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NEW RESIDENTIAL SALES IN APRIL 2010

Sales of new one-family houses in April 2010 were at a seasonally adjusted annual rate of 504,000, according to estimates released jointly today by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 14.8 percent ($\pm 19.5\%$)* above the revised March rate of 439,000 and is 47.8 percent ($\pm 26.0\%$) above the April 2009 estimate of 341,000.

The median sales price of new houses sold in April 2010 was \$198,400; the average sales price was \$249,500. The seasonally adjusted estimate of new houses for sale at the end of April was 211,000. This represents a supply of 5.0 months at the current sales rate.

New Residential Sales data for May 2010 will be released on Wednesday, June 23 2010, 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 5 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 2008 through March 2010 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 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													
2008: ^f January	627	50	78	342	157	487						9.3	
February	593	43	79	324	147	477						9.7	
March	535	30	75	306	124	470						10.5	
April	536	40	82	287	127	458						10.3	
May	504	31	73	286	114	451						10.7	
June	487	34	68	274	111	435						10.7	
July	477	39	65	257	116	419						10.5	
August	435	28	71	246	90	409						11.3	
September	433	25	62	246	100	395						10.9	
October	393	35	64	210	84	381						11.6	
November	389	39	54	207	89	371						11.4	
December	377	30	60	192	95	353						11.2	
2009: ^f January	339	30	53	186	70	341						12.1	
February	370	31	51	217	71	328						10.6	
March	350	19	46	210	75	313						10.7	
April	341	21	40	201	79	300						10.6	
May	367	25	48	204	90	291						9.5	
June	396	35	59	197	105	280						8.5	
July	408	41	56	214	97	270						7.9	
August	405	37	55	206	107	262						7.8	
September	391	37	67	191	96	252						7.7	
October	396	33	54	213	96	242						7.3	
November	368	31	71	189	77	236						7.7	
December	356	38	51	184	83	231						7.8	
2010: January ^f	349	42	55	174	78	232						8.0	
February ^f	338	31	49	170	88	232						8.2	
March ^f	439	39	57	251	92	227						6.2	
April^p	504	39	75	278	112	211						5.0	
Average RSE (%) ³	8	26	21	11	14	3						8	
Percent Change:													
<i>April 2010 from March 2010</i>	14.8%	0.0%	31.6%	10.8%	21.7%	-7.0%						-19.4%	
<i>90% Confidence Interval⁴</i>	± 19.5	± 58.1	± 37.1	± 22.2	± 42.7	± 1.2						± 12.3	
<i>April 2010 from April 2009</i>	47.8%	85.7%	87.5%	38.3%	41.8%	-29.7%						-52.8%	
<i>90% Confidence Interval⁴</i>	± 26.0	± 127.2	± 76.9	± 29.2	± 43.0	± 3.1						± 8.7	

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													
2008:	485	35	70	266	114	352	37	57	175	83	(X)	232,100	292,600
2009:	375	31	54	202	87	232	27	38	118	48	(X)	216,700	270,900
RSE (%)	3	10	15	4	6	3	12	8	5	7	(X)	3	3
2009: Year to Date	116	8	15	67	26	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2010: Year to Date	137	12	20	73	33	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
RSE (%)	4	14	14	7	8	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Year to Date Percent Change⁵	18.6%	57.0%	28.8%	8.7%	26.0%	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
<i>90% Confidence Interval⁴</i>	<i>± 8.6</i>	<i>± 55.5</i>	<i>± 20.8</i>	<i>± 11.7</i>	<i>± 15.8</i>	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
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	24	2	3	14	5	340	36	55	169	79	14.3	208,600	245,200
February	29	2	4	17	6	324	35	52	161	76	11.2	209,700	258,600
March	31	2	4	18	7	311	35	51	154	71	9.9	205,100	259,800
April	32	2	4	18	7	300	34	50	148	69	9.4	219,200	269,800
May	34	2	5	19	9	290	33	49	143	65	8.4	222,300	274,600
June	37	3	6	19	10	282	32	48	140	62	7.6	214,700	274,800
July	38	4	5	20	9	272	30	46	136	59	7.2	214,200	271,100
August	36	3	5	19	9	263	30	45	132	56	7.3	207,100	257,800
September	30	3	5	14	8	254	29	43	130	53	8.4	216,600	290,300
October	33	3	4	18	8	243	28	42	123	50	7.4	215,100	263,800
November	26	2	5	14	5	235	27	39	120	48	9.0	218,800	274,700
December	24	3	3	13	5	232	27	38	118	48	9.6	222,600	278,300
2010: January ^r	24	3	4	12	5	231	26	37	119	48	9.7	218,200	283,400
February ^r	27	2	4	13	7	229	26	36	120	47	8.6	219,700	285,700
March ^r	39	3	5	21	9	225	25	35	118	47	5.8	219,600	262,000
April^p	48	4	7	26	11	212	24	33	111	44	4.4	198,400	249,500
Average RSE (%) ³	8	26	21	11	14	3	12	11	4	6	8	5	5

^rPreliminary. ^pRevised. RSE Relative standard error. X Not applicable. Z Less than 500 units or less than 0.5 percent

¹Annual 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								
2008:	485	77	106	149	69	35	31	18
2009:	374	66	96	114	46	23	20	10
RSE (%)	3	10	7	5	7	10	11	17
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	24	5	7	7	3	1	1	(Z)
February	29	6	7	9	3	2	1	1
March	31	6	8	10	3	2	2	1
April	32	6	8	10	4	2	1	1
May	34	5	9	11	4	3	2	1
June	37	6	10	11	5	2	2	1
July	38	6	11	10	5	2	2	1
August	36	8	9	10	4	3	2	1
September	30	5	8	10	3	2	2	1
October	33	6	8	11	4	2	1	1
November	26	5	7	8	3	2	1	1
December	24	5	5	7	3	1	2	1
2010: January ^f	24	5	5	6	3	1	2	1
February ^f	27	6	6	9	3	1	2	1
March ^f	39	7	10	12	5	3	2	(Z)
April^p	48	10	15	14	6	2	2	1
Average RSE (%) ²	8	19	14	14	19	29	34	41

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								
2008:	100	16	22	31	14	7	6	4
2009:	100	18	26	30	12	6	5	3
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	100	19	28	31	12	6	3	1
February	100	20	25	30	12	7	5	2
March	100	20	27	31	10	5	5	2
April	100	18	24	31	14	7	4	3
May	100	15	25	32	13	9	5	2
June	100	17	28	30	12	4	5	3
July	100	17	28	27	14	5	6	3
August	100	22	26	28	10	8	5	1
September	100	15	26	32	11	5	8	3
October	100	19	24	35	12	5	3	3
November	100	18	26	31	12	6	3	4
December	100	19	23	30	13	4	7	5
2010: January ^r	100	21	21	27	15	6	7	4
February ^r	100	21	21	33	10	5	6	4
March ^r	100	19	25	32	12	7	5	1
April^p	100	20	31	29	12	3	3	2

^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				For sale at end of period				Median months for sale ¹
	Total	Not started	Under construction	Completed	Total	Not started	Under construction	Completed	
2008:	485	104	134	247	352	41	139	172	9.2
2009:	375	82	107	186	232	31	101	100	14.0
RSE (%)	3	7	5	5	3	5	4	6	8
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	24	6	5	13	340	40	133	167	9.4
February	29	6	7	16	324	38	127	159	9.9
March	31	7	7	17	311	39	120	152	10.2
April	32	7	8	17	300	39	118	143	10.8
May	34	10	9	16	290	39	115	136	11.5
June	37	9	11	18	282	37	116	128	11.9
July	38	8	12	18	272	35	116	121	12.5
August	36	8	12	16	263	35	113	115	12.9
September	30	6	10	15	254	32	112	111	13.2
October	33	6	11	16	243	30	107	106	13.7
November	26	6	8	12	235	28	105	101	13.9
December	24	6	7	11	232	31	101	100	14.0
2010: January ^f	24	7	7	9	231	30	101	99	13.9
February ^f	27	7	9	11	229	30	103	97	14.3
March ^f	39	9	14	15	225	32	102	92	14.5
April^p	48	12	15	21	212	32	96	84	14.3
Average RSE (%) ²	8	9	10	10	3	7	5	5	6

^pPreliminary. ^rRevised. 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.