

FOR RELEASE AT 10:00 AM EST, FRIDAY, FEBRUARY 20, 2026

MONTHLY NEW RESIDENTIAL SALES, DECEMBER 2025

Release Number: CB26-29

Special Notice: The December New Residential Sales release also contains initial estimates for the month of November. Additional text has been added to highlight the month-to-month change from October to November.

February 20, 2026 - 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 2025:



**NEW RESIDENTIAL
SALES
DECEMBER 2025**

New Houses Sold¹: 745,000

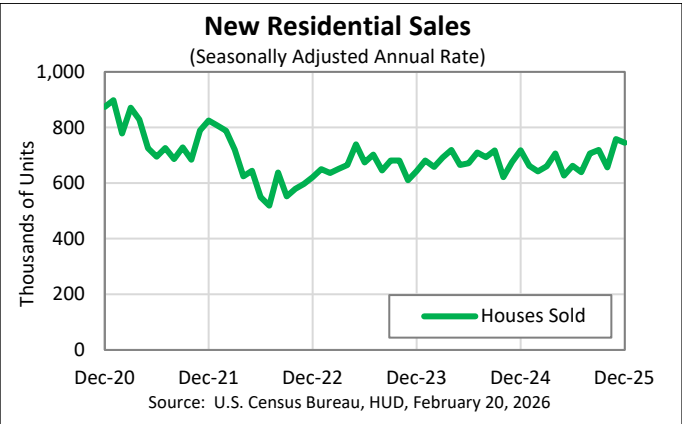
New Houses For Sale²: 472,000

Median Sales Price: \$414,400

Next Release: TBD

¹Seasonally Adjusted Annual Rate (SAAR)
²Seasonally Adjusted

Source: U.S. Census Bureau, HUD, February 20, 2026



New Home Sales

Sales of new single-family houses in December 2025 were at a seasonally-adjusted annual rate of 745,000, according to estimates released jointly today by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 1.7 percent (± 14.5 percent)* below the November 2025 rate of 758,000, and is 3.8 percent (± 18.3 percent)* above the December 2024 rate of 718,000.

Sales of new single-family houses in November 2025 were at a seasonally-adjusted annual rate of 758,000. This is 15.5 percent (± 27.6 percent)* above the revised October 2025 rate of 656,000.

An estimated 679,000 new homes were sold in 2025. This is 1.1 percent (± 4.1 percent)* below the 2024 figure of 686,000.

For Sale Inventory and Months' Supply

The seasonally-adjusted estimate of new houses for sale at the end of December 2025 was 472,000. This is 2.7 percent (± 1.3 percent) below the November 2025 estimate of 485,000, and is 3.5 percent (± 4.8 percent)* below the December 2024 estimate of 489,000.

This represents a supply of 7.6 months at the current sales rate. The months' supply is 1.3 percent (± 12.2 percent)* below the November 2025 estimate of 7.7 months, and is 7.3 percent (± 15.0 percent)* below the December 2024 estimate of 8.2 months.

Sales Price

The median sales price of new houses sold in December 2025 was \$414,400. This is 4.2 percent (± 7.2 percent)* above the November 2025 price of \$397,600, and is 2.0 percent (± 9.1 percent)* below the December 2024 price of \$423,000.

Data Inquiries

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Media Inquiries

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U.S. Department of Commerce
U.S. CENSUS BUREAU
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The average sales price of new houses sold in December 2025 was \$532,600. This is 0.5 percent (± 9.6 percent)* above the November 2025 price of \$530,200, and is 4.7 percent (± 9.1 percent)* above the December 2024 price of \$508,900.

The January report is scheduled for release on TBD. 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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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			
2024													
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	627	27	80	379	141	504	X	X	X	X	9.6	X	X
June	662	24	88	413	137	502	X	X	X	X	9.1	X	X
July	639	21	79	405	134	496	X	X	X	X	9.3	X	X
August (r)	706	30	80	443	153	492	X	X	X	X	8.4	X	X
September (r)	719	29	99	418	173	486	X	X	X	X	8.1	X	X
October (r)	656	43	84	419	110	490	X	X	X	X	9.0	X	X
November (p)	758	59	82	461	156	485	X	X	X	X	7.7	X	X
December (p)	745	37	108	430	170	472	X	X	X	X	7.6	X	X
Average RSE (%) ³	8	32	20	10	13	4	X	X	X	X	8	X	X
Percent Change ⁴												Not adjusted change	
Dec. 2025 from Nov. 2025	-1.7%	-37.3%	31.7%	-6.7%	9.0%	-2.7%	X	X	X	X	-1.3%	4.2%	0.5%
90 percent confidence interval ⁵	± 14.5	± 47.1	± 54.5	± 18.3	± 27.0	± 1.3	X	X	X	X	± 12.2	± 7.2	± 9.6
Dec. 2025 from Dec. 2024	3.8%	12.1%	30.1%	-1.1%	1.8%	-3.5%	X	X	X	X	-7.3%	-2.0%	4.7%
90 percent confidence interval ⁵	± 18.3	± 75.4	± 47.8	± 23.9	± 28.2	± 4.8	X	X	X	X	± 15.0	± 9.1	± 9.1

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			
2024 Annual	686	34	80	413	158	491	28	47	300	116	X	420,300	514,500
2025 Annual (p)	679	32	82	415	151	470	33	52	282	103	X	415,000	521,100
RSE (%)	3	14	12	3	7	4	12	15	5	6	X	4	3
Year to year percent change⁴	-1.1%	-7.7%	1.7%	0.4%	-4.9%	X	X	X	X	X	X	X	X
90 percent confidence interval ⁵	± 4.1	± 15.2	± 13.4	± 4.4	± 13.4	X	X	X	X	X	X	X	X
2024													
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	56	2	7	33	13	502	31	49	311	110	9.0	424,800	514,800
June	57	2	7	36	12	504	31	51	312	111	8.8	409,200	508,700
July	53	2	8	33	11	504	32	50	312	110	9.4	397,300	482,800
August (r)	57	2	6	36	13	496	33	51	305	107	8.7	417,900	525,100
September (r)	58	2	7	34	14	492	33	53	303	104	8.5	416,800	506,800
October (r)	48	4	6	31	8	501	34	55	303	109	10.5	403,200	521,200
November (p)	53	4	5	33	11	486	33	55	292	105	9.2	397,600	530,200
December (p)	57	3	8	34	13	470	33	52	282	103	8.2	414,400	532,600
Average RSE (%) ³	8	32	20	10	13	4	12	15	5	6	8	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, February 20, 2026.

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
2024 Annual	686	113	198	130	90	85	34	37
2025 Annual (p)	679	120	195	126	84	84	27	44
RSE (%)	3	11	9	9	22	22	11	12
2024								
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	56	10	14	10	7	8	3	3
June	57	9	18	10	7	7	2	3
July	53	9	18	10	6	7	1	2
August (r)	57	10	16	11	7	6	2	4
September (r)	58	13	13	12	7	7	2	4
October (r)	48	10	13	8	6	6	2	4
November (p)	53	11	15	9	5	6	2	4
December (p)	57	11	15	11	6	7	2	5
Average RSE (%) ²	8	19	14	15	25	23	31	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
2024 Annual	100	16	29	19	13	12	5	5
2025 Annual (p)	100	18	29	19	12	12	4	6
SE (%)	X	2	2	2	3	3	(A)	1
2024								
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	100	19	25	18	13	15	5	5
June	100	16	31	18	12	13	3	6
July	100	17	33	19	12	13	2	3
August (r)	100	18	28	19	13	11	4	7
September (r)	100	23	23	20	12	12	4	6
October (r)	100	21	27	17	12	13	3	7
November (p)	100	21	28	17	10	12	4	8
December (p)	100	20	26	20	11	12	3	8
SE (%)	X	3	3	2	3	2	1	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, February 20, 2026.

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									
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	627	65	186	376	504	104	281	119	X
June	662	76	211	375	502	102	282	118	X
July	639	54	209	376	496	97	280	119	X
August (r)	706	62	217	427	492	96	274	122	X
September (r)	719	73	217	429	486	104	261	121	X
October (r)	656	61	197	398	490	106	259	125	X
November (p)	758	53	241	464	485	108	254	123	X
December (p)	745	68	264	413	472	108	241	123	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	
2024 Annual	686	95	242	350	491	94	280	118	2.6
2025 Annual (p)	679	65	218	396	470	105	238	128	3.0
<i>RSE (%)</i>	3	14	6	5	4	9	5	7	8
2024									
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	56	6	17	33	502	106	281	115	2.4
June	57	6	19	32	504	102	290	112	2.6
July	53	4	19	30	504	97	291	116	2.6
August (r)	57	5	18	34	496	96	277	123	2.4
September (r)	58	6	18	34	492	102	269	121	2.4
October (r)	48	4	14	30	501	111	262	127	2.6
November (p)	53	3	15	35	486	103	257	126	2.9
December (p)	57	5	17	35	470	105	238	128	3.0
<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, February 20, 2026.

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