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NEW RESIDENTIAL SALES IN NOVEMBER 2014

Sales of new single-family houses in November 2014 were at a seasonally adjusted annual rate of 438,000, according to estimates released jointly today by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 1.6 percent ($\pm 12.3\%$)* below the revised October rate of 445,000 and is 1.6 percent ($\pm 17.8\%$)* below the November 2013 estimate of 445,000.

The median sales price of new houses sold in November 2014 was \$280,900; the average sales price was \$321,800. The seasonally adjusted estimate of new houses for sale at the end of November was 213,000. This represents a supply of 5.8 months at the current sales rate.

New Residential Sales data for December 2014 will be released on Tuesday, January 27, 2015, at 10:00 A.M. EST.

Our Internet site is: <http://www.census.gov/newhomesales>

The U.S. Census Bureau updated its application programming interface (API) with monthly and quarterly economic indicators. The API allows developers to combine Census Bureau statistics with other data sets to create tools for research on a variety of other topics. For more information, go to <http://www.census.gov/developers/>.

To receive the latest updates on the Nation's key economic indicators, download the America's Economy app for Apple and Android smartphones and tablets.

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 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 web site listed above.

* 90% confidence interval includes zero. The Census Bureau does not have sufficient statistical evidence to conclude that the actual change is different from zero.

Table 1. New Houses Sold and For Sale

[Thousands of houses. Detail may not add to total because of rounding.]

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			
Seasonally adjusted													
2013: November	445	33	57	243	112	185					5.0		
December	442	25	60	251	106	187					5.1		
2014: January	457	30	51	256	120	189					5.0		
February	432	23	56	259	94	186					5.2		
March	403	25	56	233	89	190					5.7		
April	413	21	65	234	93	191					5.5		
May	458	37	75	237	109	192					5.0		
June	409	26	54	228	101	197					5.8		
July	399	23	55	225	96	205					6.2		
August (r)	448	28	52	246	122	206					5.5		
September (r)	455	31	58	252	114	208					5.5		
October (r)	445	25	63	249	108	210					5.7		
November (p)	438	22	59	233	124	213					5.8		
Average RSE (%) ³	8	24	19	11	14	4					9		
Percent Change:													
<i>November 2014 from October 2014</i>	-1.6%	-12.0%	-6.3%	-6.4%	14.8%	1.4%					1.8%		
<i>90% Confidence Interval⁴</i>	± 12.3	± 45.6	± 25.4	± 13.6	± 31.9	± 1.3					± 18.0		
<i>November 2014 from November 2013</i>	-1.6%	-33.3%	3.5%	-4.1%	10.7%	15.1%					16.0%		
<i>90% Confidence Interval⁴</i>	± 17.8	± 36.1	± 35.5	± 25.5	± 32.3	± 6.0					± 24.5		
Not seasonally adjusted													
2012:	368	29	47	195	97	148	14	24	79	31	(X)	245,200	292,200
2013:	429	31	61	233	105	186	16	29	100	40	(X)	268,900	324,500
RSE (%)	3	10	9	5	4	5	11	12	7	6	(X)	3	2
2013: Year to Date	399	29	57	214	99	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2014: Year to Date	399	25	55	221	99	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
RSE (%)	3	8	10	5	4	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
<i>Year to Date Percent Change⁵</i>	0.2%	-14.2%	-3.7%	3.2%	0.0%	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
<i>90% Confidence Interval⁴</i>	± 3.3	± 8.1	± 7.2	± 5.8	± 6.3	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2013: November	32	2	4	19	7	185	16	29	101	38	5.8	277,100	335,600
December	31	2	4	18	7	186	16	29	100	40	6.0	275,500	321,200
2014: January	33	3	3	19	8	188	16	29	102	41	5.7	269,800	337,300
February	35	2	4	21	8	185	16	28	100	41	5.4	268,400	325,900
March	39	2	5	23	9	187	16	28	102	42	4.9	282,300	331,500
April	39	2	7	21	9	188	16	27	102	43	4.9	274,500	325,100
May	43	3	7	22	11	191	16	27	103	45	4.4	285,600	323,500
June	38	2	5	21	10	197	17	28	107	46	5.2	287,000	338,100
July	35	2	5	20	8	206	17	28	113	48	6.0	280,400	345,200
August (r)	36	3	5	19	10	209	16	29	116	47	5.8	291,700	356,200
September (r)	37	3	5	20	9	212	17	29	118	48	5.8	263,500	317,500
October (r)	36	2	5	20	9	214	17	29	119	48	6.0	290,100	375,200
November (p)	31	2	4	17	8	214	18	29	119	48	7.0	280,900	321,800
Average RSE (%) ³	8	24	19	11	14	4	12	14	6	5	9	5	6

(p) Preliminary. (r) Revised. RSE Relative standard error. (X) Not applicable. (Z) Less than 500 units or less than 0.5 percent.

¹Seasonally adjusted houses sold are published at annual rates. ²Ratio of houses for sale to houses sold. ³Average RSE for the latest 6-month period.

⁴See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals. ⁵Computed using unrounded data.

Note: The sales price includes the land.

Table 2. New Houses Sold, by Sales Price

[Thousands of houses. Detail may not add to total because of rounding.]

Period	Total	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 \$749,999	\$750,000 and over
Number of houses ¹								
2012:	368	46	74	120	63	33	23	9
2013:	429	35	79	139	85	40	36	16
RSE (%)	3	12	9	4	7	8	11	13
2013: November	32	2	6	10	6	4	2	1
December	31	2	6	10	6	3	3	1
2014: January	33	3	5	10	7	4	2	2
February	35	2	6	12	7	4	2	1
March	39	2	7	12	9	4	3	2
April	39	2	6	13	9	4	3	2
May	43	3	8	13	9	5	4	1
June	38	2	6	13	7	4	5	1
July	35	2	5	12	7	3	3	2
August (r)	36	2	5	12	7	5	3	2
September (r)	37	4	7	12	6	4	3	1
October (r)	36	3	5	11	7	3	3	3
November (p)	31	2	6	10	6	3	3	1
Average RSE (%) ²	8	32	20	13	16	22	22	33
Percent distribution								
2012:	100	13	20	33	17	9	6	3
2013:	100	8	18	32	20	9	8	4
RSE (%)	(X)	12	8	3	6	7	10	13
2013: November	100	6	19	31	20	12	8	4
December	100	8	20	31	20	10	9	3
2014: January	100	10	15	31	20	11	7	6
February	100	5	18	36	20	10	7	4
March	100	6	18	30	22	11	8	4
April	100	6	17	34	22	10	7	4
May	100	6	18	30	22	12	9	2
June	100	5	16	34	18	11	13	3
July	100	7	15	34	20	9	10	6
August (r)	100	5	14	32	20	14	9	5
September (r)	100	10	19	32	18	10	9	3
October (r)	100	8	14	31	21	9	9	8
November (p)	100	7	20	34	19	10	10	2
Average RSE (%) ²	(X)	30	18	11	16	21	21	33

(p) Preliminary. (r) Revised. RSE Relative standard error. (X) Not applicable. (Z) Less than 500 units or less than 0.5 percent.

¹Houses for which sales price was not reported have been distributed proportionally to those for which sales price was reported.

²Average RSE for the latest 6-month period.

Note: The sales price includes the land.

Table 3. New Houses Sold and For Sale by Stage of Construction and Median Number of Months on Sales Market

[Thousands of houses. Detail may not add to total because of rounding.]

Period	Sold during period				For sale at end of period				Median months for sale ¹
	Total	Not started	Under construction	Completed	Total	Not started	Under construction	Completed	
2012:	368	112	125	131	148	22	83	43	3.2
2013:	429	137	156	136	186	30	111	44	3.2
RSE (%)	3	6	4	4	3	6	4	4	8
2013: November	32	9	11	11	185	33	110	42	3.1
December	31	10	11	10	186	30	111	44	3.2
2014: January	33	11	12	10	188	31	110	47	3.2
February	35	11	12	12	185	30	109	45	3.4
March	39	14	14	11	187	31	108	48	3.3
April	39	12	15	12	188	29	112	48	3.2
May	43	14	16	14	191	30	115	47	3.4
June	38	12	13	13	197	33	119	46	3.4
July	35	11	13	11	206	33	126	47	3.3
August (r)	36	11	13	12	209	33	127	49	3.1
September (r)	37	10	14	12	212	34	126	51	3.0
October (r)	36	8	15	13	214	37	122	55	2.9
November (p)	31	9	11	10	214	37	121	57	3.0
Average RSE (%) ²	8	8	9	10	4	8	6	6	8

(p) Preliminary. (r) Revised. RSE Relative standard error. (X) Not applicable. (Z) Less than 500 units or less than 0.5 percent.

¹Median number of months for sale since completion.

²Average RSE for the latest 6-month period.