

U.S. Department of Commerce
 Economics and Statistics Administration
 BUREAU OF THE CENSUS

U.S. Department of Housing
 and Urban Development

New One-Family Houses Sold

OCTOBER 1998

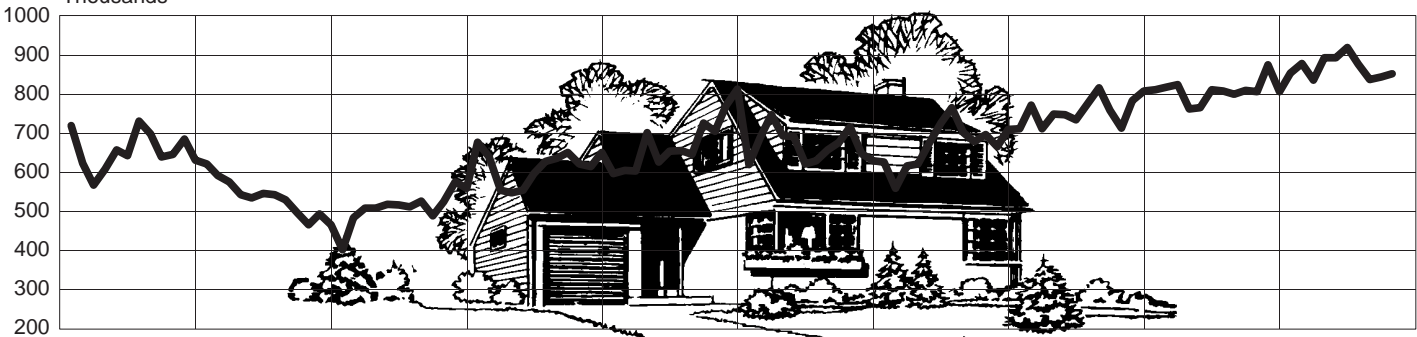
C25/98-10
 Issued December 1998

New One-Family Houses Sold and For Sale and Months' Supply at Current Sales Rate

(Seasonally Adjusted)

Houses Sold (Annual Rate)

Thousands



Houses For Sale

Thousands



Number of Months' Supply¹

Months



¹Ratio of houses for sale to houses sold at current sales rate.
 Source: U.S. Bureau of the Census, New One-Family Houses Sold.

NEW HOUSES SOLD AND FOR SALE

This report provides statistics for new privately owned one-family houses sold and for sale. The Bureau of the Census and the U.S. Department of Housing and Urban Development jointly release this report.

Sales of new one-family houses in October 1998 were at a seasonally adjusted annual rate of 851,000 compared with the revised September rate of 844,000. The October 1997 rate was 805,000.

The median sales price of new houses sold in October was \$150,000; the mean sales price was \$184,900. Changes in median and average sales prices reflect changing proportions of houses with different locations, sizes, etc., as well as changes in the prices of houses with identical characteristics. For a measure of the change in the sales price of new houses sold which are the same with respect to important characteristics, refer to the price index found in Tables 7a and 8 of this report. Table 7 presents the Fisher Ideal chain-type annual-weighted index in which no characteristics are held constant. For a description of these indexes see the appendix in the March 1997 issue of this report.

The seasonally adjusted estimate of new houses for sale at the end of October was 296,000. This represents a supply of 4.2 months at the current sales rate.

Through October of this year, there were 752,000 houses sold compared with 692,000 for the same period last year. This is an increase of 9 percent.

EXPLANATORY NOTES

The statistics in this report are estimated from sample surveys and are subject to sampling variability as well as errors of response and nonreporting. Estimated average relative standard errors for preliminary statistics for houses

sold and for sale are shown in the tables. For monthly estimates they are based upon the latest 6-month period ending June or December (January-June or July-December). Quarterly estimates are based upon the more recent of the first 2 quarters or last 2 quarters of the most current year; annual estimates on the last 2 years.

For month-to-month comparisons of total houses sold, the range of the 90-percent confidence interval is ± 9 percentage points from the estimated change. For year-to-date comparisons, the range is ± 2 percentage points. When the range of the confidence interval contains zero, it is uncertain whether there was an increase or decrease; that is, the change is not statistically significant. On average, the preliminary seasonally adjusted estimate of total sales is revised ± 3 percent. This does not include the revisions made when new seasonal factors are computed.

In interpreting changes in the statistics in this report, note that month-to-month changes in seasonally adjusted statistics often show movements which may be irregular. It takes 4 months to establish an underlying trend for new houses sold.

Mobile homes are not included in these statistics. Mobile home data can be found in Current Construction Reports, *Housing Starts*, Series C20.

Historical statistics on new one-family houses sold and for sale from 1963 to date are available from the Residential Construction Branch, Manufacturing and Construction Division, Bureau of the Census, Washington, DC 20233-6900. Telephone: 301-457-4666.

RELATED PUBLICATIONS

Current Construction Reports, *Characteristics of New Housing: 1997*, C25/97-A, Bureau of the Census and U.S. Department of Housing and Urban Development, Washington, DC 20233-6900.

Table 1. Houses Sold and For Sale and Months' Supply at Current Sales Rate

| Period | Not seasonally adjusted | | | Seasonally adjusted | | |
|---|------------------------------|---------------------------|---|---------------------------------|---------------------------|---|
| | Number of houses (thousands) | | Months' supply at current sales rate ¹ | Number of houses (thousands) | | Months' supply at current sales rate ¹ |
| | Sold during period | For sale at end of period | | Sold during period ² | For sale at end of period | |
| ANNUAL DATA | | | | | | |
| 1987 | 671 | 370 | (X) | (X) | (X) | (X) |
| 1988 | 676 | 371 | (X) | (X) | (X) | (X) |
| 1989 | 650 | 366 | (X) | (X) | (X) | (X) |
| 1990 | 534 | 321 | (X) | (X) | (X) | (X) |
| 1991 | 509 | 284 | (X) | (X) | (X) | (X) |
| 1992 | 610 | 267 | (X) | (X) | (X) | (X) |
| 1993 | 666 | 295 | (X) | (X) | (X) | (X) |
| 1994 | 670 | 340 | (X) | (X) | (X) | (X) |
| 1995 | 667 | 374 | (X) | (X) | (X) | (X) |
| 1996 | 757 | 326 | (X) | (X) | (X) | (X) |
| 1997 | 804 | 287 | (X) | (X) | (X) | (X) |
| MONTHLY DATA | | | | | | |
| 1995: January | 47 | 340 | 7.3 | 626 | 341 | 6.8 |
| February | 47 | 341 | 7.2 | 559 | 346 | 7.3 |
| March | 60 | 343 | 5.7 | 616 | 346 | 6.8 |
| April | 58 | 344 | 5.9 | 621 | 348 | 6.7 |
| May | 63 | 346 | 5.5 | 674 | 349 | 6.3 |
| June | 64 | 349 | 5.4 | 725 | 348 | 5.8 |
| July | 64 | 343 | 5.3 | 765 | 344 | 5.6 |
| August | 63 | 350 | 5.5 | 701 | 350 | 6.1 |
| September | 54 | 354 | 6.5 | 678 | 353 | 6.3 |
| October | 54 | 361 | 6.7 | 696 | 359 | 6.3 |
| November | 46 | 371 | 8.0 | 664 | 366 | 6.8 |
| December | 45 | 374 | 8.4 | 709 | 370 | 6.4 |
| 1996: January | 54 | 370 | 6.9 | 711 | 369 | 6.5 |
| February | 68 | 362 | 5.3 | 771 | 354 | 5.2 |
| March | 70 | 362 | 5.2 | 710 | 368 | 6.3 |
| April | 70 | 366 | 5.2 | 749 | 369 | 6.0 |
| May | 69 | 360 | 5.2 | 746 | 363 | 5.8 |
| June | 65 | 355 | 5.5 | 733 | 355 | 5.9 |
| July | 66 | 351 | 5.3 | 775 | 351 | 5.6 |
| August | 73 | 342 | 4.7 | 815 | 343 | 5.1 |
| September | 62 | 332 | 5.3 | 758 | 331 | 5.3 |
| October | 56 | 332 | 6.0 | 713 | 328 | 5.6 |
| November | 54 | 330 | 6.1 | 783 | 327 | 5.1 |
| December | 51 | 326 | 6.4 | 807 | 322 | 5.0 |
| 1997: January | 61 | 309 | 5.1 | 811 | 307 | 4.7 |
| February | 69 | 296 | 4.3 | 817 | 300 | 4.3 |
| March | 81 | 284 | 3.5 | 823 | 288 | 4.4 |
| April | 70 | 289 | 4.1 | 762 | 291 | 4.6 |
| May | 71 | 286 | 4.0 | 764 | 289 | 4.6 |
| June | 71 | 288 | 4.0 | 810 | 288 | 4.4 |
| July | 69 | 289 | 4.2 | 808 | 288 | 4.4 |
| August | 72 | 284 | 4.0 | 799 | 286 | 4.3 |
| September | 67 | 285 | 4.3 | 809 | 284 | 4.3 |
| October | 62 | 287 | 4.6 | 805 | 284 | 4.3 |
| November | 61 | 281 | 4.6 | 875 | 280 | 3.9 |
| December | 51 | 287 | 5.7 | 805 | 282 | 4.4 |
| 1998: January | 64 | 282 | 4.4 | 853 | 281 | 4.0 |
| February | 75 | 277 | 3.7 | 878 | 281 | 3.8 |
| March | 81 | 281 | 3.5 | 836 | 285 | 4.2 |
| April | 82 | 286 | 3.5 | 892 | 286 | 3.9 |
| May | 82 | 284 | 3.5 | 892 | 287 | 3.9 |
| June | 83 | 287 | 3.4 | 919 | 287 | 3.8 |
| July ^f | 75 | 284 | 3.8 | 877 | 284 | 3.9 |
| August ^f | 76 | 283 | 3.8 | 837 | 285 | 4.2 |
| September ^f | 69 | 289 | 4.2 | 844 | 289 | 4.1 |
| October ^p | 65 | 299 | 4.6 | 851 | 296 | 4.2 |
| AVERAGE RELATIVE STANDARD ERRORS | | | | | | |
| Annual | 2 | 3 | (X) | (X) | (X) | (X) |
| Monthly | 4 | 3 | 5 | 4 | 3 | 5 |

^fPreliminary. ^rRevised. X Not applicable.

¹Ratio of houses for sale to houses sold.

²Annual rate.

Table 2. Houses Sold and For Sale by Region

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

| Period | Sold during period | | | | | | | | | | For sale at end of period (not seasonally adjusted) | | | | |
|---|-------------------------|------------|----------|-------|------|---------------------------------|------------|----------|-------|------|--|------------|----------|-------|------|
| | Not seasonally adjusted | | | | | Seasonally adjusted annual rate | | | | | United States | North-east | Mid-west | South | West |
| | United States | North-east | Mid-west | South | West | United States | North-east | Mid-west | South | West | | | | | |
| ANNUAL DATA | | | | | | | | | | | | | | | |
| 1987 | 671 | 117 | 97 | 271 | 186 | (X) | (X) | (X) | (X) | (X) | 370 | 103 | 39 | 149 | 79 |
| 1988 | 676 | 101 | 97 | 276 | 202 | (X) | (X) | (X) | (X) | (X) | 371 | 112 | 43 | 133 | 82 |
| 1989 | 650 | 86 | 102 | 260 | 202 | (X) | (X) | (X) | (X) | (X) | 366 | 108 | 41 | 123 | 93 |
| 1990 | 534 | 71 | 89 | 225 | 149 | (X) | (X) | (X) | (X) | (X) | 321 | 77 | 42 | 105 | 97 |
| 1991 | 509 | 57 | 93 | 215 | 144 | (X) | (X) | (X) | (X) | (X) | 284 | 62 | 41 | 97 | 83 |
| 1992 | 610 | 65 | 116 | 259 | 170 | (X) | (X) | (X) | (X) | (X) | 267 | 48 | 41 | 104 | 74 |
| 1993 | 666 | 60 | 123 | 295 | 188 | (X) | (X) | (X) | (X) | (X) | 295 | 53 | 48 | 121 | 73 |
| 1994 | 670 | 61 | 123 | 295 | 191 | (X) | (X) | (X) | (X) | (X) | 340 | 55 | 63 | 140 | 82 |
| 1995 | 667 | 55 | 125 | 300 | 187 | (X) | (X) | (X) | (X) | (X) | 374 | 62 | 69 | 158 | 86 |
| 1996 | 757 | 74 | 137 | 337 | 209 | (X) | (X) | (X) | (X) | (X) | 326 | 38 | 67 | 146 | 74 |
| 1997 | 804 | 78 | 140 | 363 | 223 | (X) | (X) | (X) | (X) | (X) | 287 | 26 | 65 | 127 | 69 |
| MONTHLY DATA | | | | | | | | | | | | | | | |
| 1995: January | 47 | 4 | 7 | 22 | 14 | 626 | 64 | 107 | 282 | 173 | 340 | 55 | 62 | 143 | 81 |
| February | 47 | 4 | 9 | 23 | 11 | 559 | 58 | 110 | 265 | 126 | 341 | 54 | 62 | 143 | 82 |
| March | 60 | 5 | 12 | 27 | 16 | 616 | 62 | 122 | 267 | 165 | 343 | 55 | 62 | 146 | 80 |
| April | 58 | 5 | 13 | 24 | 16 | 621 | 55 | 128 | 266 | 173 | 344 | 56 | 61 | 148 | 80 |
| May | 63 | 5 | 12 | 26 | 20 | 674 | 54 | 121 | 288 | 211 | 346 | 58 | 61 | 149 | 79 |
| June | 64 | 7 | 12 | 26 | 19 | 725 | 77 | 131 | 299 | 219 | 349 | 57 | 62 | 151 | 78 |
| July | 64 | 5 | 11 | 31 | 17 | 765 | 54 | 134 | 378 | 198 | 343 | 58 | 63 | 145 | 77 |
| August | 63 | 4 | 12 | 28 | 19 | 701 | 49 | 138 | 309 | 206 | 350 | 59 | 64 | 149 | 78 |
| September | 54 | 4 | 10 | 24 | 17 | 678 | 36 | 132 | 305 | 206 | 354 | 60 | 64 | 151 | 78 |
| October | 54 | 5 | 10 | 25 | 15 | 696 | 54 | 131 | 314 | 198 | 361 | 62 | 66 | 153 | 79 |
| November | 46 | 3 | 9 | 21 | 13 | 664 | 46 | 130 | 298 | 189 | 371 | 64 | 69 | 156 | 82 |
| December | 45 | 6 | 7 | 20 | 12 | 709 | 83 | 125 | 306 | 195 | 374 | 62 | 69 | 158 | 86 |
| 1996: January | 54 | 3 | 10 | 24 | 17 | 711 | 47 | 145 | 310 | 209 | 370 | 61 | 66 | 158 | 85 |
| February | 68 | 5 | 11 | 31 | 21 | 771 | 61 | 136 | 344 | 229 | 362 | 58 | 66 | 157 | 81 |
| March | 70 | 4 | 13 | 32 | 20 | 710 | 52 | 133 | 320 | 206 | 362 | 59 | 66 | 159 | 79 |
| April | 70 | 6 | 13 | 30 | 21 | 749 | 61 | 125 | 335 | 227 | 366 | 59 | 67 | 163 | 77 |
| May | 69 | 5 | 14 | 32 | 19 | 746 | 58 | 137 | 348 | 204 | 360 | 61 | 67 | 158 | 74 |
| June | 65 | 7 | 12 | 28 | 18 | 733 | 78 | 129 | 324 | 202 | 355 | 59 | 66 | 156 | 74 |
| July | 66 | 7 | 12 | 29 | 18 | 775 | 84 | 132 | 347 | 212 | 351 | 56 | 65 | 155 | 75 |
| August | 73 | 8 | 14 | 33 | 19 | 815 | 80 | 163 | 363 | 209 | 342 | 51 | 64 | 153 | 74 |
| September | 62 | 9 | 10 | 27 | 17 | 758 | 84 | 132 | 338 | 204 | 332 | 45 | 65 | 148 | 73 |
| October | 56 | 6 | 9 | 26 | 15 | 713 | 73 | 120 | 330 | 190 | 332 | 42 | 68 | 147 | 76 |
| November | 54 | 6 | 9 | 25 | 14 | 783 | 80 | 124 | 364 | 215 | 330 | 41 | 69 | 147 | 73 |
| December | 51 | 6 | 9 | 23 | 13 | 807 | 80 | 158 | 358 | 210 | 326 | 38 | 67 | 146 | 74 |
| 1997: January | 61 | 7 | 9 | 29 | 15 | 811 | 108 | 135 | 372 | 196 | 309 | 34 | 65 | 137 | 73 |
| February | 69 | 9 | 10 | 33 | 18 | 817 | 106 | 124 | 381 | 207 | 296 | 30 | 63 | 132 | 71 |
| March | 81 | 8 | 13 | 36 | 24 | 823 | 94 | 128 | 364 | 237 | 284 | 28 | 63 | 126 | 67 |
| April | 70 | 8 | 14 | 30 | 19 | 762 | 87 | 132 | 335 | 208 | 289 | 28 | 65 | 129 | 67 |
| May | 71 | 8 | 13 | 31 | 18 | 764 | 89 | 135 | 341 | 199 | 286 | 26 | 64 | 127 | 68 |
| June | 71 | 7 | 15 | 31 | 19 | 810 | 69 | 157 | 363 | 221 | 288 | 27 | 62 | 129 | 69 |
| July | 69 | 6 | 13 | 30 | 21 | 808 | 68 | 149 | 355 | 236 | 289 | 28 | 63 | 130 | 68 |
| August | 72 | 7 | 12 | 34 | 19 | 799 | 72 | 133 | 372 | 222 | 284 | 28 | 62 | 127 | 68 |
| September | 67 | 6 | 10 | 31 | 20 | 809 | 61 | 133 | 379 | 236 | 285 | 27 | 65 | 125 | 68 |
| October | 62 | 5 | 11 | 28 | 18 | 805 | 64 | 141 | 364 | 235 | 287 | 27 | 66 | 126 | 68 |
| November | 61 | 6 | 12 | 27 | 16 | 875 | 93 | 167 | 389 | 227 | 281 | 26 | 64 | 124 | 67 |
| December | 51 | 5 | 9 | 24 | 13 | 805 | 73 | 163 | 362 | 207 | 287 | 26 | 65 | 127 | 69 |
| 1998: January | 64 | 5 | 10 | 32 | 17 | 853 | 78 | 153 | 402 | 219 | 282 | 27 | 62 | 126 | 67 |
| February | 75 | 8 | 15 | 30 | 22 | 878 | 93 | 196 | 353 | 237 | 277 | 25 | 61 | 128 | 63 |
| March | 81 | 8 | 18 | 34 | 21 | 836 | 94 | 173 | 350 | 219 | 281 | 24 | 59 | 132 | 67 |
| April | 82 | 8 | 16 | 37 | 22 | 892 | 92 | 156 | 409 | 235 | 286 | 24 | 61 | 133 | 68 |
| May | 82 | 9 | 14 | 34 | 25 | 892 | 99 | 145 | 380 | 268 | 284 | 23 | 61 | 134 | 65 |
| June | 83 | 8 | 17 | 39 | 21 | 919 | 79 | 165 | 436 | 239 | 287 | 23 | 63 | 134 | 68 |
| July ^f | 75 | 6 | 13 | 35 | 20 | 877 | 72 | 151 | 416 | 237 | 284 | 23 | 61 | 130 | 70 |
| August ^f | 76 | 7 | 13 | 34 | 21 | 837 | 73 | 154 | 373 | 238 | 283 | 23 | 60 | 131 | 69 |
| September ^f | 69 | 7 | 12 | 31 | 19 | 844 | 73 | 166 | 382 | 223 | 289 | 24 | 61 | 136 | 69 |
| October ^p | 65 | 5 | 11 | 30 | 19 | 851 | 65 | 157 | 381 | 248 | 299 | 26 | 64 | 139 | 69 |
| AVERAGE RELATIVE STANDARD ERRORS | | | | | | | | | | | | | | | |
| Annual (percent) . . | 2 | 6 | 7 | 3 | 4 | (X) | (X) | (X) | (X) | (X) | 3 | 10 | 6 | 4 | 6 |
| Monthly (percent) . . | 4 | 13 | 11 | 6 | 7 | 4 | 13 | 11 | 6 | 7 | 3 | 10 | 6 | 4 | 5 |

^pPreliminary. ^fRevised. X Not applicable.

Table 3. Houses Sold and For Sale by Stage of Construction

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

| Period | Sold during period | | | | For sale at end of period | | | |
|---|--------------------|-----------|--------------------|-------------|---------------------------|-----------|--------------------|-------------|
| | Total | Completed | Under construction | Not started | Total | Completed | Under construction | Not started |
| ANNUAL DATA | | | | | | | | |
| 1987..... | 671 | 201 | 289 | 182 | 370 | 100 | 212 | 57 |
| 1988..... | 676 | 213 | 286 | 177 | 371 | 111 | 204 | 57 |
| 1989..... | 650 | 215 | 263 | 172 | 366 | 109 | 188 | 69 |
| 1990..... | 534 | 193 | 199 | 142 | 321 | 119 | 145 | 57 |
| 1991..... | 509 | 184 | 172 | 154 | 284 | 104 | 130 | 51 |
| 1992..... | 610 | 196 | 211 | 202 | 267 | 86 | 135 | 46 |
| 1993..... | 666 | 198 | 225 | 243 | 295 | 83 | 166 | 47 |
| 1994..... | 670 | 220 | 230 | 220 | 340 | 108 | 189 | 42 |
| 1995..... | 667 | 238 | 223 | 205 | 374 | 123 | 199 | 52 |
| 1996..... | 757 | 275 | 254 | 228 | 326 | 101 | 185 | 40 |
| 1997..... | 804 | 236 | 295 | 273 | 287 | 92 | 161 | 34 |
| MONTHLY DATA | | | | | | | | |
| 1995: January..... | 47 | 17 | 15 | 15 | 340 | 112 | 186 | 42 |
| February..... | 47 | 14 | 16 | 17 | 341 | 116 | 185 | 40 |
| March..... | 60 | 21 | 19 | 20 | 343 | 117 | 182 | 44 |
| April..... | 58 | 19 | 20 | 20 | 344 | 119 | 184 | 42 |
| May..... | 63 | 24 | 21 | 18 | 346 | 118 | 186 | 43 |
| June..... | 64 | 23 | 22 | 20 | 349 | 117 | 186 | 46 |
| July..... | 64 | 23 | 21 | 21 | 343 | 116 | 183 | 44 |
| August..... | 63 | 22 | 23 | 19 | 350 | 116 | 187 | 47 |
| September..... | 54 | 21 | 19 | 14 | 354 | 116 | 187 | 51 |
| October..... | 54 | 19 | 19 | 16 | 361 | 119 | 194 | 48 |
| November..... | 46 | 17 | 14 | 15 | 371 | 122 | 199 | 50 |
| December..... | 45 | 17 | 14 | 13 | 374 | 123 | 199 | 52 |
| 1996: January..... | 54 | 19 | 17 | 18 | 370 | 122 | 196 | 51 |
| February..... | 68 | 21 | 21 | 26 | 362 | 120 | 192 | 50 |
| March..... | 70 | 22 | 23 | 24 | 362 | 120 | 189 | 53 |
| April..... | 70 | 22 | 27 | 22 | 366 | 119 | 195 | 51 |
| May..... | 69 | 25 | 24 | 20 | 360 | 114 | 195 | 52 |
| June..... | 65 | 24 | 21 | 20 | 355 | 113 | 193 | 48 |
| July..... | 66 | 27 | 21 | 18 | 351 | 111 | 191 | 49 |
| August..... | 73 | 26 | 27 | 20 | 342 | 106 | 192 | 44 |
| September..... | 62 | 23 | 22 | 17 | 332 | 103 | 185 | 43 |
| October..... | 56 | 21 | 19 | 15 | 332 | 103 | 186 | 43 |
| November..... | 54 | 20 | 17 | 17 | 330 | 101 | 189 | 40 |
| December..... | 51 | 20 | 15 | 17 | 326 | 101 | 185 | 40 |
| 1997: January..... | 61 | 22 | 20 | 19 | 309 | 97 | 174 | 38 |
| February..... | 69 | 23 | 23 | 23 | 296 | 95 | 165 | 37 |
| March..... | 81 | 25 | 29 | 27 | 284 | 91 | 158 | 35 |
| April..... | 70 | 21 | 24 | 26 | 289 | 91 | 165 | 33 |
| May..... | 71 | 23 | 24 | 24 | 286 | 90 | 163 | 33 |
| June..... | 71 | 19 | 30 | 22 | 288 | 89 | 163 | 36 |
| July..... | 69 | 20 | 26 | 22 | 289 | 88 | 165 | 36 |
| August..... | 72 | 19 | 28 | 25 | 284 | 87 | 163 | 34 |
| September..... | 67 | 18 | 26 | 22 | 285 | 90 | 164 | 31 |
| October..... | 62 | 18 | 24 | 20 | 287 | 91 | 163 | 33 |
| November..... | 61 | 18 | 24 | 19 | 281 | 92 | 158 | 31 |
| December..... | 51 | 14 | 17 | 19 | 287 | 92 | 161 | 34 |
| 1998: January..... | 64 | 18 | 22 | 25 | 282 | 86 | 161 | 35 |
| February..... | 75 | 19 | 26 | 30 | 277 | 85 | 157 | 35 |
| March..... | 81 | 20 | 30 | 31 | 281 | 81 | 164 | 36 |
| April..... | 82 | 20 | 31 | 31 | 286 | 80 | 168 | 38 |
| May..... | 82 | 17 | 34 | 31 | 284 | 81 | 166 | 37 |
| June..... | 83 | 21 | 31 | 31 | 287 | 77 | 173 | 37 |
| July ^f | 75 | 21 | 30 | 24 | 284 | 75 | 171 | 39 |
| August ^f | 76 | 19 | 32 | 24 | 283 | 74 | 172 | 37 |
| September ^f | 69 | 18 | 27 | 24 | 289 | 74 | 175 | 40 |
| October ^p | 65 | 19 | 27 | 20 | 299 | 76 | 181 | 42 |
| AVERAGE RELATIVE STANDARD ERRORS | | | | | | | | |
| Annual..... (percent)..... | 2 | 4 | 3 | 5 | 3 | 4 | 3 | 6 |
| Monthly..... (percent)..... | 4 | 7 | 5 | 9 | 3 | 4 | 3 | 4 |

^pPreliminary. ^fRevised.

Table 4. Houses Sold by Sales Price

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

| Period | Total | Number of houses ¹ | | | | | | Percent distribution ² | | | | | | Median sales price (dollars) | Average sales price (dollars) |
|---|-------|-------------------------------|----------------------|------------------------|------------------------|------------------------|--------------------|-----------------------------------|----------------------|------------------------|------------------------|------------------------|--------------------|------------------------------|-------------------------------|
| | | Under \$80,000 | \$80,000 to \$99,999 | \$100,000 to \$119,999 | \$120,000 to \$149,999 | \$150,000 to \$199,999 | \$200,000 and over | Under \$80,000 | \$80,000 to \$99,999 | \$100,000 to \$119,999 | \$120,000 to \$149,999 | \$150,000 to \$199,999 | \$200,000 and over | | |
| ANNUAL DATA | | | | | | | | | | | | | | | |
| 1993..... | 666 | 87 | 115 | 95 | 133 | 122 | 115 | 13 | 17 | 14 | 20 | 18 | 17 | 126,500 | 147,700 |
| 1994..... | 670 | 72 | 108 | 93 | 140 | 129 | 127 | 11 | 16 | 14 | 21 | 19 | 19 | 130,000 | 154,500 |
| 1995..... | 667 | 58 | 101 | 99 | 144 | 127 | 138 | 9 | 15 | 15 | 22 | 19 | 21 | 133,900 | 158,700 |
| 1996..... | 757 | 59 | 104 | 101 | 159 | 160 | 175 | 8 | 14 | 13 | 21 | 21 | 23 | 140,000 | 166,400 |
| 1997..... | 804 | 51 | 93 | 103 | 173 | 177 | 207 | 6 | 12 | 13 | 21 | 22 | 26 | 146,000 | 176,200 |
| MONTHLY DATA | | | | | | | | | | | | | | | |
| 1996: January..... | 54 | 4 | 10 | 8 | 11 | 10 | 11 | 8 | 18 | 15 | 20 | 19 | 20 | 131,900 | 155,300 |
| February..... | 68 | 6 | 10 | 9 | 14 | 14 | 15 | 9 | 14 | 14 | 20 | 20 | 22 | 139,400 | 163,700 |
| March..... | 70 | 6 | 10 | 9 | 15 | 14 | 15 | 8 | 14 | 13 | 22 | 20 | 22 | 137,000 | 162,100 |
| April..... | 70 | 5 | 11 | 8 | 14 | 16 | 15 | 7 | 16 | 11 | 21 | 23 | 22 | 140,000 | 170,000 |
| May..... | 69 | 6 | 9 | 10 | 15 | 15 | 15 | 9 | 12 | 14 | 22 | 22 | 21 | 136,400 | 163,300 |
| June..... | 65 | 5 | 8 | 9 | 14 | 14 | 15 | 8 | 13 | 14 | 22 | 22 | 22 | 140,000 | 166,500 |
| July..... | 66 | 4 | 8 | 9 | 14 | 15 | 15 | 7 | 12 | 14 | 22 | 23 | 23 | 144,200 | 168,400 |
| August..... | 73 | 6 | 11 | 11 | 15 | 15 | 16 | 8 | 14 | 15 | 21 | 20 | 21 | 137,000 | 159,700 |
| September..... | 62 | 7 | 9 | 8 | 13 | 10 | 16 | 11 | 15 | 12 | 20 | 17 | 26 | 139,000 | 167,400 |
| October..... | 56 | 4 | 7 | 7 | 12 | 12 | 13 | 7 | 12 | 13 | 22 | 22 | 24 | 143,800 | 168,400 |
| November..... | 54 | 4 | 7 | 7 | 12 | 11 | 14 | 7 | 14 | 12 | 22 | 20 | 25 | 143,500 | 172,000 |
| December..... | 51 | 4 | 7 | 6 | 10 | 11 | 13 | 7 | 13 | 13 | 20 | 22 | 26 | 144,900 | 171,800 |
| 1997: January..... | 61 | 3 | 8 | 8 | 13 | 13 | 15 | 6 | 13 | 13 | 22 | 21 | 25 | 145,000 | 171,900 |
| February..... | 69 | 5 | 9 | 9 | 15 | 14 | 18 | 7 | 13 | 13 | 21 | 20 | 26 | 143,000 | 171,100 |
| March..... | 81 | 7 | 9 | 12 | 15 | 19 | 20 | 8 | 11 | 14 | 18 | 23 | 25 | 148,000 | 172,700 |
| April..... | 70 | 5 | 7 | 9 | 14 | 16 | 19 | 7 | 10 | 13 | 20 | 23 | 28 | 150,000 | 179,500 |
| May..... | 71 | 4 | 9 | 9 | 15 | 15 | 17 | 6 | 13 | 13 | 22 | 22 | 24 | 141,000 | 170,700 |
| June..... | 71 | 4 | 9 | 9 | 17 | 14 | 19 | 5 | 12 | 12 | 24 | 20 | 27 | 145,000 | 179,400 |
| July..... | 69 | 4 | 8 | 9 | 15 | 15 | 18 | 6 | 12 | 13 | 21 | 22 | 26 | 145,900 | 175,500 |
| August..... | 72 | 5 | 9 | 10 | 15 | 17 | 17 | 6 | 13 | 14 | 21 | 24 | 23 | 144,000 | 170,700 |
| September..... | 67 | 4 | 8 | 8 | 14 | 15 | 17 | 6 | 12 | 12 | 21 | 23 | 25 | 146,300 | 177,500 |
| October..... | 62 | 3 | 7 | 9 | 14 | 13 | 15 | 5 | 11 | 15 | 23 | 21 | 24 | 141,500 | 172,900 |
| November..... | 61 | 4 | 8 | 7 | 13 | 13 | 16 | 6 | 13 | 12 | 22 | 22 | 25 | 145,000 | 175,400 |
| December..... | 51 | 4 | 5 | 6 | 12 | 11 | 13 | 7 | 10 | 11 | 23 | 23 | 25 | 145,900 | 175,800 |
| 1998: January..... | 64 | 3 | 8 | 9 | 13 | 14 | 17 | 4 | 12 | 14 | 21 | 22 | 27 | 148,000 | 178,600 |
| February..... | 75 | 3 | 8 | 11 | 13 | 18 | 23 | 4 | 10 | 15 | 17 | 23 | 31 | 156,000 | 181,600 |
| March..... | 81 | 3 | 8 | 10 | 17 | 20 | 22 | 4 | 10 | 12 | 21 | 25 | 27 | 152,700 | 178,500 |
| April..... | 82 | 4 | 9 | 11 | 19 | 18 | 22 | 5 | 11 | 13 | 23 | 22 | 26 | 148,000 | 176,700 |
| May..... | 82 | 4 | 9 | 11 | 15 | 20 | 23 | 5 | 11 | 13 | 19 | 24 | 28 | 153,200 | 183,500 |
| June..... | 83 | 5 | 10 | 10 | 18 | 19 | 21 | 6 | 12 | 12 | 22 | 22 | 26 | 148,000 | 175,900 |
| July ^f | 75 | 5 | 8 | 10 | 15 | 16 | 21 | 6 | 10 | 14 | 20 | 21 | 28 | 149,900 | 179,800 |
| August ^f | 76 | 4 | 8 | 10 | 16 | 16 | 22 | 5 | 10 | 13 | 21 | 22 | 29 | 150,000 | 182,800 |
| September ^f | 69 | 2 | 7 | 9 | 15 | 18 | 17 | 3 | 10 | 14 | 22 | 27 | 24 | 150,500 | 179,500 |
| October ^p | 65 | 4 | 8 | 9 | 12 | 13 | 20 | 6 | 12 | 14 | 18 | 20 | 31 | 150,000 | 184,900 |
| AVERAGE RELATIVE STANDARD ERRORS | | | | | | | | | | | | | | | |
| Annual..... (percent) . . | 2 | 7 | 5 | 6 | 5 | 5 | 5 | 7 | 5 | 6 | 5 | 5 | 5 | 2 | 2 |
| Monthly..... (percent) . . | 4 | 22 | 14 | 10 | 9 | 8 | 9 | 22 | 13 | 9 | 8 | 7 | 8 | 3 | 3 |

^pPreliminary. ^fRevised.

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

²Total equals 100 percent.

Note: The sales price includes the land.

Table 5. Current Seasonal Factors

| Month and year | New houses sold | | | | | New houses for sale | Months' supply at current sales rate | Median months from start to— | |
|-------------------------------|-------------------------------|-----------|---------|-------|-------|---------------------|--------------------------------------|------------------------------|--------------|
| | United States implicit factor | Northeast | Midwest | South | West | | | Sale | End of month |
| 1998: July ^f | 102.2 | 100.5 | 106.5 | 101.7 | 100.9 | 100.0 | 96.6 | 95.4 | 92.4 |
| August ^f | 108.3 | 120.1 | 101.8 | 108.8 | 108.1 | 99.3 | 89.4 | 89.8 | 92.9 |
| September ^f | 97.9 | 116.2 | 88.8 | 97.3 | 99.7 | 100.3 | 101.9 | 89.8 | 92.7 |
| October ^p | 92.1 | 93.8 | 86.5 | 93.4 | 93.3 | 101.0 | 108.0 | 94.5 | 94.0 |

^pPreliminary. ^fRevised.

Note: These are the seasonal factors used to adjust the most current preliminary and revised estimates. The factors are produced by running each series through the Census Method II X-11 version seasonal adjustment program. For new houses sold, only the four regional series are run through this X-11 program. The resulting seasonally adjusted estimates are then added to produce an estimate for the United States. The implicit factor is the result of dividing the unadjusted estimate by the seasonally adjusted estimate. It provides an indication of the overall seasonality for the particular month.

Table 6. Median Number of Months on Sales Market

[Houses not started are excluded. Medians computed from unrounded figures]

| Period | Houses sold, measured from month of start | | Houses for sale | | | Period | Houses sold, measured from month of start | | Houses for sale | | |
|---------------------|---|---------------------|------------------------------|---------------------|---|---|---|---------------------|------------------------------|---------------------|---|
| | Not seasonally adjusted | Seasonally adjusted | Measured from month of start | | Measured from month of completion (not seasonally adjusted) | | Not seasonally adjusted | Seasonally adjusted | Measured from month of start | | Measured from month of completion (not seasonally adjusted) |
| | | | Not seasonally adjusted | Seasonally adjusted | | | | | Not seasonally adjusted | Seasonally adjusted | |
| ANNUAL DATA | | | | | | | | | | | |
| 1987 | 3.9 | (X) | 5.4 | (X) | 4.8 | September | 4.1 | 4.6 | 4.5 | 4.8 | 4.8 |
| 1988 | 4.0 | (X) | 5.9 | (X) | 4.7 | October | 4.0 | 4.4 | 4.5 | 4.7 | 4.4 |
| 1989 | 4.3 | (X) | 6.5 | (X) | 5.5 | November | 4.3 | 4.0 | 4.5 | 4.7 | 4.6 |
| 1990 | 4.5 | (X) | 7.8 | (X) | 5.7 | December | 4.4 | 4.2 | 4.8 | 4.8 | 4.6 |
| 1991 | 4.4 | (X) | 6.8 | (X) | 6.9 | 1997 | | | | | |
| 1992 | 3.5 | (X) | 5.2 | (X) | 6.3 | January | 4.8 | 4.2 | 5.1 | 4.9 | 4.9 |
| 1993 | 3.6 | (X) | 4.4 | (X) | 4.6 | February | 4.5 | 4.1 | 5.3 | 4.8 | 4.8 |
| 1994 | 3.8 | (X) | 4.9 | (X) | 4.1 | March | 3.9 | 3.8 | 5.4 | 4.9 | 4.8 |
| 1995 | 4.3 | (X) | 5.3 | (X) | 5.5 | April | 4.1 | 4.2 | 5.2 | 4.8 | 4.6 |
| 1996 | 4.2 | (X) | 4.8 | (X) | 4.6 | May | 3.8 | 3.8 | 4.7 | 4.6 | 4.7 |
| 1997 | 3.7 | (X) | 4.9 | (X) | 4.3 | June | 2.7 | 3.0 | 4.4 | 4.7 | 4.6 |
| MONTHLY DATA | | | | | | | | | | | |
| 1995 | | | | | | | | | | | |
| January | 4.7 | 4.1 | 5.3 | 5.0 | 4.3 | July | 3.4 | 3.7 | 4.3 | 4.7 | 4.6 |
| February | 4.4 | 4.0 | 5.6 | 5.1 | 4.5 | August | 3.1 | 3.4 | 4.4 | 4.8 | 4.2 |
| March | 4.5 | 4.4 | 5.8 | 5.2 | 4.8 | September | 3.2 | 3.5 | 4.4 | 4.7 | 4.2 |
| April | 4.7 | 4.7 | 5.9 | 5.5 | 4.8 | October | 3.4 | 3.6 | 4.4 | 4.7 | 4.0 |
| May | 4.9 | 5.0 | 5.8 | 5.7 | 4.9 | November | 3.8 | 3.7 | 4.6 | 4.8 | 3.9 |
| June | 4.3 | 4.8 | 5.6 | 5.9 | 5.1 | December | 3.8 | 3.6 | 4.9 | 4.9 | 4.3 |
| July | 4.6 | 4.8 | 5.3 | 5.7 | 5.1 | 1998 | | | | | |
| August | 3.9 | 4.4 | 5.0 | 5.4 | 5.2 | January | 4.3 | 3.6 | 5.1 | 4.8 | 4.9 |
| September | 4.0 | 4.2 | 5.1 | 5.4 | 5.4 | February | 4.2 | 3.8 | 5.3 | 4.8 | 5.3 |
| October | 3.8 | 4.2 | 5.0 | 5.3 | 5.5 | March | 3.6 | 3.6 | 5.1 | 4.6 | 5.8 |
| November | 4.3 | 4.2 | 5.0 | 5.2 | 5.4 | April | 3.9 | 3.8 | 4.5 | 4.2 | 5.9 |
| December | 4.2 | 3.8 | 5.3 | 5.2 | 5.5 | May | 2.7 | 2.7 | 4.2 | 4.2 | 5.5 |
| 1996 | | | | | | | | | | | |
| January | 4.7 | 4.0 | 5.5 | 5.2 | 5.7 | June | 3.2 | 3.5 | 3.8 | 4.1 | 5.3 |
| February | 4.5 | 4.0 | 5.7 | 5.0 | 5.7 | July ^f | 3.5 | 3.6 | 3.9 | 4.3 | 5.1 |
| March | 4.4 | 4.3 | 5.8 | 5.3 | 5.5 | August ^f | 3.1 | 3.4 | 4.0 | 4.3 | 5.3 |
| April | 4.2 | 4.1 | 5.6 | 5.3 | 5.7 | September ^f | 3.5 | 3.9 | 3.9 | 4.2 | 5.2 |
| May | 4.4 | 4.5 | 5.4 | 5.3 | 5.8 | October ^p | 3.2 | 3.3 | 4.0 | 4.2 | 4.9 |
| June | 4.3 | 4.8 | 4.9 | 5.2 | 5.4 | AVERAGE RELATIVE STANDARD ERRORS | | | | | |
| July | 4.2 | 4.4 | 4.5 | 4.9 | 4.9 | Annual ... (percent) .. | 3 | (X) | 5 | (X) | 7 |
| August | 3.4 | 3.6 | 4.4 | 4.8 | 5.0 | Monthly ... (percent) .. | 10 | 10 | 6 | 6 | 10 |

^pPreliminary. ^fRevised. X Not applicable.

Table 7. Chain-Type Annual-Weighted Price Index (Fisher Ideal) of New One-Family Houses Sold Including Value of Lot

[1992=100.0. Index based on kinds of houses sold in 1992]

| Year | Annual | First quarter | Second quarter | Third quarter | Fourth quarter | Northeast | Midwest | South | West |
|------|--------|---------------|--------------------|---------------|----------------|-----------|---------|-------|-------|
| 1979 | 59.5 | 56.2 | 59.2 | 60.1 | 62.6 | 47.1 | 64.4 | 63.6 | 59.6 |
| 1980 | 65.4 | 63.8 | 64.8 | 66.4 | 66.5 | 51.2 | 67.6 | 70.7 | 66.1 |
| 1981 | 70.3 | 69.3 | 70.2 | 70.3 | 71.3 | 56.0 | 72.3 | 76.3 | 70.1 |
| 1982 | 73.2 | 73.4 | 73.5 | 73.2 | 72.8 | 58.4 | 75.5 | 80.3 | 71.5 |
| 1983 | 75.3 | 74.6 | 74.8 | 76.0 | 75.8 | 61.7 | 75.0 | 82.6 | 73.8 |
| 1984 | 78.1 | 76.2 | 77.8 | 78.7 | 79.7 | 67.1 | 79.2 | 84.7 | 76.2 |
| 1985 | 80.1 | 79.9 | 79.8 | 79.6 | 81.2 | 73.6 | 78.5 | 86.6 | 77.2 |
| 1986 | 83.8 | 81.8 | 83.8 | 85.2 | 84.5 | 84.8 | 83.0 | 88.9 | 78.7 |
| 1987 | 88.7 | 86.8 | 88.3 | 89.8 | 90.1 | 96.8 | 88.6 | 91.8 | 82.6 |
| 1988 | 92.1 | 91.3 | 91.7 | 92.7 | 92.7 | 99.8 | 92.7 | 94.0 | 87.2 |
| 1989 | 95.8 | 94.5 | 96.4 | 96.3 | 95.9 | 102.1 | 94.8 | 97.0 | 92.9 |
| 1990 | 97.4 | 97.8 | 96.7 | 98.0 | 96.9 | 98.1 | 95.4 | 97.3 | 98.3 |
| 1991 | 98.6 | 97.2 | 99.3 | 100.0 | 97.8 | 96.2 | 97.8 | 98.9 | 99.2 |
| 1992 | 100.0 | 98.9 | 99.7 | 100.1 | 101.3 | 100.0 | 100.0 | 100.0 | 100.0 |
| 1993 | 104.5 | 101.9 | 105.3 | 105.9 | 104.8 | 98.0 | 107.0 | 104.7 | 103.8 |
| 1994 | 109.6 | 108.1 | 109.7 | 110.0 | 110.5 | 100.0 | 112.8 | 108.4 | 111.1 |
| 1995 | 112.5 | 111.2 | 112.4 | 112.8 | 113.7 | 103.0 | 116.5 | 111.7 | 113.2 |
| 1996 | 114.9 | 115.3 | 114.5 | 115.6 | 115.1 | 104.7 | 119.3 | 113.0 | 117.2 |
| 1997 | 118.2 | 117.1 | 119.3 | 118.9 | 119.4 | 107.5 | 123.3 | 115.8 | 120.8 |
| 1998 | 121.0 | 121.0 | [†] 122.3 | | | | | | |

[†]Revised.

Table 7a. Fixed-Weighted Price index (Laspeyres) of New One-Family Houses Sold Including Value of Improved Lot

[1992=100.0. Index based on kinds of houses sold in 1992]

| Year | Annual | First quarter | Second quarter | Third quarter | Fourth quarter | Northeast | Midwest | South | West |
|------|--------|---------------|--------------------|---------------|----------------|-----------|---------|-------|-------|
| 1979 | 61.8 | 58.8 | 62.1 | 63.1 | 65.5 | 46.3 | 64.0 | 62.9 | 61.1 |
| 1980 | 68.1 | 66.7 | 67.7 | 69.4 | 69.8 | 50.5 | 67.1 | 70.2 | 68.2 |
| 1981 | 73.5 | 73.0 | 74.0 | 74.0 | 74.7 | 55.3 | 73.9 | 76.7 | 72.9 |
| 1982 | 75.2 | 76.4 | 76.0 | 75.3 | 74.7 | 56.7 | 75.1 | 79.5 | 73.5 |
| 1983 | 76.8 | 76.5 | 76.7 | 77.9 | 77.9 | 60.3 | 75.2 | 81.4 | 75.2 |
| 1984 | 79.9 | 78.6 | 80.3 | 81.1 | 81.9 | 66.0 | 80.2 | 84.6 | 77.3 |
| 1985 | 80.9 | 81.6 | 81.1 | 80.7 | 82.1 | 74.5 | 78.4 | 86.6 | 78.0 |
| 1986 | 84.1 | 82.7 | 84.7 | 86.0 | 85.2 | 84.5 | 82.5 | 89.4 | 80.9 |
| 1987 | 88.6 | 87.4 | 88.8 | 90.2 | 90.4 | 97.6 | 88.8 | 92.3 | 84.8 |
| 1988 | 91.9 | 91.7 | 92.1 | 93.1 | 93.0 | 100.5 | 92.8 | 94.3 | 87.6 |
| 1989 | 95.6 | 94.8 | 96.6 | 96.6 | 96.2 | 102.1 | 94.9 | 97.2 | 92.2 |
| 1990 | 97.4 | 98.2 | 97.2 | 98.6 | 97.5 | 99.3 | 95.5 | 97.4 | 98.1 |
| 1991 | 98.7 | 97.8 | 99.9 | 100.6 | 98.3 | 96.4 | 97.7 | 98.9 | 99.1 |
| 1992 | 100.0 | 99.3 | 100.1 | 100.3 | 101.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| 1993 | 104.3 | 101.8 | 105.1 | 105.6 | 104.6 | 97.1 | 106.7 | 104.7 | 103.6 |
| 1994 | 109.3 | 108.0 | 109.6 | 109.9 | 110.2 | 98.4 | 112.0 | 108.5 | 110.9 |
| 1995 | 112.4 | 110.8 | 111.9 | 112.2 | 113.0 | 100.7 | 116.3 | 111.9 | 112.7 |
| 1996 | 114.5 | 114.7 | 113.8 | 115.0 | 114.6 | 104.1 | 118.6 | 112.6 | 116.8 |
| 1997 | 118.4 | 116.4 | 118.6 | 118.2 | 118.7 | 106.6 | 122.9 | 116.5 | 120.5 |
| 1998 | 120.3 | 120.3 | [†] 121.6 | | | | | | |

[†]Revised.

Table 8. Average Sales Price of Kinds One-Family Houses Sold in 1992 Compared With That of Houses Actually Sold Based on the Laspeyres Price Index

[In dollars]

| Period | Average sales price of kinds of houses sold in 1992 (estimated from price index) | | Average sales price of houses sold | | Period | Average sales price of kinds of houses sold in 1992 (estimated from price index) | | Average sales price of houses sold | | | | | | |
|--------------------------|--|--|------------------------------------|---------------------------------|--------------------------|--|--|------------------------------------|---------------------------------|--|--|--|--|--|
| | Price | Period-to-period percent change ¹ | Price | Period-to-period percent change | | Price | Period-to-period percent change ¹ | Price | Period-to-period percent change | | | | | |
| ANNUAL DATA | | | | | | | | | | | | | | |
| 1977..... | 67,400 | (X) | 54,200 | (X) | 1986: First quarter..... | 119,100 | 0.7 | 106,300 | 2.3 | | | | | |
| 1978..... | 77,400 | 14.8 | 62,500 | 15.3 | Second quarter..... | 122,100 | 2.5 | 112,300 | 5.4 | | | | | |
| 1979..... | 89,100 | 14.9 | 71,800 | 14.9 | Third quarter..... | 123,900 | 1.4 | 114,400 | 2.1 | | | | | |
| 1980..... | 98,100 | 10.3 | 76,400 | 6.4 | Fourth quarter..... | 122,700 | -0.9 | 115,600 | 1.0 | | | | | |
| 1981..... | 105,900 | 7.9 | 83,000 | 8.6 | 1987: First quarter..... | 125,900 | 2.6 | 120,800 | 4.5 | | | | | |
| 1982..... | 108,400 | 2.4 | 83,900 | 1.1 | Second quarter..... | 128,000 | 1.6 | 126,100 | 4.4 | | | | | |
| 1983..... | 110,700 | 2.1 | 89,800 | 7.0 | Third quarter..... | 129,900 | 1.5 | 129,900 | 3.0 | | | | | |
| 1984..... | 115,100 | 4.1 | 97,600 | 8.7 | Fourth quarter..... | 130,300 | 0.3 | 133,500 | 2.8 | | | | | |
| 1985..... | 116,600 | 1.2 | 100,800 | 3.3 | 1988: First quarter..... | 132,100 | 1.4 | 137,900 | 3.3 | | | | | |
| 1986..... | 121,200 | 3.9 | 111,900 | 11.0 | Second quarter..... | 132,700 | 0.5 | 134,800 | -2.2 | | | | | |
| 1987..... | 127,700 | 5.3 | 127,200 | 13.7 | Third quarter..... | 134,100 | 1.0 | 141,500 | 5.0 | | | | | |
| 1988..... | 132,400 | 3.8 | 138,300 | 8.7 | Fourth quarter..... | 134,000 | -0.1 | 140,400 | -0.8 | | | | | |
| 1989..... | 137,800 | 4.0 | 148,800 | 7.6 | 1989: First quarter..... | 136,700 | 2.0 | 144,300 | 2.8 | | | | | |
| 1990..... | 140,400 | 1.9 | 149,800 | 0.7 | Second quarter..... | 139,100 | 1.8 | 146,800 | 1.7 | | | | | |
| 1991..... | 142,200 | 1.3 | 147,200 | -1.7 | Third quarter..... | 139,200 | 0.0 | 150,200 | 2.3 | | | | | |
| 1992..... | 144,100 | 1.4 | 144,100 | -2.1 | Fourth quarter..... | 138,600 | -0.4 | 151,200 | 0.7 | | | | | |
| 1993..... | 150,300 | 4.3 | 147,700 | 2.5 | 1990: First quarter..... | 141,500 | 2.1 | 149,500 | -1.1 | | | | | |
| 1994..... | 157,500 | 4.7 | 154,500 | 4.6 | Second quarter..... | 140,100 | -1.0 | 151,200 | 1.1 | | | | | |
| 1995..... | 161,900 | 2.8 | 158,700 | 2.7 | Third quarter..... | 142,200 | 1.5 | 145,500 | -3.8 | | | | | |
| 1996..... | 165,100 | 2.0 | 166,400 | 4.9 | Fourth quarter..... | 140,500 | -1.1 | 150,100 | 3.2 | | | | | |
| 1997..... | 170,600 | 3.4 | 176,200 | 5.9 | QUARTERLY DATA | | | | | | | | | |
| 1977: First quarter..... | 64,200 | (X) | 51,600 | (X) | 1991: First quarter..... | 140,900 | 0.2 | 151,100 | 0.7 | | | | | |
| Second quarter..... | 67,400 | 5.0 | 54,300 | 5.2 | Second quarter..... | 144,000 | 2.2 | 148,200 | -1.9 | | | | | |
| Third quarter..... | 68,700 | 1.9 | 54,000 | -0.6 | Third quarter..... | 145,000 | 0.7 | 145,400 | -1.9 | | | | | |
| Fourth quarter..... | 72,700 | 5.9 | 57,500 | 6.5 | Fourth quarter..... | 141,700 | -2.3 | 144,400 | -0.7 | | | | | |
| 1978: First quarter..... | 73,900 | 1.7 | 59,300 | 3.1 | 1992: First quarter..... | 143,100 | 1.0 | 144,500 | 0.1 | | | | | |
| Second quarter..... | 76,700 | 3.8 | 61,600 | 3.9 | Second quarter..... | 144,200 | 0.8 | 145,300 | 0.6 | | | | | |
| Third quarter..... | 79,800 | 4.0 | 63,500 | 3.2 | Third quarter..... | 144,500 | 0.2 | 141,700 | -2.5 | | | | | |
| Fourth quarter..... | 82,200 | 3.1 | 66,400 | 4.4 | Fourth quarter..... | 145,600 | 0.8 | 147,200 | 3.9 | | | | | |
| 1979: First quarter..... | 84,800 | 3.1 | 68,300 | 2.9 | 1993: First quarter..... | 146,800 | 0.8 | 144,700 | -1.7 | | | | | |
| Second quarter..... | 89,500 | 5.6 | 72,400 | 6.0 | Second quarter..... | 151,400 | 3.2 | 148,900 | 2.9 | | | | | |
| Third quarter..... | 91,000 | 1.6 | 74,200 | 2.5 | Third quarter..... | 152,100 | 0.5 | 148,000 | -0.6 | | | | | |
| Fourth quarter..... | 94,600 | 3.8 | 72,700 | -2.0 | Fourth quarter..... | 150,800 | -0.9 | 148,300 | 0.2 | | | | | |
| 1980: First quarter..... | 96,200 | 1.8 | 73,600 | 1.2 | 1994: First quarter..... | 155,700 | 3.3 | 153,600 | 3.6 | | | | | |
| Second quarter..... | 97,600 | 1.5 | 74,400 | 1.1 | Second quarter..... | 158,000 | 1.5 | 154,200 | 0.4 | | | | | |
| Third quarter..... | 100,100 | 2.5 | 77,500 | 4.2 | Third quarter..... | 158,300 | 0.2 | 152,800 | -0.9 | | | | | |
| Fourth quarter..... | 100,600 | 0.5 | 80,000 | 3.2 | Fourth quarter..... | 158,800 | 0.3 | 156,100 | 2.2 | | | | | |
| 1981: First quarter..... | 105,200 | 4.5 | 80,900 | 1.1 | 1995: First quarter..... | 159,600 | 0.5 | 153,500 | -1.7 | | | | | |
| Second quarter..... | 106,600 | 1.3 | 84,300 | 4.2 | Second quarter..... | 161,300 | 1.1 | 158,900 | 3.5 | | | | | |
| Third quarter..... | 106,700 | 0.1 | 83,800 | -0.6 | Third quarter..... | 161,600 | 0.2 | 157,700 | -0.8 | | | | | |
| Fourth quarter..... | 107,600 | 0.9 | 83,700 | -0.1 | Fourth quarter..... | 162,800 | 0.7 | 160,900 | 2.0 | | | | | |
| 1982: First quarter..... | 110,000 | 2.2 | 81,200 | -3.0 | 1996: First quarter..... | 165,200 | 1.5 | 161,100 | 0.1 | | | | | |
| Second quarter..... | 109,500 | -0.4 | 85,700 | 5.5 | Second quarter..... | 164,000 | -0.7 | 166,000 | 3.0 | | | | | |
| Third quarter..... | 108,600 | -0.9 | 83,900 | -2.1 | Third quarter..... | 166,400 | 1.4 | 164,000 | -1.2 | | | | | |
| Fourth quarter..... | 107,700 | -0.8 | 84,600 | 0.8 | Fourth quarter..... | 165,100 | -0.4 | 171,000 | 4.3 | | | | | |
| 1983: First quarter..... | 110,200 | 2.3 | 86,700 | 2.5 | 1997: First quarter..... | 167,800 | 1.6 | 172,200 | 0.7 | | | | | |
| Second quarter..... | 110,600 | 0.4 | 89,100 | 1.8 | Second quarter..... | 170,800 | 1.8 | 177,200 | 2.9 | | | | | |
| Third quarter..... | 112,300 | 1.6 | 92,500 | 3.8 | Third quarter..... | 170,300 | -0.3 | 174,700 | -1.4 | | | | | |
| Fourth quarter..... | 112,200 | -0.1 | 90,800 | -1.8 | Fourth quarter..... | 171,100 | 0.5 | 175,400 | 0.4 | | | | | |
| 1984: First quarter..... | 113,200 | 0.9 | 94,700 | 4.3 | 1998: First quarter..... | 173,400 | 1.3 | 180,000 | 2.6 | | | | | |
| Second quarter..... | 115,700 | 2.2 | 99,200 | 4.8 | Second quarter..... | 173,400 | 0.0 | 178,800 | -0.7 | | | | | |
| Third quarter..... | 116,900 | 1.0 | 98,500 | -0.7 | Third quarter..... | 175,200 | 1.1 | 180,200 | 0.8 | | | | | |
| Fourth quarter..... | 118,000 | 0.9 | 97,800 | -0.7 | | | | | | | | | | |
| 1985: First quarter..... | 117,600 | -0.4 | 98,500 | 0.7 | | | | | | | | | | |
| Second quarter..... | 116,900 | -0.6 | 100,500 | 2.0 | | | | | | | | | | |
| Third quarter..... | 116,300 | -0.5 | 100,500 | 0.0 | | | | | | | | | | |
| Fourth quarter..... | 118,300 | 1.7 | 103,800 | 3.3 | | | | | | | | | | |

¹Revised. X Not applicable.

¹Derived from unrounded figures.