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**NEW RESIDENTIAL SALES IN APRIL 2009**

Sales of new one-family houses in April 2009 were at a seasonally adjusted annual rate of 352,000, according to estimates released jointly today by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 0.3 percent ( $\pm 14.5\%$ )\* above the revised March rate of 351,000, but is 34.0 percent ( $\pm 11.0\%$ ) below the April 2008 estimate of 533,000.

The median sales price of new houses sold in April 2009 was \$209,700; the average sales price was \$254,000. The seasonally adjusted estimate of new houses for sale at the end of April was 297,000. This represents a supply of 10.1 months at the current sales rate.

*New Residential Sales data for May 2009 will be released on Wednesday, June 24 2009, 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 4 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 2007 through March 2009 have been revised.***

\* 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 <sup>1</sup>					For sale at end of period					Months' supply <sup>2</sup>	Median sales price (\$)	Average sales price (\$)
	United States	North-east	Mid-west	South	West	United States	North-east	Mid-west	South	West			
Seasonally adjusted													
2007: <sup>f</sup> January	891	60	165	496	170	538						7.2	
February	828	50	128	445	205	544						7.9	
March	833	88	130	413	202	545						7.9	
April	887	85	121	475	206	548						7.4	
May	842	83	139	420	200	545						7.8	
June	793	65	113	440	175	542						8.2	
July	778	48	105	415	210	537						8.3	
August	699	59	118	362	160	533						9.2	
September	686	63	102	350	171	527						9.2	
October	727	62	127	386	152	514						8.5	
November	641	52	90	349	150	503						9.4	
December	619	54	76	354	135	497						9.6	
2008: <sup>f</sup> January	608	51	78	331	148	486						9.6	
February	576	39	78	316	143	477						9.9	
March	509	30	71	287	121	471						11.1	
April	533	40	83	284	126	460						10.4	
May	509	31	75	287	116	453						10.7	
June	488	35	69	270	114	436						10.7	
July	500	41	64	272	123	419						10.1	
August	444	28	72	252	92	412						11.1	
September	436	25	63	246	102	395						10.9	
October	409	35	63	225	86	380						11.1	
November	390	38	55	210	87	370						11.4	
December	374	30	59	193	92	350						11.2	
2009: January <sup>f</sup>	329	30	53	181	65	340						12.4	
February <sup>f</sup>	362	27	50	212	73	327						10.8	
March <sup>f</sup>	351	19	45	208	79	310						10.6	
<b>April<sup>p</sup></b>	<b>352</b>	<b>19</b>	<b>45</b>	<b>212</b>	<b>76</b>	<b>297</b>						<b>10.1</b>	
Average RSE (%) <sup>3</sup>	8	32	20	12	17	4						8	
<b>Percent Change:</b>													
<i>April 2009 from March 2009</i>	<i>0.3%</i>	<i>0.0%</i>	<i>0.0%</i>	<i>1.9%</i>	<i>-3.8%</i>	<i>-4.2%</i>						<i>-4.7%</i>	
<i>90% Confidence Interval<sup>4</sup></i>	<i>± 14.5</i>	<i>± 77.8</i>	<i>± 37.1</i>	<i>± 20.0</i>	<i>± 32.7</i>	<i>± 1.0</i>						<i>± 15.0</i>	
<i>April 2009 from April 2008</i>	<i>-34.0%</i>	<i>-52.5%</i>	<i>-45.8%</i>	<i>-25.4%</i>	<i>-39.7%</i>	<i>-35.4%</i>						<i>-2.9%</i>	
<i>90% Confidence Interval<sup>4</sup></i>	<i>± 11.0</i>	<i>± 29.2</i>	<i>± 17.5</i>	<i>± 18.9</i>	<i>± 24.1</i>	<i>± 2.1</i>						<i>± 16.4</i>	

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 <sup>2</sup>	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													
2007:	776	65	118	411	181	496	48	79	248	121	(X)	247,900	313,600
2008:	485	35	70	266	114	352	37	57	175	83	(X)	232,100	292,600
RSE (%)	3	9	11	4	4	3	12	8	5	7	(X)	3	3
2008: Year to Date	190	13	26	104	48	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2009: Year to Date	120	8	16	69	27	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
RSE (%)	4	17	15	6	11	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
<i>Year to Date Percent Change<sup>5</sup></i>	<i>-37.1%</i>	<i>-40.8%</i>	<i>-38.1%</i>	<i>-32.9%</i>	<i>-44.5%</i>	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
<i>90% Confidence Interval<sup>4</sup></i>	<i>± 4.3</i>	<i>± 14.7</i>	<i>± 10.1</i>	<i>± 7.2</i>	<i>± 10.3</i>	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2007: January	66	4	11	38	13	539	55	94	267	123	8.2	254,400	314,600
February	68	4	10	36	18	540	54	90	272	124	8.0	250,800	321,500
March	80	7	12	40	21	542	52	87	276	127	6.8	262,600	329,400
April	83	9	11	43	20	542	52	87	274	129	6.5	242,500	311,700
May	79	8	14	39	19	544	52	85	276	131	6.9	245,000	309,700
June	73	6	11	41	15	543	51	85	273	134	7.5	235,500	306,500
July	68	4	9	36	18	538	52	83	271	131	8.0	246,200	307,100
August	60	5	11	31	13	538	52	82	272	132	8.9	236,500	301,300
September	53	5	8	27	14	527	50	80	270	127	9.9	240,300	292,200
October	57	5	10	30	12	518	49	79	264	127	9.0	234,300	310,100
November	45	4	6	25	10	508	48	79	257	124	11.2	249,100	316,800
December	44	4	5	26	8	496	48	79	248	121	11.4	227,700	284,400
2008: January	44	3	5	24	11	488	46	78	246	117	11.1	232,400	284,600
February	48	3	6	26	12	475	45	76	241	113	9.9	245,300	301,200
March	49	2	7	28	12	465	46	74	233	113	9.5	229,300	287,600
April	49	4	8	25	12	458	44	73	230	110	9.3	246,400	314,300
May	49	3	7	27	11	451	44	72	227	107	9.3	229,300	298,200
June	45	3	7	25	10	435	43	69	218	104	9.6	234,300	299,400
July	43	3	6	24	11	421	42	69	210	100	9.8	237,300	301,900
August	38	2	7	21	8	411	42	67	205	98	10.8	221,000	265,500
September	35	2	5	20	8	398	41	65	198	94	11.4	225,200	287,100
October	32	3	5	17	7	384	39	62	192	91	12.0	213,200	274,000
November	27	3	4	15	6	369	38	61	183	87	13.6	221,600	290,100
December	26	2	4	14	6	352	37	57	175	83	13.6	229,600	263,100
2009: January <sup>f</sup>	24	2	3	14	5	340	36	55	169	79	14.3	208,600	245,200
February <sup>f</sup>	29	2	4	17	6	324	35	52	161	75	11.0	208,500	258,600
March <sup>f</sup>	33	2	4	19	8	308	35	51	153	70	9.2	202,200	257,100
<b>April<sup>p</sup></b>	<b>33</b>	<b>2</b>	<b>4</b>	<b>19</b>	<b>7</b>	<b>296</b>	<b>34</b>	<b>49</b>	<b>147</b>	<b>67</b>	<b>9.0</b>	<b>209,700</b>	<b>254,000</b>
Average RSE (%) <sup>3</sup>	8	32	20	12	17	4	14	11	4	8	8	5	5

<sup>p</sup>Preliminary. <sup>f</sup>Revised. RSE Relative standard error. X Not applicable.

<sup>1</sup>Annual rates. <sup>2</sup>Ratio of houses for sale to houses sold. <sup>3</sup>Average RSE for the latest 6-month period.

<sup>4</sup>See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals.

<sup>5</sup>Computed 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 <sup>1</sup>								
2007:	776	106	162	227	121	65	62	32
2008:	485	77	106	149	69	35	31	18
RSE (%)	485	77	106	149	69	35	31	18
2007: January	66	9	15	18	11	6	5	3
February	68	9	12	21	11	5	6	3
March	80	8	16	24	14	7	6	4
April	83	14	18	22	12	7	6	4
May	79	10	17	24	13	6	6	3
June	73	10	18	20	10	5	6	3
July	68	10	13	22	10	4	6	3
August	60	9	14	18	8	5	4	2
September	53	8	10	18	7	4	4	2
October	57	9	14	13	9	5	5	2
November	45	7	9	13	7	4	4	2
December	44	6	9	14	6	4	2	1
2008: January	44	8	9	15	5	4	2	1
February	48	7	9	16	8	3	3	2
March	49	7	11	17	7	2	3	2
April	49	5	10	15	9	3	5	2
May	49	9	11	15	5	4	3	2
June	45	8	9	14	7	2	2	2
July	43	8	9	12	6	4	3	2
August	38	7	9	12	5	3	1	1
September	35	7	8	10	4	2	3	1
October	32	6	8	10	4	2	1	1
November	27	5	6	8	4	1	2	1
December	26	4	6	9	4	2	1	(Z)
2009: January <sup>r</sup>	24	5	7	7	3	1	1	(Z)
February <sup>r</sup>	29	6	7	9	3	2	2	1
March <sup>r</sup>	33	7	9	10	4	2	2	1
<b>April<sup>p</sup></b>	<b>33</b>	<b>7</b>	<b>8</b>	<b>10</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>1</b>
Average RSE (%) <sup>2</sup>	8	21	17	14	22	28	33	50

**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								
2007:	100	14	21	29	16	8	8	4
2008:	100	16	22	31	14	7	6	4
2007: January	100	14	22	27	16	9	7	4
February	100	14	18	32	16	7	9	4
March	100	11	20	30	17	9	8	5
April	100	16	22	26	15	9	7	5
May	100	12	21	30	17	8	7	4
June	100	14	25	28	14	7	8	4
July	100	15	19	32	15	6	9	4
August	100	15	23	29	13	9	7	4
September	100	15	19	34	14	8	7	3
October	100	16	25	23	16	8	8	4
November	100	14	21	28	16	9	8	4
December	100	15	21	33	14	9	6	2
2008: January	100	18	20	33	11	9	5	3
February	100	14	19	33	16	7	7	4
March	100	14	23	34	15	5	6	3
April	100	11	21	31	18	6	9	4
May	100	18	22	31	11	7	6	5
June	100	17	20	32	16	5	5	5
July	100	18	20	27	14	10	7	5
August	100	17	23	31	14	9	4	2
September	100	19	24	29	10	6	8	4
October	100	18	24	32	12	7	4	4
November	100	19	22	28	14	5	8	4
December	100	15	25	33	15	7	4	1
2009: January <sup>f</sup>	100	19	28	31	12	6	3	1
February <sup>f</sup>	100	20	25	29	11	7	5	2
March <sup>f</sup>	100	20	28	29	11	5	5	2
<b>April<sup>p</sup></b>	<b>100</b>	<b>22</b>	<b>24</b>	<b>32</b>	<b>12</b>	<b>4</b>	<b>4</b>	<b>2</b>

<sup>p</sup>Preliminary. <sup>f</sup>Revised. RSE Relative standard error. X Not applicable.

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

<sup>2</sup>Average 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 <sup>1</sup>
	Total	Not started	Under construction	Completed	Total	Not started	Under construction	Completed	
2007:	776	196	255	325	496	69	228	198	6.2
2008:	485	104	134	247	352	41	139	172	9.2
RSE (%)	3	7	5	6	3	5	4	6	8
2007: January	66	21	21	24	539	82	281	177	4.8
February	68	20	24	24	540	83	277	180	5.2
March	80	23	27	30	542	85	276	181	5.5
April	83	22	30	31	542	81	281	181	5.8
May	79	20	27	32	544	84	278	182	5.6
June	73	18	26	29	543	80	281	181	5.8
July	68	15	23	30	538	77	280	181	6.0
August	60	14	20	27	538	80	270	187	5.7
September	53	11	17	26	527	76	261	191	5.8
October	57	12	18	27	518	73	253	192	5.9
November	45	9	12	25	508	73	241	194	6.0
December	44	10	11	22	496	69	228	198	6.2
2008: January	44	10	12	22	488	69	220	199	6.7
February	48	11	11	25	475	68	214	194	7.1
March	49	12	12	25	465	66	212	187	7.4
April	49	13	14	22	458	64	213	181	7.7
May	49	11	16	22	451	63	209	180	8.3
June	45	10	13	22	435	59	201	175	8.4
July	43	9	13	21	421	56	192	173	8.5
August	38	8	11	19	411	54	186	171	9.0
September	35	5	10	19	398	50	175	173	9.1
October	32	5	9	18	384	46	166	172	9.1
November	27	4	7	16	369	43	155	171	9.2
December	26	4	6	16	352	41	139	172	9.2
2009: January <sup>f</sup>	24	6	5	13	340	40	133	167	9.4
February <sup>f</sup>	29	6	7	16	324	39	127	159	9.9
March <sup>f</sup>	33	8	8	18	308	39	119	150	10.2
<b>April<sup>p</sup></b>	<b>33</b>	<b>9</b>	<b>8</b>	<b>16</b>	<b>296</b>	<b>42</b>	<b>114</b>	<b>140</b>	<b>10.9</b>
Average RSE (%) <sup>2</sup>	8	9	12	10	4	8	5	5	6

<sup>p</sup>Preliminary. <sup>f</sup>Revised. RSE Relative standard error.

<sup>1</sup>Median number of months for sale since completion.

<sup>2</sup>Average RSE for the latest 6-month period.