<b>Year to date percent change<sup>4</sup></b> . . . . .	<b>-13.3%</b>	<b>6.5%</b>	<b>-16.8%</b>	<b>-19.3%</b>	<b>-0.6%</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> . . . . .	± 7.6	± 32.8	± 24.8	± 8.0	± 15.7	X	X	X	X	X	X	X	X
<b>2021</b>													
April . . . . .	74	4	10	43	17	315	26	31	174	83	4.3	376,600	434,800
May . . . . .	65	4	9	36	17	327	25	30	186	85	5.0	390,400	445,300
June . . . . .	61	3	9	34	15	350	26	31	205	88	5.8	374,700	431,900
July . . . . .	62	2	6	38	16	364	28	32	215	90	5.9	406,000	462,100
August . . . . .	55	3	5	33	14	380	29	32	226	93	6.9	404,300	470,000
September . . . . .	58	3	5	35	15	381	29	34	227	92	6.5	413,200	470,600
October . . . . .	51	2	6	30	13	387	29	36	227	94	7.6	427,300	487,700
November . . . . .	54	2	4	32	16	394	29	40	230	95	7.3	430,300	498,800
December . . . . .	61	3	6	35	18	391	30	41	227	93	6.4	410,000	491,000
<b>2022</b>													
January (r) . . . . .	70	2	8	40	20	389	28	41	230	90	5.6	430,500	501,200
February (r) . . . . .	72	5	8	41	18	386	26	40	228	91	5.4	427,300	513,900
March (r) . . . . .	68	4	8	38	18	406	26	41	241	97	5.9	435,000	522,500
<b>April (p)</b> . . . . .	<b>53</b>	<b>5</b>	<b>7</b>	<b>26</b>	<b>15</b>	<b>437</b>	<b>25</b>	<b>43</b>	<b>266</b>	<b>102</b>	<b>8.3</b>	<b>450,600</b>	<b>570,300</b>
Average RSE (%) <sup>3</sup> . . . . .	9	26	21	13	16	4	18	14	7	5	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

<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, May 24, 2022.

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
2020 Annual . . . . .	822	9	53	252	229	132	104	42
2021 Annual . . . . .	771	3	12	165	210	154	158	68
RSE (%) . . . . .	3	45	24	17	6	8	9	13
<b>2021</b>								
April . . . . .	74	1	1	17	24	11	15	5
May . . . . .	65	(Z)	1	14	19	14	11	6
June . . . . .	61	(Z)	1	16	17	10	13	4
July . . . . .	62	(Z)	1	13	16	14	13	6
August . . . . .	55	(Z)	1	13	12	12	12	5
September . . . . .	58	(Z)	1	11	15	13	13	6
October . . . . .	51	1	(Z)	8	13	13	11	6
November . . . . .	54	(Z)	(Z)	6	16	13	13	6
December . . . . .	61	(Z)	1	10	18	12	13	7
<b>2022</b>								
January (r) . . . . .	70	(Z)	(Z)	7	21	14	19	7
February (r) . . . . .	72	(Z)	(Z)	11	22	14	18	8
March (r) . . . . .	68	(Z)	(Z)	9	21	12	18	7
April (p) . . . . .	<b>53</b>	<b>(Z)</b>	<b>(Z)</b>	<b>5</b>	<b>14</b>	<b>11</b>	<b>15</b>	<b>8</b>
Average RSE (%) <sup>2</sup> . . . . .	9	(A)	82	27	18	17	18	26

**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
2020 Annual . . . . .	100	1	6	31	28	16	13	5
2021 Annual . . . . .	100	(Z)	2	21	27	20	21	9
SE (%) . . . . .	X	(A)	(A)	3	1	2	2	1
<b>2021</b>								
April . . . . .	100	1	1	23	33	16	20	6
May . . . . .	100	(Z)	1	22	29	22	17	9
June . . . . .	100	(Z)	1	26	29	17	21	7
July . . . . .	100	(Z)	1	21	26	22	21	9
August . . . . .	100	(Z)	1	24	21	23	21	10
September . . . . .	100	(Z)	1	19	25	23	23	10
October . . . . .	100	1	1	16	25	25	22	11
November . . . . .	100	(Z)	(Z)	12	30	24	23	10
December . . . . .	100	(Z)	1	17	29	20	22	11
<b>2022</b>								
January (r) . . . . .	100	(Z)	1	10	31	20	28	10
February (r) . . . . .	100	(Z)	(Z)	15	30	19	24	11
March (r) . . . . .	100	(Z)	(Z)	13	31	18	27	10
April (p) . . . . .	<b>100</b>	<b>(Z)</b>	<b>1</b>	<b>9</b>	<b>26</b>	<b>21</b>	<b>29</b>	<b>14</b>
SE (%) . . . . .	X	(A)	1	2	4	4	3	4

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, May 24, 2022.

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>2021 (r)</b>									
April .....	809	271	326	212	317	85	199	33	X
May .....	740	232	329	179	330	90	208	32	X
June .....	714	195	341	178	346	95	219	32	X
July .....	726	201	334	191	362	96	234	32	X
August .....	686	188	339	159	374	94	246	34	X
September .....	732	180	361	191	375	95	246	34	X
October .....	671	191	299	181	387	99	253	35	X
November .....	756	181	392	183	390	95	261	34	X
December .....	839	180	436	223	389	91	265	33	X
<b>2022</b>									
January (r) .....	831	212	430	189	394	95	267	32	X
February (r) .....	792	178	423	191	396	97	266	33	X
March (r) .....	709	181	346	182	410	102	275	33	X
<b>April (p) .....</b>	<b>591</b>	<b>185</b>	<b>242</b>	<b>164</b>	<b>444</b>	<b>118</b>	<b>288</b>	<b>38</b>	<b>X</b>
<i>Average RSE (%)</i> <sup>3</sup> .....	9	9	10	14	4	7	5	11	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	
2020 Annual .....	822	234	306	282	302	67	192	43	3.6
2021 Annual .....	771	222	352	196	391	91	266	35	3.2
<i>RSE (%)</i> .....	3	10	6	8	5	8	5	11	15
<b>2021</b>									
April .....	74	25	31	17	315	88	195	32	4.9
May .....	65	22	29	14	327	91	204	32	4.5
June .....	61	15	30	15	350	100	220	31	4.1
July .....	62	16	30	16	364	96	238	30	4.5
August .....	55	15	27	13	380	95	251	33	3.6
September .....	58	14	29	16	381	95	253	33	3.1
October .....	51	13	24	14	387	95	256	36	2.5
November .....	54	13	27	14	394	91	267	35	2.9
December .....	61	13	30	19	391	91	266	35	3.2
<b>2022</b>									
January (r) .....	70	18	35	16	389	92	263	34	2.8
February (r) .....	72	18	37	18	386	94	259	34	2.7
March (r) .....	68	18	33	17	406	106	267	33	3.3
<b>April (p) .....</b>	<b>53</b>	<b>17</b>	<b>23</b>	<b>13</b>	<b>437</b>	<b>119</b>	<b>281</b>	<b>37</b>	<b>2.8</b>
<i>Average RSE (%)</i> <sup>3</sup> .....	9	9	10	14	4	7	5	11	21

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, May 24, 2022.

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/).