

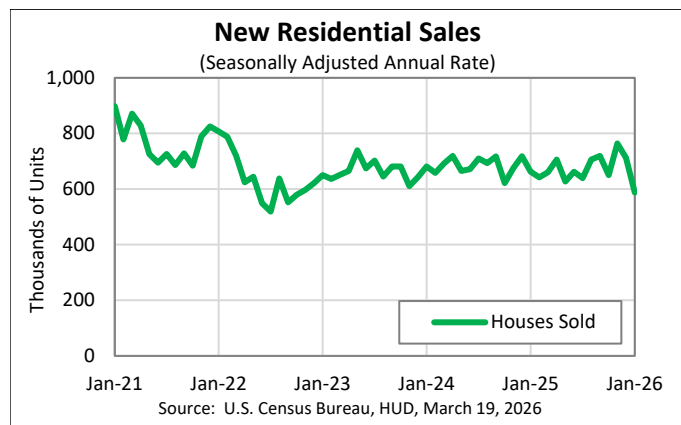
FOR RELEASE AT 10:00 AM EDT, THURSDAY, MARCH 19, 2026

MONTHLY NEW RESIDENTIAL SALES, JANUARY 2026

Release Number: CB26-46

March 19, 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 January 2026:

 NEW RESIDENTIAL SALES JANUARY 2026	
New Houses Sold¹:	587,000
New Houses For Sale²:	476,000
Median Sales Price:	\$400,500
Next Release: TBD	
¹ Seasonally Adjusted Annual Rate (SAAR)	
² Seasonally Adjusted	
Source: U.S. Census Bureau, HUD, March 19, 2026	



New Home Sales

Sales of new single-family houses in January 2026 were at a seasonally-adjusted annual rate of 587,000, according to estimates released jointly today by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 17.6 percent (± 13.3 percent) below the December 2025 rate of 712,000, and is 11.3 percent (± 15.6 percent)* below the January 2025 rate of 662,000.

For Sale Inventory and Months' Supply

The seasonally-adjusted estimate of new houses for sale at the end of January 2026 was 476,000. This is 0.4 percent (± 1.2 percent)* above the December 2025 estimate of 474,000, and is 4.0 percent (± 5.1 percent)* below the January 2025 estimate of 496,000.

This represents a supply of 9.7 months at the current sales rate. The months' supply is 21.3 percent (± 18.2 percent) above the December 2025 estimate of 8.0 months, and is 7.8 percent (± 21.3 percent)* above the January 2025 estimate of 9.0 months.

Sales Price

The median sales price of new houses sold in January 2026 was \$400,500. This is 4.5 percent (± 8.0 percent)* below the December 2025 price of \$419,200, and is 6.8 percent (± 8.4 percent)* below the January 2025 price of \$429,600. The average sales price of new houses sold in January 2026 was \$499,500. This is 5.9 percent (± 7.9 percent)* below the December 2025 price of \$530,900, and is 3.6 percent (± 8.2 percent)* below the January 2025 price of \$518,200.

Data Inquiries

Economic Indicators Division, Residential Construction Branch
301-763-5160
eid.rcb.customer.service@census.gov

Media Inquiries

Public Information Office
301-763-3030
pio@census.gov



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The February 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			
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	706	30	80	443	153	492	X	X	X	X	8.4	X	X
September	719	29	99	418	173	486	X	X	X	X	8.1	X	X
October (r)	650	42	87	409	112	489	X	X	X	X	9.0	X	X
November (r)	764	58	83	463	160	484	X	X	X	X	7.6	X	X
December (r)	712	47	109	394	162	474	X	X	X	X	8.0	X	X
2026													
January (p)	587	26	72	362	127	476	X	X	X	X	9.7	X	X
Average RSE (%) ³	8	31	22	10	14	4	X	X	X	X	8	X	X
Percent Change ⁴												Not adjusted change	
Jan. 2026 from Dec. 2025	-17.6%	-44.7%	-33.9%	-8.1%	-21.6%	0.4%	X	X	X	X	21.3%	-4.5%	-5.9%
90 percent confidence interval ⁵	± 13.3	± 53.0	± 19.3	± 20.2	± 20.7	± 1.2	X	X	X	X	± 18.2	± 8.0	± 7.9
Jan. 2026 from Jan. 2025	-11.3%	0.0%	18.0%	-8.8%	-28.7%	-4.0%	X	X	X	X	7.8%	-6.8%	-3.6%
90 percent confidence interval ⁵	± 15.6	± 29.8	± 58.2	± 20.7	± 22.8	± 5.1	X	X	X	X	± 21.3	± 8.4	± 8.2

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 (r)	677	32	82	412	151	472	31	53	287	101	X	416,600	522,800
RSE (%)	3	14	12	3	7	4	12	15	5	6	X	4	3
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	57	2	6	36	13	496	33	51	305	107	8.7	417,900	525,100
September	58	2	7	34	14	492	33	53	303	104	8.5	416,800	506,800
October (r)	48	4	6	31	8	498	33	55	303	108	10.3	404,200	523,400
November (r)	53	4	5	33	11	484	32	55	293	104	9.1	404,600	535,200
December (r)	55	4	8	31	12	472	31	53	287	101	8.6	419,200	530,900
2026													
January (p)	48	2	6	29	11	472	31	52	288	101	9.7	400,500	499,500
Average RSE (%) ³	8	31	22	10	14	4	11	15	5	6	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, March 19, 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 (r)	677	119	194	125	84	85	27	44
RSE (%)	3	11	9	9	23	22	11	12
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	57	10	16	11	7	6	2	4
September	58	13	13	12	7	7	2	4
October (r)	48	10	13	8	6	6	1	4
November (r)	53	11	15	9	5	7	2	4
December (r)	55	10	14	11	6	7	2	5
2026								
January (p)	48	9	14	9	5	6	2	3
Average RSE (%) ²	8	19	14	15	26	23	30	22

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 (r)	100	18	29	18	12	13	4	6
SE (%)	X	2	2	1	3	3	(A)	1
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	100	18	28	19	13	11	4	7
September	100	23	23	20	12	12	4	6
October (r)	100	20	28	17	12	13	3	7
November (r)	100	21	28	16	10	12	4	8
December (r)	100	19	25	20	12	12	3	8
2026								
January (p)	100	19	29	18	11	13	4	6
SE (%)	X	3	3	3	3	3	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, March 19, 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	
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	706	62	217	427	492	96	274	122	X
September	719	73	217	429	486	104	261	121	X
October (r)	650	62	197	391	489	105	259	125	X
November (r)	764	60	237	467	484	105	255	124	X
December (r)	712	73	234	405	474	104	244	126	X
2026									
January (p)	587	50	192	345	476	105	245	126	X
<i>Average RSE (%)</i> ³	8	10	10	9	4	8	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 (r)	677	66	216	395	472	101	240	132	2.9
<i>RSE (%)</i>	3	14	6	5	4	9	5	7	8
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	57	5	18	34	496	96	277	123	2.4
September	58	6	18	34	492	102	269	121	2.4
October (r)	48	4	14	30	498	109	261	128	2.6
November (r)	53	4	15	35	484	101	256	127	2.8
December (r)	55	5	15	35	472	101	240	132	2.9
2026									
January (p)	48	5	16	28	472	104	239	128	3.2
<i>Average RSE (%)</i> ³	8	10	10	9	4	8	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, March 19, 2026.

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