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**NEW RESIDENTIAL SALES IN APRIL 2012**

Sales of new single-family houses in April 2012 were at a seasonally adjusted annual rate of 343,000, according to estimates released jointly today by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 3.3 percent ( $\pm 12.3\%$ )\* above the revised March rate of 332,000 and is 9.9 percent ( $\pm 14.7\%$ )\* above the April 2011 estimate of 312,000.

The median sales price of new houses sold in April 2012 was \$235,700; the average sales price was \$282,600. The seasonally adjusted estimate of new houses for sale at the end of April was 146,000. This represents a supply of 5.1 months at the current sales rate.

*New Residential Sales data for May 2012 will be released on Monday, June 25, 2012, 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 2010 through March 2012 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				
<b>Seasonally adjusted</b>														
2010: <sup>f</sup> January	345	40	54	171	80	233						8.1		
February	336	31	51	166	88	231						8.3		
March	381	32	55	199	95	227						7.1		
April	422	34	55	231	102	217						6.2		
May	280	28	41	149	62	216						9.3		
June	305	34	45	170	56	212						8.3		
July	283	28	43	167	45	209						8.9		
August	282	30	31	153	68	206						8.8		
September	317	36	50	162	69	201						7.6		
October	291	31	39	172	49	199						8.2		
November	287	22	34	162	69	195						8.2		
December	326	22	36	168	100	190						7.0		
2011: <sup>f</sup> January	308	33	42	159	74	187						7.3		
February	273	19	31	162	61	183						8.0		
March	301	25	39	165	72	179						7.1		
April	312	24	41	169	78	174						6.7		
May	308	18	41	175	74	169						6.6		
June	304	16	46	170	72	166						6.6		
July	297	23	46	165	63	165						6.7		
August	292	23	48	156	65	161						6.6		
September	306	20	47	173	66	160						6.3		
October	314	19	51	161	83	159						6.1		
November	327	16	52	186	73	155						5.7		
December	339	20	58	180	81	152						5.4		
2012: January <sup>r</sup>	339	24	44	193	78	149						5.3		
February <sup>r</sup>	358	26	48	193	91	146						4.9		
March <sup>r</sup>	332	26	39	198	69	144						5.2		
<b>April<sup>p</sup></b>	<b>343</b>	<b>28</b>	<b>50</b>	<b>177</b>	<b>88</b>	<b>146</b>						<b>5.1</b>		
Average RSE (%) <sup>3</sup>	8	25	21	12	15	5						7		
<b>Percent Change:</b>														
<i>April 2012 from March 2012</i>	<i>3.3%</i>	<i>7.7%</i>	<i>28.2%</i>	<i>-10.6%</i>	<i>27.5%</i>	<i>1.4%</i>						<i>-1.9%</i>		
<i>90% Confidence Interval<sup>4</sup></i>	<i>± 12.3</i>	<i>± 49.0</i>	<i>± 49.8</i>	<i>± 12.2</i>	<i>± 35.9</i>	<i>± 1.6</i>						<i>± 12.5</i>		
<i>April 2012 from April 2011</i>	<i>9.9%</i>	<i>16.7%</i>	<i>22.0%</i>	<i>4.7%</i>	<i>12.8%</i>	<i>-16.1%</i>						<i>-23.9%</i>		
<i>90% Confidence Interval<sup>4</sup></i>	<i>± 14.7</i>	<i>± 48.6</i>	<i>± 36.6</i>	<i>± 20.8</i>	<i>± 18.1</i>	<i>± 4.3</i>						<i>± 10.8</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			
<b>Not seasonally adjusted</b>													
2010:	323	31	45	173	74	188	22	27	98	41	(X)	221,800	272,900
2011:	306	21	45	168	72	150	19	20	79	32	(X)	227,200	267,900
RSE (%)	4	9	12	6	6	3	12	8	5	7	(X)	3	2
2011: Year to Date	102	8	13	56	25	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2012: Year to Date	117	9	15	65	29	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
RSE (%)	5	15	13	7	6	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
<b>Year to Date Percent Change<sup>5</sup></b>	<b>15.3%</b>	<b>6.0%</b>	<b>17.6%</b>	<b>17.0%</b>	<b>14.0%</b>	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
<i>90% Confidence Interval<sup>4</sup></i>	<i>± 8.0</i>	<i>± 27.2</i>	<i>± 15.9</i>	<i>± 10.8</i>	<i>± 15.6</i>	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2010: January	24	3	4	12	5	231	26	37	119	48	9.7	218,200	283,400
February	27	2	4	13	7	229	26	36	119	47	8.6	221,900	284,100
March	36	3	5	19	9	227	25	36	118	47	6.3	224,800	262,900
April	41	4	5	21	10	216	24	35	113	45	5.3	208,300	270,500
May	26	3	4	14	6	215	24	34	114	44	8.3	230,500	281,100
June	28	3	4	16	5	213	24	32	111	45	7.5	219,500	256,700
July	26	3	4	16	4	210	24	31	109	46	7.9	212,100	252,100
August	23	3	3	12	6	209	23	31	108	46	8.9	226,600	268,800
September	25	3	4	12	6	204	22	29	109	44	8.2	228,000	270,800
October	23	3	3	13	4	199	22	29	104	44	8.7	204,200	254,400
November	20	2	2	12	4	195	22	28	102	43	9.5	219,600	281,700
December	23	2	3	12	6	188	22	27	98	41	8.3	241,200	291,700
2011: January	21	2	3	11	5	185	21	25	98	41	8.6	240,100	275,700
February	22	1	2	13	5	181	21	25	96	38	8.3	220,100	262,800
March	28	2	3	16	7	179	20	26	96	38	6.4	220,500	260,800
April	30	3	4	16	8	172	19	25	93	35	5.7	224,700	268,900
May	28	2	4	16	7	168	19	25	91	33	5.9	222,000	262,700
June	28	1	5	16	6	167	19	24	89	34	5.9	240,200	273,100
July	27	2	4	15	6	165	19	24	87	34	6.1	229,900	270,300
August	25	2	5	13	5	164	19	23	87	35	6.6	219,600	259,300
September	24	2	4	13	5	163	18	23	87	34	6.7	217,000	255,400
October	25	2	4	13	7	159	18	23	85	33	6.4	224,800	258,300
November	23	1	4	13	5	156	19	22	82	33	6.9	214,300	250,000
December	24	1	4	13	5	150	19	20	79	32	6.3	218,600	262,900
2012: January <sup>f</sup>	23	2	3	13	5	148	19	19	78	32	6.3	221,700	265,700
February <sup>f</sup>	29	2	3	16	8	146	18	19	78	31	5.0	237,700	275,200
March <sup>f</sup>	32	2	3	20	7	143	17	19	75	31	4.5	234,000	285,800
<b>April<sup>g</sup></b>	<b>33</b>	<b>3</b>	<b>5</b>	<b>16</b>	<b>9</b>	<b>144</b>	<b>16</b>	<b>20</b>	<b>76</b>	<b>32</b>	<b>4.4</b>	<b>235,700</b>	<b>282,600</b>
Average RSE (%) <sup>3</sup>	8	25	21	12	15	5	15	10	7	12	7	5	4

<sup>f</sup>Preliminary. <sup>f</sup>Revised. RSE Relative standard error. X Not applicable. Z Less than 500 units or less than 0.5 percent

<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>								
2010:	323	55	79	97	44	21	18	8
2011:	306	50	68	99	46	20	17	6
RSE (%)	306	50	68	99	46	20	17	6
2010: January	24	5	5	6	3	1	2	1
February	27	6	6	9	3	1	2	1
March	36	6	9	11	5	3	1	(Z)
April	41	7	12	12	5	2	2	1
May	26	4	7	7	3	2	1	1
June	28	5	7	9	5	1	1	(Z)
July	26	4	8	9	3	1	1	1
August	23	4	6	7	3	2	1	1
September	25	4	6	9	3	1	1	1
October	23	5	6	6	3	1	1	(Z)
November	20	3	5	5	3	1	1	1
December	23	3	5	6	4	2	2	1
2011: January	21	3	3	8	3	2	1	(Z)
February	22	3	6	6	3	2	1	(Z)
March	28	5	6	9	4	1	2	(Z)
April	30	5	7	10	5	2	2	1
May	28	5	7	9	4	2	1	(Z)
June	28	4	6	10	4	2	2	(Z)
July	27	4	6	9	4	1	1	1
August	25	5	5	8	4	2	1	(Z)
September	24	4	6	8	3	1	1	(Z)
October	25	5	5	8	3	2	1	1
November	23	4	6	7	3	1	1	(Z)
December	24	4	6	7	3	2	1	1
2012: January <sup>f</sup>	23	4	5	7	4	2	1	(Z)
February <sup>f</sup>	29	4	6	11	4	2	1	(Z)
March <sup>f</sup>	32	5	7	10	4	3	2	1
<b>April<sup>p</sup></b>	<b>33</b>	<b>6</b>	<b>7</b>	<b>10</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>1</b>
Average RSE (%) <sup>2</sup>	8	19	16	14	19	23	31	45

**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								
2010:	100	17	24	30	14	6	6	3
2011:	100	16	22	32	15	7	5	2
2010: January	100	21	21	27	15	6	7	4
February	100	21	21	33	11	5	6	4
March	100	18	25	31	13	8	4	1
April	100	17	29	28	12	5	6	3
May	100	16	25	29	13	8	5	4
June	100	17	23	31	18	5	5	1
July	100	15	29	35	11	4	5	2
August	100	16	27	31	11	7	6	3
September	100	16	23	34	13	6	5	2
October	100	21	27	26	12	6	5	2
November	100	17	25	26	16	6	6	4
December	100	13	23	28	18	7	7	3
2011: January	100	16	16	36	16	8	7	2
February	100	14	27	29	16	8	5	1
March	100	19	23	31	16	5	6	2
April	100	16	23	32	15	8	5	2
May	100	17	23	32	15	7	5	2
June	100	13	22	37	16	6	6	1
July	100	17	21	35	16	4	4	3
August	100	20	21	31	15	7	5	1
September	100	16	26	33	13	5	5	2
October	100	18	22	34	14	7	3	2
November	100	18	26	31	15	5	4	1
December	100	18	24	30	13	6	6	2
2012: January <sup>r</sup>	100	18	21	31	16	8	4	2
February <sup>r</sup>	100	13	21	38	15	6	5	2
March <sup>r</sup>	100	17	21	31	14	10	5	3
<b>April<sup>p</sup></b>	<b>100</b>	<b>18</b>	<b>20</b>	<b>31</b>	<b>13</b>	<b>9</b>	<b>6</b>	<b>2</b>

<sup>p</sup>Preliminary. <sup>r</sup>Revised. RSE Relative standard error. X Not applicable. Z Less than 500 units or less than 0.5 percent

<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	
2010:	323	67	104	151	188	27	81	80	7.9
2011:	306	75	91	140	150	23	68	59	6.7
RSE (%)	4	8	5	5	3	5	4	6	8
2010: January	24	7	7	9	231	30	101	99	13.9
February	27	7	9	11	229	29	103	96	14.3
March	36	8	14	14	227	30	104	92	14.4
April	41	7	15	19	216	29	101	86	14.0
May	26	5	8	13	215	28	103	85	14.0
June	28	5	9	14	213	28	102	83	12.3
July	26	6	8	13	210	27	102	81	11.2
August	23	5	8	11	209	27	97	84	10.1
September	25	5	8	12	204	27	94	84	8.8
October	23	4	7	12	199	26	90	84	8.1
November	20	4	5	12	195	25	87	82	8.2
December	23	5	6	12	188	27	81	80	7.9
2011: January	21	6	6	9	185	27	80	79	7.8
February	22	7	5	10	181	26	78	77	8.1
March	28	6	9	13	179	26	79	74	8.7
April	30	7	8	15	172	25	79	68	8.9
May	28	7	9	12	168	24	78	66	9.2
June	28	6	9	13	167	24	81	61	10.0
July	27	7	9	11	165	23	80	62	9.4
August	25	5	8	11	164	24	78	62	8.7
September	24	5	8	11	163	25	77	61	7.6
October	25	5	7	12	159	24	77	59	7.2
November	23	6	6	11	156	24	73	59	7.2
December	24	6	6	12	150	23	68	59	6.7
2012: January <sup>f</sup>	23	7	7	10	148	23	68	56	7.2
February <sup>f</sup>	29	9	9	11	146	25	67	54	7.6
March <sup>f</sup>	32	8	10	14	143	27	68	49	8.0
<b>April<sup>p</sup></b>	<b>33</b>	<b>10</b>	<b>10</b>	<b>13</b>	<b>144</b>	<b>28</b>	<b>70</b>	<b>46</b>	<b>8.1</b>
Average RSE (%) <sup>2</sup>	8	9	11	10	5	9	6	6	8

<sup>p</sup>Preliminary. <sup>r</sup>Revised. RSE Relative standard error. X Not applicable. Z Less than 500 units or less than 0.5 percent

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

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