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U.S. Department
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Joint Release

U.S. Census Bureau
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NEW RESIDENTIAL SALES IN APRIL 2001

Sales of new one-family houses in April 2001 were at a seasonally adjusted annual rate of 894,000, according to estimates released jointly today by the U.S. Census Bureau and the U.S. Department of Housing and Urban Development. This is 10 (± 8) percent below the revised March rate of 988,000, but is 6 (± 9) percent above the revised April 2000 estimate of 843,000.

The median sales price of new houses sold in April 2001 was \$165,600; the average sales price was \$199,700. At the end of April, the seasonally adjusted estimate of new houses for sale was 288,000. This represents a supply of 3.9 months at the current sales rate.

Through April of this year, there were 338,000 houses sold compared with 312,000 sold during the same period last year. This is an increase of 8 (± 4) percent.

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 "3 (± 4) percent above" appears in the text, this indicates the range (from -1 percent to +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 contains zero, it is uncertain whether there was an increase or decrease; that is, the change is not statistically significant. 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 ± 3 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 below.

*New Residential Sales data for May 2001 will be released on
Tuesday, June 26, 2001, at 10:00 A.M. EDT.*

This is the first newly designed "New Residential Sales" press release. New estimation methods have been implemented which resulted in revised unadjusted and seasonally adjusted data back to January 1999.

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

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													
1999: January	875	78	152	402	243	284						3.9	
February	848	78	163	406	201	285						4.0	
March	863	71	149	385	258	289						4.1	
April	918	77	169	406	266	290						3.9	
May	888	70	175	400	243	295						4.0	
June	923	67	171	423	262	295						3.9	
July	900	85	171	409	235	297						4.0	
August	893	94	185	380	234	298						4.0	
September	826	75	158	372	221	301						4.5	
October	872	69	189	377	237	303						4.2	
November	863	63	178	378	244	305						4.3	
December	873	83	148	393	249	308						4.3	
2000: January	878	76	146	404	252	310						4.2	
February	870	73	166	407	224	298						4.3	
March	904	76	168	395	265	312						4.2	
April	843	75	139	396	233	304						4.4	
May	853	68	150	407	228	304						4.4	
June	793	72	148	376	197	307						4.8	
July	881	64	169	398	250	304						4.1	
August	839	65	141	388	245	304						4.4	
September	902	68	163	417	254	301						4.1	
October	922	85	158	419	260	301						4.0	
November	882	67	149	423	243	304						4.2	
December	1,001	67	174	464	296	297						3.6	
2001: January'	938	56	173	438	271	295						3.8	
February'	966	74	156	444	292	293						3.6	
March'	988	80	184	503	221	283						3.5	
April'	894	75	164	437	218	288						3.9	
Average RSE (%) ³	6	17	15	9	10	4						5	

See footnotes at end of table.

Table 1. New Houses Sold and For Sale - Con.

[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													
1999'	880	76	168	395	242	315	28	64	153	70	(X)	161,000	195,600
2000'	877	71	155	406	244	301	28	65	146	62	(X)	169,000	207,000
RSE (%)	2	7	7	4	3	4	18	7	4	8	(X)	2	2
2000: First 4 months	312	26	55	143	88	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2001: First 4 months	338	25	60	164	90	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
RSE (%)	3	8	8	4	3	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
1999:'													
January	67	5	10	32	20	284	26	59	135	64	4.3	153,100	182,900
February	76	7	14	37	18	281	23	57	136	64	3.7	160,000	191,400
March	84	6	16	36	25	286	25	57	139	65	3.4	157,300	189,300
April	86	7	17	36	25	289	25	56	142	65	3.4	159,900	192,200
May	80	6	17	36	21	291	25	58	143	65	3.6	154,400	187,900
June	82	6	16	37	23	296	26	57	144	68	3.6	159,300	193,900
July	78	7	15	36	20	295	26	58	141	69	3.8	158,200	189,100
August	78	8	16	33	21	295	25	59	143	68	3.8	154,800	193,100
September	65	6	12	29	18	303	25	60	148	70	4.7	163,200	194,800
October	67	5	15	28	19	306	26	62	150	68	4.6	161,100	200,200
November	61	5	13	27	17	309	28	63	151	68	5.1	172,000	211,500
December	57	6	9	27	16	315	28	64	153	70	5.5	164,800	202,100
2000:'													
January	67	5	9	33	20	310	27	63	153	68	4.6	163,500	200,300
February	78	7	14	37	20	305	25	63	153	64	3.9	162,400	199,200
March	88	7	18	38	26	310	26	64	156	64	3.5	165,100	204,900
April	78	7	14	36	22	299	24	64	150	60	3.8	162,600	207,300
May	77	6	14	37	20	302	25	64	152	61	3.9	164,700	200,000
June	71	7	14	33	17	308	25	66	154	64	4.4	160,100	197,700
July	76	5	15	35	22	300	25	64	149	61	3.9	169,000	202,200
August	73	6	12	33	22	303	26	63	151	63	4.2	166,600	200,200
September	70	6	12	32	20	301	26	63	148	62	4.3	171,500	208,300
October	71	6	13	31	20	305	27	66	150	62	4.3	176,300	215,100
November	63	5	11	30	17	309	29	68	149	63	4.9	174,700	210,700
December	65	5	10	31	19	301	28	65	146	62	4.6	162,000	208,100
2001:'													
January'	72	4	11	35	22	298	28	64	145	61	4.2	171,300	209,000
February'	86	6	13	40	26	290	27	62	142	59	3.4	167,300	210,400
March'	97	8	19	48	22	280	25	60	134	61	2.9	163,600	206,600
April'	83	7	16	39	20	284	23	61	135	64	3.4	165,600	199,700
Average RSE (%)'	6	17	15	9	10	4	18	7	4	8	5	4	4

¹Preliminary. ²Revised. RSE Relative standard error. X Not applicable. Z Less than 0.5 percent.

³Annual rates.

⁴Ratio of houses for sale to houses sold.

⁵Average RSE for the latest 6-month period.

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	\$100,000 to	\$125,000 to	\$150,000 to	\$200,000 to	\$250,000 to	\$300,000
		\$100,000	\$124,999	\$149,999	\$199,999	\$249,999	\$299,999	and over
Number of houses ¹								
1999 ^a	880	102	126	155	208	110	65	114
2000 ^a	877	88	112	150	200	121	73	132
RSE (%)	2	12	7	6	3	5	9	6
1999: ^a January	67	10	10	13	16	7	4	7
February	76	9	12	13	17	10	6	9
March	84	10	14	14	20	10	5	10
April	86	12	12	14	20	10	6	11
May	80	10	14	15	17	10	7	8
June	82	9	13	14	19	10	6	11
July	78	10	12	12	19	11	5	9
August	78	9	10	17	17	9	6	9
September	65	7	9	11	16	8	5	9
October	67	8	8	14	17	8	4	9
November	61	5	8	10	15	8	5	9
December	57	6	9	8	15	7	4	8
2000: ^a January	67	8	8	12	16	9	5	10
February	78	8	11	14	20	9	6	10
March	88	8	13	15	18	12	8	14
April	78	9	11	13	18	10	6	11
May	77	9	12	13	15	12	7	10
June	71	8	10	14	14	10	6	9
July	76	8	10	12	19	11	7	10
August	73	7	9	14	19	10	5	9
September	70	7	9	12	16	10	6	11
October	71	7	8	12	14	11	6	13
November	63	7	8	8	15	9	6	10
December	65	7	8	12	14	9	4	10
2001: January ^b	72	6	7	12	19	11	7	9
February ^b	86	9	11	14	19	13	7	13
March ^b	97	7	14	17	23	13	8	14
April^b	83	9	9	14	23	10	7	11
Average RSE (%) ^c	6	21	16	15	11	14	17	13

See footnotes at end of table.

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

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

Period	Total	Under \$100,000	\$100,000 to \$124,999	\$125,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$249,999	\$250,000 to \$299,999	\$300,000 and over
Percent distribution								
1999 ¹	100	12	14	18	24	13	7	13
2000 ¹	100	10	13	17	23	14	8	15
1999: ¹ January	100	15	14	19	24	11	6	11
February	100	12	16	17	22	13	8	12
March	100	12	16	17	24	12	6	12
April	100	14	14	17	24	12	7	13
May	100	12	18	18	21	13	8	10
June	100	11	15	18	23	13	7	13
July	100	13	15	16	24	14	6	12
August	100	12	13	22	22	11	7	12
September	100	12	14	17	25	13	7	13
October	100	11	12	20	25	12	6	13
November	100	8	14	17	24	14	8	15
December	100	10	15	15	26	13	8	13
2000: ¹ January	100	11	12	18	23	13	7	15
February	100	10	14	19	25	11	8	13
March	100	10	15	17	21	14	9	15
April	100	11	14	17	23	13	8	15
May	100	11	15	17	19	15	9	13
June	100	12	14	19	19	14	8	13
July	100	10	12	16	25	15	9	13
August	100	9	12	19	26	14	7	13
September	100	10	13	17	22	14	8	16
October	100	10	11	17	20	15	9	18
November	100	11	13	13	24	14	10	15
December	100	11	12	19	22	14	7	16
2001: January ¹	100	8	10	17	27	16	9	13
February ¹	100	10	13	16	22	15	8	15
March ¹	100	8	14	18	23	14	9	14
April¹	100	11	11	17	27	12	8	14

¹Preliminary. ²Revised. RSE Relative standard error. X Not applicable. Z Less than 0.5 percent.

³Houses for which sales price was not reported have been distributed proportionally to those for which sales price was reported.

⁴Average 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	
1999 ²	880	319	353	208	315	40	195	80	4.5
2000 ²	877	319	331	227	301	39	171	91	4.2
RSE (%)	2	3	3	6	4	7	4	6	5
1999: ²									
January	67	27	26	14	284	38	177	69	4.9
February	76	31	28	18	281	37	177	67	5.0
March	84	31	34	19	286	37	182	68	4.9
April	86	34	34	18	289	43	177	69	4.6
May	80	29	33	18	291	39	180	72	4.1
June	82	30	32	20	296	49	175	72	3.8
July	78	28	30	19	295	47	178	70	4.1
August	78	27	31	20	295	44	183	67	4.2
September	65	22	27	16	303	45	185	72	4.1
October	67	19	30	17	306	42	191	73	4.3
November	61	21	26	14	309	38	194	78	4.4
December	57	19	23	15	315	40	195	80	4.5
2000: ²									
January	67	25	27	16	310	40	187	84	4.7
February	78	28	31	19	305	41	182	83	5.2
March	88	34	35	19	310	44	181	86	5.3
April	78	28	31	19	299	40	181	79	5.0
May	77	29	29	18	302	37	181	84	4.3
June	71	25	26	19	308	39	186	83	4.3
July	76	28	27	22	300	37	184	79	4.1
August	73	26	29	17	303	40	180	83	3.8
September	70	23	27	20	301	39	177	84	3.9
October	71	26	26	19	305	40	180	86	3.8
November	63	24	21	17	309	41	176	92	3.8
December	65	23	21	21	301	39	171	91	4.2
2001: ²									
January ³	72	28	24	20	298	40	174	85	4.7
February ³	86	37	30	19	290	39	169	81	4.8
March ³	97	39	34	24	280	44	162	74	5.0
April⁴	83	33	29	21	284	45	167	72	5.3
Average RSE (%) ⁴	6	6	7	9	4	7	4	6	5

¹Preliminary. ²Revised. RSE Relative standard error. ³Less than 0.5 percent.

⁴Median number of months for sale since completion.

⁵Average RSE for the latest 6-month period.