

MONTHLY NEW RESIDENTIAL SALES, AUGUST 2025

Release Number: CB25-148

September 24, 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 August 2025:



**NEW RESIDENTIAL
SALES
AUGUST 2025**

New Houses Sold¹: 800,000

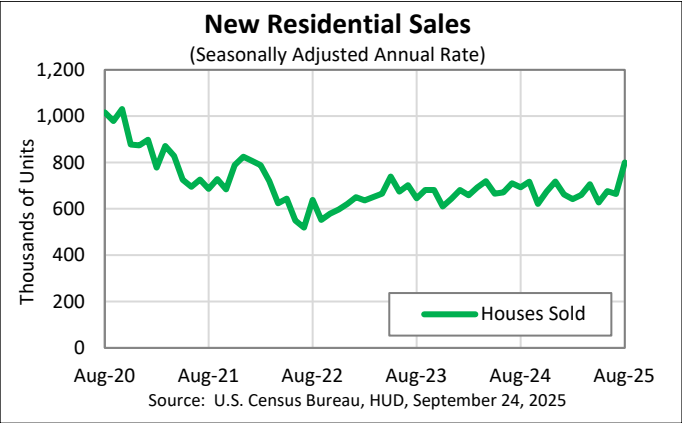
New Houses For Sale²: 490,000

Median Sales Price: \$413,500

Next Release: October 24, 2025

¹Seasonally Adjusted Annual Rate (SAAR)
²Seasonally Adjusted

Source: U.S. Census Bureau, HUD, September 24, 2025



New Home Sales

Sales of new single-family houses in August 2025 were at a seasonally-adjusted annual rate of 800,000, according to estimates released jointly today by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 20.5 percent (± 21.8 percent)* above the July 2025 rate of 664,000, and is 15.4 percent (± 25.1 percent)* above the August 2024 rate of 693,000.

For Sale Inventory and Months' Supply

The seasonally-adjusted estimate of new houses for sale at the end of August 2025 was 490,000. This is 1.4 percent (± 1.3 percent) below the July 2025 estimate of 497,000, and is 4.0 percent (± 5.2 percent)* above the August 2024 estimate of 471,000.

This represents a supply of 7.4 months at the current sales rate. The months' supply is 17.8 percent (± 16.2 percent) below the July 2025 estimate of 9.0 months, and is 9.8 percent (± 17.2 percent)* below the August 2024 estimate of 8.2 months.

Sales Price

The median sales price of new houses sold in August 2025 was \$413,500. This is 4.7 percent (± 7.3 percent)* above the July 2025 price of \$395,100, and is 1.9 percent (± 9.1 percent)* above the August 2024 price of \$405,800. The average sales price of new houses sold in August 2025 was \$534,100. This is 11.7 percent (± 9.5 percent) above the July 2025 price of \$478,200, and is 12.3 percent (± 10.3 percent) above the August 2024 price of \$475,600.

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The September report is scheduled for release on October 24, 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 ($\pm 3.2\%$) 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 2.7 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-FY25-0286).

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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U.S. Department of Commerce
U.S. CENSUS BUREAU
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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' 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													
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	662	26	61	397	178	496	X	X	X	X	9.0	X	X
February	642	33	69	396	144	499	X	X	X	X	9.3	X	X
March	660	26	68	408	158	504	X	X	X	X	9.2	X	X
April	706	30	85	437	154	500	X	X	X	X	8.5	X	X
May (r)	627	27	80	379	141	504	X	X	X	X	9.6	X	X
June (r)	676	24	89	428	135	503	X	X	X	X	8.9	X	X
July (r)	664	18	79	425	142	497	X	X	X	X	9.0	X	X
August (p)	800	31	89	530	150	490	X	X	X	X	7.4	X	X
Average RSE (%) ³	8	34	18	12	14	4	X	X	X	X	10	X	X
Percent Change ⁴												Not adjusted change	
Aug. 2025 from Jul. 2025	20.5%	72.2%	12.7%	24.7%	5.6%	-1.4%	X	X	X	X	-17.8%	4.7%	11.7%
90 percent confidence interval ⁵	± 21.8	± 136.8	± 19.8	± 34.6	± 19.2	± 1.3	X	X	X	X	± 16.2	± 7.3	± 9.5
Aug. 2025 from Aug. 2024	15.4%	40.9%	20.3%	21.0%	-5.7%	4.0%	X	X	X	X	-9.8%	1.9%	12.3%
90 percent confidence interval ⁵	± 25.1	± 121.7	± 43.3	± 37.9	± 22.2	± 5.2	X	X	X	X	± 17.2	± 9.1	± 10.3

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	482	25	59	284	114	X	X	X	X	X	X	X	X
2025 Year to date	475	19	57	293	106	X	X	X	X	X	X	X	X
RSE (%)	3	12	11	4	9	X	X	X	X	X	X	X	X
Year to date percent change⁴	-1.4%	-22.0%	-3.9%	3.3%	-7.3%	X	X	X	X	X	X	X	X
90 percent confidence interval ⁵	± 5.7	± 16.8	± 12.5	± 5.4	± 16.0	X	X	X	X	X	X	X	X
2024													
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	56	2	6	33	15	497	30	47	302	118	8.9	429,600	518,200
February	56	3	6	35	13	492	30	46	301	114	8.7	415,100	499,100
March	63	3	7	38	15	496	30	48	303	114	7.9	412,900	509,200
April	65	3	9	39	14	493	31	49	303	110	7.6	413,600	514,300
May (r)	56	2	7	33	13	502	31	49	311	110	9.0	424,800	514,800
June (r)	58	2	7	36	12	505	30	51	311	112	8.8	403,600	506,400
July (r)	56	1	8	35	12	504	32	52	310	111	9.1	395,100	478,200
August (p)	66	3	7	44	12	490	33	53	295	110	7.5	413,500	534,100
Average RSE (%) ³	8	34	18	12	14	4	13	13	6	5	10	4	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, September 24, 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 Houses¹

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								
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	56	9	15	11	8	7	3	3
February	56	8	18	10	8	7	2	3
March	63	10	19	12	8	7	2	4
April	65	10	21	12	8	8	3	4
May (r)	56	10	14	10	7	8	3	3
June (r)	58	9	19	10	7	7	2	3
July (r)	56	10	19	10	7	7	1	2
August (p)	66	13	19	13	7	7	2	5
Average RSE (%) ²	8	22	15	17	29	31	30	24

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								
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	100	15	27	20	14	12	5	6
February	100	15	32	17	14	12	4	6
March	100	16	31	19	13	11	3	6
April	100	16	32	18	13	12	4	6
May (r)	100	19	25	18	13	15	5	5
June (r)	100	16	32	18	12	13	3	6
July (r)	100	18	34	18	12	12	2	3
August (p)	100	20	29	20	11	11	2	7
SE (%)	X	4	3	4	3	2	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, September 24, 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									
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	662	71	244	347	496	100	282	114	X
February	642	61	227	354	499	96	290	113	X
March	660	65	204	391	504	104	286	114	X
April	706	72	223	411	500	107	278	115	X
May (r)	627	65	186	376	504	104	281	119	X
June (r)	676	80	219	377	503	103	282	118	X
July (r)	664	73	215	376	497	102	274	121	X
August (p)	800	96	290	414	490	105	261	124	X
<i>Average RSE (%)</i> ³	8	10	10	9	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
<i>RSE (%)</i>	3	14	8	6	5	9	5	8	8
2024									
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	56	6	21	28	497	101	279	116	2.7
February	56	6	20	30	492	97	280	115	2.8
March	63	6	19	38	496	105	278	113	2.8
April	65	7	20	37	493	108	274	112	2.6
May (r)	56	6	17	33	502	106	281	115	2.4
June (r)	58	7	20	31	505	103	289	112	2.7
July (r)	56	6	20	30	504	103	285	117	2.7
August (p)	66	8	25	33	490	105	262	123	2.7
<i>Average RSE (%)</i> ³	8	10	10	9	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, September 24, 2025.

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