FOR RELEASE AT 10:00 AM EDT, FRIDAY, MAY 23, 2025

MONTHLY NEW RESIDENTIAL SALES, APRIL 2025

Release Number: CB25-78

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 2020. All revised estimates are available on our website.

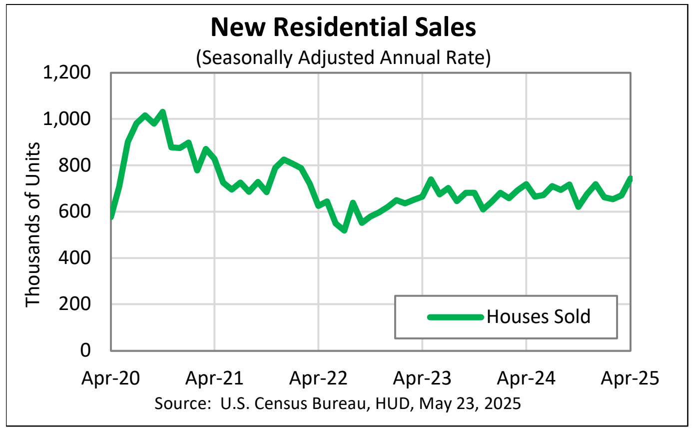
May 23, 2025 - The U.S. Census Bureau and the U.S. Department of Housing and Urban Development jointly announced the following new residential sales statistics for April 2025:

NEW RESIDENTIAL SALES APRIL 2025

New Houses Sold[1]:	**743,000**
New Houses For Sale[2]:	**504,000**
Median Sales Price:	**$407,200**

Next Release: June 25, 2025

[1]Seasonally Adjusted Annual Rate (SAAR)
[2]Seasonally Adjusted
Source: U.S. Census Bureau, HUD, May 23, 2025



New Home Sales
Sales of new single-family houses in April 2025 were at a seasonally-adjusted annual rate of 743,000, according to estimates released jointly today by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 10.9 percent (±13.5 percent)* above the March 2025 rate of 670,000, and is 3.3 percent (±14.7 percent)* above the April 2024 rate of 719,000.

For Sale Inventory and Months' Supply
The seasonally-adjusted estimate of new houses for sale at the end of April 2025 was 504,000. This is 0.6 percent (±2.0 percent)* below the March 2025 estimate of 507,000, and is 8.6 percent (±5.1 percent) above the April 2024 estimate of 464,000.

This represents a supply of 8.1 months at the current sales rate. The months' supply is 11.0 percent (±12.3 percent)* below the March 2025 estimate of 9.1 months, and is 5.2 percent (±14.7 percent)* above the April 2024 estimate of 7.7 months.

Sales Price
The median sales price of new houses sold in April 2025 was $407,200. This is 0.8 percent (±7.1 percent)* above the March 2025 price of $403,700, and is 2.0 percent (±6.7 percent)* below the April 2024 price of $415,300. The average sales price of new houses sold in April 2025 was $518,400. This is 3.7 percent (±9.7 percent)* above the March 2025 price of $499,700, and is 3.6 percent (±8.4 percent)* above the April 2024 price of $500,600.

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The May report is scheduled for release on June 25, 2025. 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 (±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 3.2 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>

The Census Bureau has reviewed SOC monthly and quarterly tables to ensure appropriate access, use, and disclosure avoidance protection of the confidential source data (Disclosure Review Board (DRB) approval number: CBDRB-FY24-0281).

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

FRED ECONOMIC DATA | ST. LOUIS FED

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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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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' supply[2]	Median sales price ($)	Average sales price ($)
	United States	North-east	Mid- west	South	West	United States	North-east	Mid- west	South	West			
2024 (r)													
April	719	31	83	449	156	464	X	X	X	X	7.7	X	X
May	665	25	81	413	146	469	X	X	X	X	8.5	X	X
June	671	32	78	408	153	471	X	X	X	X	8.4	X	X
July	710	34	81	404	191	465	X	X	X	X	7.9	X	X
August	693	22	74	438	159	471	X	X	X	X	8.2	X	X
September	717	30	77	453	157	473	X	X	X	X	7.9	X	X
October	621	40	75	361	145	480	X	X	X	X	9.3	X	X
November	675	27	85	435	128	488	X	X	X	X	8.7	X	X
December	718	33	83	435	167	489	X	X	X	X	8.2	X	X
2025													
January (r)	662	26	61	397	178	496	X	X	X	X	9.0	X	X
February (r)	653	34	67	408	144	501	X	X	X	X	9.2	X	X
March (r)	670	27	62	428	153	507	X	X	X	X	9.1	X	X
April (p)	**743**	**23**	**84**	**478**	**158**	**504**	**X**	**X**	**X**	**X**	**8.1**	**X**	**X**
Average RSE (%)[3]	*9*	*34*	*20*	*13*	*14*	*4*	*X*	*X*	*X*	*X*	*11*	*X*	*X*
Percent Change[4]												Not adjusted change	
Apr. 2025 from Mar. 2025	***10.9%***	***-14.8%***	***35.5%***	***11.7%***	***3.3%***	***-0.6%***	***X***	***X***	***X***	***X***	***-11.0%***	***0.8%***	***3.7%***
90 percent confidence interval[5]	*± 13.5*	*± 53.5*	*± 30.2*	*± 17.1*	*± 34.7*	*± 2.0*	*X*	*X*	*X*	*X*	*± 12.3*	*± 7.1*	*± 9.7*
Apr. 2025 from Apr. 2024	***3.3%***	***-25.8%***	***1.2%***	***6.5%***	***1.3%***	***8.6%***	***X***	***X***	***X***	***X***	***5.2%***	***-2.0%***	***3.6%***
90 percent confidence interval[5]	*± 14.7*	*± 45.2*	*± 29.4*	*± 20.2*	*± 34.8*	*± 5.1*	*X*	*X*	*X*	*X*	*± 14.7*	*± 6.7*	*± 8.4*

Table 1b - Not seasonally adjusted

Period	Sold during period					For sale at end of period					Months' supply	Median sales price ($)	Average sales price ($)
	United States	North-east	Mid- west	South	West	United States	North-east	Mid- west	South	West			
2023 Annual	666	33	68	412	153	450	31	44	268	107	X	428,600	514,000
2024 Annual	686	34	80	413	158	491	28	47	300	116	X	420,300	514,500
RSE (%)	*3*	*13*	*14*	*4*	*8*	*5*	*17*	*14*	*8*	*6*	*X*	*4*	*3*
2024 Year to date	247	16	31	142	58	X	X	X	X	X	X	X	X
2025 Year to date	244	11	26	150	57	X	X	X	X	X	X	X	X
RSE (%)	*4*	*16*	*14*	*4*	*11*	*X*	*X*	*X*	*X*	*X*	*X*	*X*	*X*
Year to date percent change[4]	***-1.2%***	***-32.5%***	***-14.8%***	***5.7%***	***-2.4%***	***X***	***X***	***X***	***X***	***X***	***X***	***X***	***X***
90 percent confidence interval[5]	*± 5.6*	*± 19.4*	*± 11.1*	*± 8.5*	*± 16.7*	*X*	*X*	*X*	*X*	*X*	*X*	*X*	*X*
2024													
April	65	3	8	40	14	458	24	42	283	109	7.0	415,300	500,600
May	61	2	8	37	14	466	26	41	290	110	7.6	414,300	499,300
June	58	2	6	35	14	468	25	41	293	108	8.1	414,000	495,500
July	61	3	8	34	16	467	26	40	295	106	7.7	429,000	513,200
August	56	2	6	35	13	474	27	42	297	108	8.5	405,800	475,600
September	58	2	6	37	12	474	27	44	293	110	8.2	421,100	505,800
October	46	3	5	27	11	491	27	48	304	113	10.6	426,300	521,900
November	46	2	5	30	9	493	27	47	304	115	10.7	397,600	483,000
December	54	2	5	34	12	491	28	47	300	116	9.0	423,000	508,900
2025													
January (r)	56	2	6	33	15	497	30	47	302	118	8.9	429,600	518,200
February (r)	57	3	6	35	13	495	30	46	301	118	8.7	412,500	493,000
March (r)	63	3	6	40	14	500	31	49	302	118	7.9	403,700	499,700
April (p)	**68**	**2**	**9**	**43**	**14**	**497**	**33**	**50**	**300**	**115**	**7.3**	**407,200**	**518,400**
Average RSE (%)[3]	*9*	*34*	*20*	*13*	*14*	*4*	*15*	*14*	*6*	*6*	*11*	*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 explantion of 90 percent confidence intervals

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, New Residential Sales, May 23, 2025.
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 Houses[1]

Period	Total	Price Ranges: Under $300,000	$300,000 to $399,999	$400,000 to $499,999	$500,000 to $599,999	$600,000 to $799,999	$800,000 to $999,999	$1,000,000 and over
2023 Annual	666	92	192	134	97	84	33	35
2024 Annual	686	113	198	130	90	85	34	37
RSE (%)	*4*	*12*	*11*	*8*	*24*	*23*	*11*	*11*
2024								
April	65	10	20	13	7	8	3	3
May	61	10	20	11	9	7	3	3
June	58	10	17	12	7	7	3	3
July	61	10	17	11	10	7	3	3
August	56	11	16	11	7	6	2	2
September	58	11	15	10	8	7	3	3
October	46	6	13	10	6	6	2	2
November	46	10	13	8	6	5	1	2
December	54	10	15	10	7	7	3	2
2025								
January (r)	56	9	15	11	8	7	3	3
February (r)	57	9	18	10	8	7	2	3
March (r)	63	11	20	12	8	7	2	4
April (p)	**68**	**10**	**23**	**12**	**9**	**7**	**3**	**4**
Average RSE (%)[2]	*9*	*22*	*16*	*17*	*32*	*33*	*30*	*30*

Table 2b - Percent Distribution

Period	Total	Price Ranges: Under $300,000	$300,000 to $399,999	$400,000 to $499,999	$500,000 to $599,999	$600,000 to $799,999	$800,000 to $999,999	$1,000,000 and over
2023 Annual	100	14	29	20	15	13	5	5
2024 Annual	100	16	29	19	13	12	5	5
SE (%)	*X*	*2*	*3*	*1*	*3*	*3*	*1*	*1*
2024								
April	100	16	30	21	11	13	4	5
May	100	16	33	18	14	11	5	4
June	100	17	29	21	12	11	4	5
July	100	16	27	18	17	12	5	4
August	100	19	30	21	12	12	3	4
September	100	20	26	18	14	13	5	5
October	100	14	29	21	13	13	5	5
November	100	21	29	17	13	11	3	5
December	100	18	27	19	13	13	5	4
2025								
January (r)	100	15	27	20	14	12	5	6
February (r)	100	15	32	17	14	12	4	5
March (r)	100	18	31	18	13	11	3	6
April (p)	**100**	**15**	**34**	**17**	**12**	**11**	**4**	**6**
SE (%)	*X*	*3*	*5*	*2*	*5*	*4*	*1*	*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 23, 2025.
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	
2024 (r)									
April	719	105	243	371	464	89	286	89	X
May	665	86	241	338	469	91	285	93	X
June	671	92	234	345	471	88	284	99	X
July	710	105	252	353	465	92	270	103	X
August	693	86	216	391	471	93	273	105	X
September	717	103	235	379	473	94	272	107	X
October	621	89	209	323	480	95	275	110	X
November	675	63	220	392	488	97	275	116	X
December	718	89	231	398	489	98	279	112	X
2025									
January (r)	662	71	244	347	496	100	282	114	X
February (r)	653	63	231	359	501	98	288	115	X
March (r)	670	67	214	389	507	109	281	117	X
April (p)	**743**	**81**	**268**	**394**	**504**	**119**	**268**	**117**	**X**
Average RSE (%)[3]	*9*	*10*	*11*	*10*	*4*	*9*	*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	
2023 Annual	666	103	285	278	450	95	269	87	2.5
2024 Annual	686	95	242	350	491	94	280	118	2.6
RSE (%)	*3*	*14*	*8*	*6*	*5*	*9*	*5*	*8*	*8*
2024									
April	65	11	22	32	458	88	281	88	2.3
May	61	8	23	30	466	96	281	89	2.4
June	58	7	21	29	468	89	284	94	2.1
July	61	9	23	28	467	92	275	99	2.2
August	56	7	18	31	474	94	276	104	2.2
September	58	8	20	30	474	92	276	106	2.5
October	46	6	15	25	491	97	282	112	2.4
November	46	4	13	29	493	94	280	119	2.4
December	54	6	14	34	491	94	280	118	2.6
2025									
January (r)	56	6	21	28	497	101	279	116	2.7
February (r)	57	6	20	30	495	98	279	118	2.8
March (r)	63	6	20	37	500	110	273	117	3.0
April (p)	**68**	**8**	**25**	**35**	**497**	**119**	**263**	**115**	**3.0**
Average RSE (%)[3]	*9*	*10*	*11*	*10*	*4*	*9*	*5*	*7*	*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 23, 2025.
Additional information on the survey methodology may be found at <www.census.gov/construction/soc/methodology.html>.