

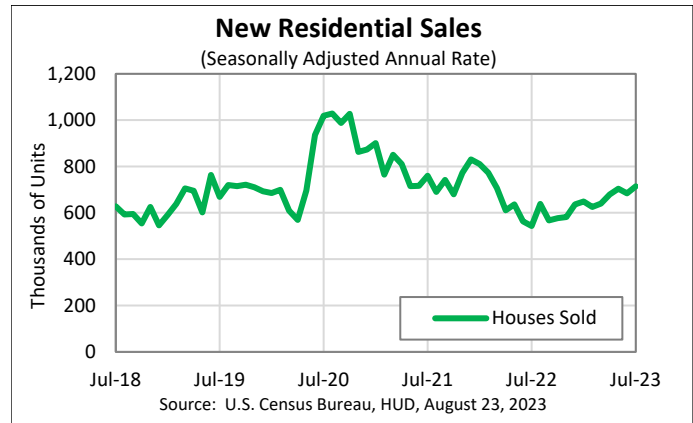
FOR RELEASE AT 10:00 AM EDT, WEDNESDAY, AUGUST 23, 2023

MONTHLY NEW RESIDENTIAL SALES, JULY 2023

Release Number: CB23-138

August 23, 2023 - 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 2023:

NEW RESIDENTIAL SALES JULY 2023	
New Houses Sold ¹ :	714,000
New Houses For Sale ² :	437,000
Median Sales Price:	\$436,700
Next Release: September 26, 2023	
¹ Seasonally Adjusted Annual Rate (SAAR)	
² Seasonally Adjusted	
Source: U.S. Census Bureau, HUD, August 23, 2023	



New Home Sales

Sales of new single-family houses in July 2023 were at a seasonally adjusted annual rate of 714,000, according to estimates released jointly today by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 4.4 percent (± 12.8 percent)* above the revised June rate of 684,000 and is 31.5 percent (± 16.3 percent) above the July 2022 estimate of 543,000.

Sales Price

The median sales price of new houses sold in July 2023 was \$436,700. The average sales price was \$513,000.

For Sale Inventory and Months' Supply

The seasonally-adjusted estimate of new houses for sale at the end of July was 437,000. This represents a supply of 7.3 months at the current sales rate.

The August report is scheduled for release on September 26, 2023. 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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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 3 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 4.2 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/soc/methodology.html

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			
2022													
July	543	23	53	354	113	459	X	X	X	X	10.1	X	X
August	638	27	62	422	127	460	X	X	X	X	8.7	X	X
September	567	30	64	351	122	460	X	X	X	X	9.7	X	X
October	577	39	47	369	122	466	X	X	X	X	9.7	X	X
November	582	29	46	368	139	455	X	X	X	X	9.4	X	X
December	636	34	67	404	131	451	X	X	X	X	8.5	X	X
2023													
January	649	41	73	414	121	439	X	X	X	X	8.1	X	X
February	625	23	72	408	122	437	X	X	X	X	8.4	X	X
March	640	53	64	374	149	433	X	X	X	X	8.1	X	X
April (r)	679	34	71	419	155	430	X	X	X	X	7.6	X	X
May (r)	704	33	75	423	173	426	X	X	X	X	7.3	X	X
June (r)	684	34	57	444	149	428	X	X	X	X	7.5	X	X
July (p)	714	33	84	416	181	437	X	X	X	X	7.3	X	X
Average RSE (%) ³	7	36	21	10	11	3	X	X	X	X	8	X	X
Percent Change ⁴													
Jul. 2023 from Jun. 2023	4.4%	-2.9%	47.4%	-6.3%	21.5%	2.1%	X	X	X	X	-2.7%	X	X
90 percent confidence interval ⁵	± 12.8	± 44.2	± 41.5	± 17.5	± 28.3	± 1.2	X	X	X	X	± 13.3	X	X
Jul. 2023 from Jul. 2022	31.5%	43.5%	58.5%	17.5%	60.2%	-4.8%	X	X	X	X	-27.7%	X	X
90 percent confidence interval ⁵	± 16.3	± 143.1	± 42.3	± 19.6	± 48.4	± 4.4	X	X	X	X	± 10.2	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			
2021 Annual	771	36	86	453	196	391	30	41	227	93	X	397,100	464,200
2022 Annual	641	33	66	392	150	455	33	45	271	106	X	457,800	540,000
RSE (%)	3	12	9	3	8	4	19	16	6	4	X	5	3
2022 Year to date	415	21	44	248	102	X	X	X	X	X	X	X	X
2023 Year to date	416	22	45	256	94	X	X	X	X	X	X	X	X
RSE (%)	3	26	13	4	6	X	X	X	X	X	X	X	X
Year to date percent change⁴	0.4%	5.0%	1.0%	3.5%	-8.1%	X	X	X	X	X	X	X	X
90 percent confidence interval ⁵	± 5.6	± 42.6	± 12.2	± 8.7	± 7.9	X	X	X	X	X	X	X	X
2022													
July	44	2	4	29	9	461	26	48	276	112	10.4	478,200	564,900
August	51	2	5	33	10	467	26	49	279	113	9.2	440,300	530,800
September	44	2	5	27	9	471	29	47	282	113	10.7	477,700	530,100
October	43	3	4	27	9	472	29	48	282	113	10.9	496,800	543,300
November	41	2	3	26	10	463	29	47	279	108	11.4	462,300	527,400
December	47	2	4	30	10	455	33	45	271	106	9.7	479,500	568,700
2023													
January	55	3	5	36	11	438	32	43	260	103	7.9	432,100	495,600
February	56	2	6	38	11	428	33	41	250	104	7.6	433,300	499,100
March	62	5	7	36	14	427	32	41	250	104	6.9	438,900	519,600
April (r)	60	3	7	36	14	419	31	41	246	101	7.0	417,200	500,900
May (r)	66	3	7	40	16	421	35	41	246	100	6.4	419,500	491,200
June (r)	58	3	5	37	13	432	35	44	250	103	7.4	416,700	507,300
July (p)	59	3	7	34	15	436	36	43	255	102	7.4	436,700	513,000
Average RSE (%) ³	7	36	21	10	11	3	21	15	6	5	8	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, August 23, 2023.

Additional information on the survey methodology may be found at <www.census.gov/construction/soc/methodology.html>.

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
2021 Annual	771	3	12	165	210	154	158	68
2022 Annual	641	1	3	59	178	131	182	87
RSE (%)	3	57	34	16	15	7	11	13
2022								
July	44	(Z)	(Z)	3	11	9	14	6
August	51	(Z)	(Z)	5	14	11	12	8
September	44	(Z)	(Z)	3	11	10	13	6
October	43	(Z)	(Z)	5	9	8	15	6
November	41	(Z)	(Z)	2	13	10	10	6
December	47	(Z)	(Z)	4	13	7	14	8
2023								
January	55	(Z)	1	6	19	11	13	7
February	56	(Z)	(Z)	6	17	11	17	6
March	62	(Z)	(Z)	9	17	12	16	7
April (r)	60	(Z)	(Z)	8	19	12	13	8
May (r)	66	(Z)	(Z)	10	18	13	16	7
June (r)	58	(Z)	(Z)	8	18	12	13	7
July (p)	59	(Z)	(Z)	8	16	15	14	6
Average RSE (%) ²	7	(A)	92	30	20	16	19	20

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
2021 Annual	100	(Z)	2	21	27	20	21	9
2022 Annual	100	(Z)	1	9	28	20	28	14
SE (%)	X	(A)	(A)	2	4	1	3	2
2022								
July	100	(Z)	(Z)	7	26	21	31	15
August	100	(Z)	1	10	28	22	24	15
September	100	(Z)	(Z)	7	25	22	30	14
October	100	(Z)	1	12	20	18	35	14
November	100	(Z)	(Z)	6	31	23	24	15
December	100	(Z)	1	9	28	16	30	17
2023								
January	100	(Z)	1	10	34	19	24	12
February	100	(Z)	1	11	30	19	29	10
March	100	(Z)	1	15	28	19	26	11
April (r)	100	(Z)	(Z)	13	32	20	21	13
May (r)	100	1	(Z)	16	27	20	25	11
June (r)	100	(Z)	(Z)	14	31	20	22	13
July (p)	100	(Z)	(Z)	13	27	26	24	10
SE (%)	X	(A)	(A)	2	4	3	4	2

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, August 23, 2023.

Additional information on the survey methodology may be found at www.census.gov/construction/soc/methodology.html.

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	
2022									
July	543	130	246	167	459	98	318	43	X
August	638	103	286	249	460	98	315	47	X
September	567	75	287	205	460	96	310	54	X
October	577	85	263	229	466	102	306	58	X
November	582	89	257	236	455	97	296	62	X
December	636	83	287	266	451	92	293	66	X
2023									
January	649	101	276	272	439	86	286	67	X
February	625	98	269	258	437	90	278	69	X
March	640	95	280	265	433	90	273	70	X
April (r)	679	107	280	292	430	93	267	70	X
May (r)	704	95	293	316	426	94	266	66	X
June (r)	684	113	282	289	428	97	262	69	X
July (p)	714	93	334	287	437	108	254	75	X
<i>Average RSE (%)</i> ³	7	8	10	9	3	7	5	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	
2021 Annual	771	222	352	196	391	91	266	35	3.2
2022 Annual	641	125	314	202	455	88	294	72	1.9
<i>RSE (%)</i>	3	11	6	8	4	8	4	7	13
2022									
July	44	10	21	13	461	96	325	40	2.4
August	51	8	24	19	467	99	324	44	1.9
September	44	5	22	16	471	98	320	53	1.5
October	43	6	20	18	472	100	313	60	1.5
November	41	6	17	18	463	94	303	66	1.7
December	47	6	18	23	455	88	294	72	1.9
2023									
January	55	9	23	24	438	85	282	72	2.4
February	56	10	23	23	428	88	268	72	2.6
March	62	10	27	25	427	94	263	70	2.7
April (r)	60	10	25	24	419	91	260	68	2.5
May (r)	66	9	28	28	421	95	264	62	2.7
June (r)	58	9	25	24	432	103	265	64	2.6
July (p)	59	7	29	23	436	106	261	69	2.3
<i>Average RSE (%)</i> ³	7	8	10	9	3	7	5	7	11

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, 2023.

Additional information on the survey methodology may be found at <www.census.gov/construction/soc/methodology.html>.