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NEW RESIDENTIAL SALES IN APRIL 2015

Sales of new single-family houses in April 2015 were at a seasonally adjusted annual rate of 517,000, according to estimates released jointly today by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 6.8 percent ($\pm 15.8\%$)* above the revised March rate of 484,000 and is 26.1 percent ($\pm 15.4\%$) above the April 2014 estimate of 410,000.

The median sales price of new houses sold in April 2015 was \$297,300; the average sales price was \$341,500. The seasonally adjusted estimate of new houses for sale at the end of April was 205,000. This represents a supply of 4.8 months at the current sales rate.

New Residential Sales data for May 2015 will be released on Tuesday, June 23, 2015, at 10:00 A.M. EDT.

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

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.

Seasonally adjusted estimates for January 2013 through March 2015 have been revised.

Beginning with the release of April 2015 data on May 26, 2015, estimates of houses sold and for sale by stage of construction are available on a seasonally adjusted basis as well as a not seasonally adjusted basis. Historic seasonally adjusted data are available back to January 1999 at http://www.census.gov/construction/nrs/historical_data/.

* 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:(r)	January	442	31	57	219	135	149					4.0		
	February	439	36	68	204	131	153					4.2		
	March	449	37	62	238	112	154					4.1		
	April	451	31	61	258	101	161					4.3		
	May	430	27	69	236	98	162					4.5		
	June	463	34	57	255	117	160					4.1		
	July	376	31	53	196	96	170					5.4		
	August	380	31	59	209	81	174					5.5		
	September	399	24	60	222	93	183					5.5		
	October	444	31	64	261	88	183					4.9		
	November	446	31	58	246	111	184					5.0		
	December	441	23	61	252	105	187					5.1		
2014:(r)	January	446	33	51	248	114	189					5.1		
	February	417	21	56	249	91	188					5.4		
	March	410	26	57	237	90	190					5.6		
	April	410	21	65	231	93	191					5.6		
	May	457	38	75	234	110	194					5.1		
	June	408	26	53	228	101	198					5.8		
	July	403	23	54	228	98	204					6.1		
	August	454	29	52	250	123	205					5.4		
	September	459	30	60	253	116	209					5.5		
	October	472	25	63	267	117	208					5.3		
	November	449	29	59	232	129	210					5.6		
	December	495	31	54	273	137	212					5.1		
2015:	January (r)	521	15	65	296	145	208					4.8		
	February (r)	538	27	57	313	141	204					4.6		
	March (r)	484	18	57	276	133	204					5.1		
	April (p)	517	17	78	292	130	205					4.8		
Average RSE (%) ³		9	28	18	11	16	5					9		
Percent Change:														
	<i>April 2015 from March 2015</i>	6.8%	-5.6%	36.8%	5.8%	-2.3%	0.5%					-5.9%		
	<i>90% Confidence Interval⁴</i>	± 15.8	± 48.4	± 56.5	± 19.0	± 26.5	± 1.6					± 14.3		
	<i>April 2015 from April 2014</i>	26.1%	-19.0%	20.0%	26.4%	39.8%	7.3%					-14.3%		
	<i>90% Confidence Interval⁴</i>	± 15.4	± 46.6	± 33.9	± 22.7	± 26.3	± 6.5					± 11.3		

See footnotes at end of table.

Table 1. New Houses Sold and For Sale - Continued

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

Period	Sold during period					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			
Not seasonally adjusted													
2013	429	31	61	233	105	186	16	29	100	40	(X)	268,900	324,500
2014	437	28	59	243	108	212	18	29	118	47	(X)	282,800	345,800
RSE (%)	3	8	10	5	5	4	12	14	6	5	(X)	3	3
2014: Year to Date	145	8	19	83	34	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2015: Year to Date	179	6	21	103	49	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
RSE (%)	4	19	12	7	6	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Year to Date Percent Change⁵	23.7%	-23.8%	12.2%	23.2%	42.8%	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
90% Confidence Interval⁴	± 7.8	± 18.4	± 15.3	± 10.5	± 16.5	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2013: January	32	2	4	16	10	148	14	23	80	30	4.6	251,500	306,900
February	36	3	5	17	11	150	14	23	84	30	4.2	265,100	312,500
March	41	3	5	22	11	152	14	23	84	30	3.7	257,500	300,200
April	43	3	6	24	10	159	14	24	90	31	3.7	279,300	337,000
May	40	2	7	22	10	162	14	25	91	31	4.0	263,700	314,000
June	43	3	6	23	11	161	14	25	91	31	3.7	259,800	306,100
July	33	3	5	17	8	172	15	27	97	33	5.2	262,200	329,900
August	31	3	5	16	7	177	14	28	100	35	5.7	255,300	310,800
September	31	2	5	17	7	185	15	29	104	37	5.9	269,800	321,400
October	36	2	6	21	7	187	16	29	104	38	5.2	264,300	335,700
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	36	3	5	19	10	209	16	29	116	47	5.8	291,700	356,200
September	37	3	5	20	9	213	17	29	119	48	5.8	261,500	319,100
October	38	2	6	21	9	213	17	29	120	47	5.6	299,400	384,000
November	31	2	4	17	8	212	17	29	120	47	6.8	302,700	358,800
December	35	2	4	20	9	212	18	29	118	47	6.1	302,000	373,500
2015: January (r)	39	1	4	23	11	206	18	28	113	47	5.2	292,000	356,000
February (r)	45	2	4	27	12	201	18	27	111	44	4.5	291,900	353,200
March (r)	45	2	5	26	13	200	19	28	111	43	4.4	285,500	343,300
April (p)	49	2	8	26	13	203	20	27	112	44	4.2	297,300	341,500
Average RSE (%) ³	9	28	18	11	16	5	11	14	7	6	9	4	5

⁰Preliminary. ¹Revised. 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. Components may not add to total because of rounding. Percents computed from unrounded figures]

Period	Total	Under	\$150,000 to	\$200,000 to	\$300,000 to	\$400,000 to	\$500,000 to	\$750,000
		\$150,000	\$199,999	\$299,999	\$399,999	\$499,999	\$749,999	and over
Number of houses ¹								
2013	429	35	79	139	85	40	36	16
2014	437	28	72	140	88	47	41	21
RSE (%)	3	12	11	4	9	9	8	12
2013:								
January	32	4	6	11	5	2	3	1
February	36	4	6	12	7	4	2	1
March	41	4	8	14	8	3	3	1
April	43	3	8	14	9	5	4	2
May	40	3	6	15	9	3	2	1
June	43	3	9	15	8	4	3	1
July	33	3	7	10	5	3	3	2
August	31	4	6	10	6	3	1	1
September	31	2	7	10	7	2	2	1
October	36	2	7	12	7	3	2	2
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	36	2	5	12	7	5	3	2
September	37	3	7	11	7	3	4	1
October	38	3	5	11	9	3	4	3
November	31	2	4	9	6	4	4	1
December	35	2	5	11	7	5	3	2
2015:								
January (r)	39	2	6	13	8	5	3	2
February (r)	45	2	6	17	9	5	5	2
March (r)	45	2	7	16	9	5	4	2
April (p)	49	2	7	17	11	7	5	2
Average RSE (%) ²	9	32	22	15	16	20	22	32

Table 2. New Houses Sold, by Sales Price - Continued

[Thousands of houses. Components may not add to total because of rounding. Percents computed from unrounded figures]

Period	Total	Under	\$150,000 to	\$200,000 to	\$300,000 to	\$400,000 to	\$500,000 to	\$750,000
		\$150,000	\$199,999	\$299,999	\$399,999	\$499,999	\$749,999	and over
Percent distribution								
2013	100	8	18	32	20	9	8	4
2014	100	7	16	32	20	11	9	5
RSE (%)	(X)	1	2	1	1	1	1	1
2013:								
January	100	13	18	35	15	7	8	4
February	100	10	16	34	19	11	6	4
March	100	10	20	35	19	8	7	1
April	100	6	18	31	21	11	9	4
May	100	8	14	37	23	9	6	3
June	100	7	20	35	19	9	7	3
July	100	9	20	31	17	9	8	6
August	100	13	18	32	19	10	5	3
September	100	6	22	31	21	8	8	5
October	100	7	21	33	20	8	7	5
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	100	5	14	32	20	14	9	5
September	100	9	19	31	18	9	10	4
October	100	7	14	29	23	9	11	7
November	100	6	14	30	21	13	12	5
December	100	4	15	30	20	14	10	6
2015:								
January (r)	100	4	15	34	21	13	8	5
February (r)	100	4	13	37	20	11	11	4
March (r)	100	3	15	36	20	11	10	4
April (p)	100	4	13	35	22	13	10	3
Average RSE (%) ²	(X)	32	22	15	16	20	22	32

^pPreliminary. ^rRevised. 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 ¹				For sale at end of period				Median months for sale ²	
	Total	Not started	Under construction	Completed	Total	Not started	Under construction	Completed		
Seasonally adjusted										
2013:	January	442	129	159	154	149	22	87	40	
	February	439	145	158	136	153	23	90	40	
	March	449	146	160	143	154	23	90	41	
	April	451	153	151	147	161	26	95	40	
	May	430	136	149	145	162	27	97	38	
	June	463	151	173	139	160	28	95	37	
	July	376	126	140	110	170	32	99	39	
	August	380	106	144	130	174	31	102	41	
	September	399	135	132	132	183	37	105	41	
	October	444	134	174	136	183	37	105	41	
	November	446	140	167	139	184	34	109	41	
	December	441	140	174	127	187	32	114	41	
2014:	January	446	141	169	136	189	31	114	44	
	February	417	115	153	149	188	30	115	43	
	March	410	136	149	125	190	31	112	47	
	April	410	120	160	130	191	29	114	48	
	May	457	147	165	145	194	30	115	49	
	June	408	131	138	139	198	32	116	50	
	July	403	130	139	134	204	32	121	51	
	August	454	152	146	156	205	31	123	51	
	September	459	144	161	154	209	35	121	53	
	October	472	143	173	156	208	34	120	54	
	November	449	151	163	135	210	34	120	56	
	December	495	145	164	186	212	35	121	56	
2015:	January (r)	521	141	188	192	208	37	117	54	
	February (r)	538	158	190	190	204	38	113	53	
	March (r)	484	134	168	182	204	40	114	50	
	April (p)	517	167	173	177	205	41	115	49	
Average RSE (%) ³		9	9	10	10	5	7	6	5	

See footnotes at end of table.

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

[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 ²
	Total	Not started	Under construction	Completed	Total	Not started	Under construction	Completed	
Not Seasonally Adjusted									
2013	429	137	156	136	186	30	111	44	3.2
2014	437	137	156	145	212	33	118	60	3.0
RSE (%)	3	7	5	4	3	7	5	4	8
2013:									
January	32	10	11	11	148	22	84	43	3.3
February	36	13	12	10	150	23	85	43	3.6
March	41	14	14	13	152	24	87	42	3.7
April	43	16	15	13	159	26	94	40	4.0
May	40	12	14	13	162	29	97	36	4.5
June	43	14	17	13	161	28	98	35	4.2
July	33	10	13	9	172	32	103	36	3.7
August	31	8	13	10	177	32	106	39	2.9
September	31	10	11	10	185	36	109	40	3.0
October	36	10	15	12	187	38	108	41	2.9
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	36	11	13	12	209	33	127	49	3.1
September	37	11	14	12	213	34	127	52	3.0
October	38	11	14	13	213	36	123	55	2.9
November	31	10	11	10	212	33	121	58	3.0
December	35	10	10	15	212	33	118	60	3.0
2015:									
January (r)	39	12	13	15	206	36	113	58	3.2
February (r)	45	15	15	15	201	37	107	57	3.3
March (r)	45	13	15	17	200	40	110	51	3.8
April (p)	49	17	16	16	203	41	113	49	4.0
Average RSE (%) ³	9	9	10	10	5	7	6	5	7

^pPreliminary. ^rRevised. 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.

²Median number of months for sale since completion.

³Average RSE for the latest 6-month period.