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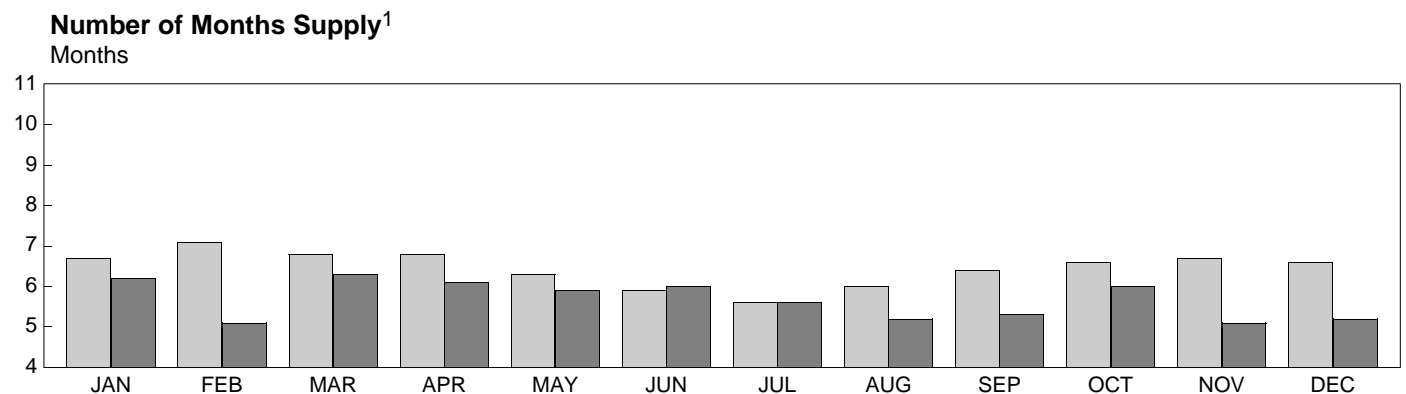
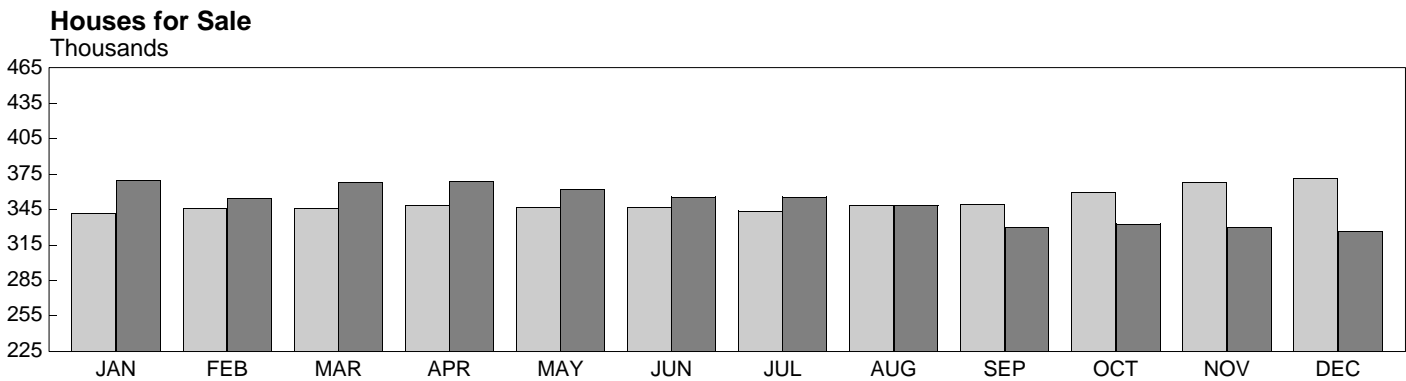
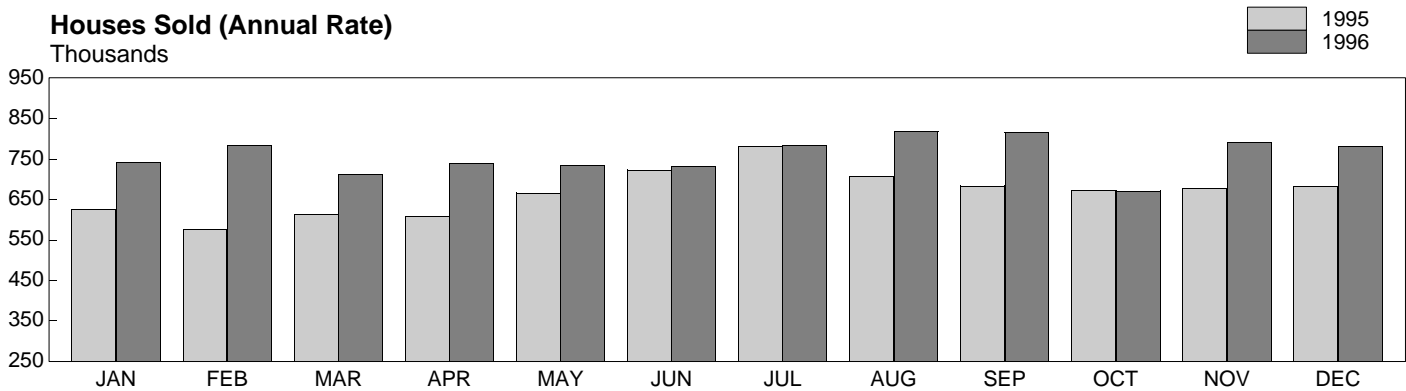
New One-Family Houses Sold

DECEMBER 1996

C25/96-12
 Issued February 1997

"Beginning with the March 1997 report, we will feature a new price index – The Fisher ideal chain weighted index. This index conforms with indexes being used for the Value of New Construction Put in Place series and the National Economic Accounts. Both the current and new index will be shown in the March report."

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



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 December 1996 were at a seasonally adjusted annual rate of 783,000 compared with the revised November rate of 791,000. The December 1995 rate was 683,000.

The median sales price of new houses sold in December was \$142,000; the mean sales price was \$173,200. 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, see the price index in tables 12 through 14 of this report.

The seasonally adjusted estimate of new houses for sale at the end of December was 327,000. This represents a supply of 5.2 months at the current sales rate.

In 1996 there were 756,000 houses sold compared with 667,000 houses sold in 1995. This is an increase of 13 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 12 percentage points from the estimated change. For year-to-year comparisons the range is 3 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.

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. On average, the preliminary seasonally adjusted estimate of total sales is revised 5 percent. This does not include the revisions made when new seasonal factors are computed.

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. Telephone 301-457-4666.

RELATED PUBLICATIONS

Current Construction Reports, *Characteristics of New Housing: 1995*, C25/95-A, Bureau of the Census and U.S. Department of Housing and Urban Development, Washington, DC, 20233.

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						
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 ^P	756	330	(X)	(X)	(X)	(X)
MONTHLY DATA						
1993: January	44	265	6.0	596	266	5.4
February	50	263	5.3	604	267	5.3
March	60	268	4.5	602	270	5.4
April	66	270	4.1	701	272	4.7
May	58	273	4.7	626	275	5.3
June	59	276	4.7	653	275	5.2
July	55	278	5.1	655	278	5.3
August	57	286	5.0	645	286	5.5
September	57	290	5.1	726	287	4.9
October	56	291	5.2	704	290	5.0
November	53	293	5.6	769	293	4.8
December	51	295	5.8	812	293	4.5
1994: January	46	294	6.4	620	295	5.9
February	58	292	5.0	699	296	5.0
March	74	296	4.0	736	298	4.9
April	65	296	4.5	683	298	5.2
May	65	301	4.6	689	302	5.3
June	55	316	5.7	625	314	6.2
July	52	318	6.0	628	318	6.3
August	59	323	5.5	666	322	5.9
September	54	332	6.1	689	328	5.9
October	57	331	5.9	710	330	5.7
November	45	335	7.5	641	334	6.4
December	40	340	8.5	625	337	6.6
1995: January	47	340	7.3	627	342	6.7
February	47	341	7.2	577	346	7.1
March	60	343	5.7	614	346	6.8
April	58	344	5.9	608	349	6.8
May	63	346	5.5	667	347	6.3
June	64	349	5.4	724	347	5.9
July	64	343	5.3	782	344	5.6
August	63	350	5.5	707	349	6.0
September	54	354	6.5	684	350	6.4
October	54	361	6.7	673	360	6.6
November	46	371	8.0	679	368	6.7
December	45	374	8.4	683	372	6.6
1996: January	54	370	6.9	743	370	6.2
February	68	362	5.3	784	355	5.1
March	70	362	5.2	713	368	6.3
April	70	366	5.2	740	369	6.1
May	69	360	5.2	734	362	5.9
June	65	355	5.5	733	356	6.0
July	66	351	5.3	780	353	5.6
August	73	342	4.7	820	343	5.2
September ^f	62	332	5.3	779	330	5.3
October ^f	54	335	6.2	672	333	6.0
November ^f	55	333	6.0	791	330	5.1
December ^P	51	330	6.5	783	327	5.2
AVERAGE RELATIVE STANDARD ERRORS						
Annual	2	4	(X)	(X)	(X)	(X)
Monthly	6	4	7	6	4	7

^PPreliminary. ^fRevised. 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																
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 ^P	756	75	137	336	208	(X)	(X)	(X)	(X)	(X)	330	40	68	147	75	
MONTHLY DATA																
1993: January	44	3	7	22	12	596	53	113	280	150	265	49	40	104	73	
February	50	4	9	23	14	604	68	104	275	157	263	48	39	105	71	
March	60	5	11	26	17	602	53	110	263	176	268	48	41	106	73	
April	66	9	13	28	17	701	102	121	293	185	270	46	42	108	74	
May	58	6	11	23	18	626	68	111	251	196	273	47	43	111	72	
June	59	6	11	26	16	653	66	120	296	171	276	48	44	111	74	
July	55	5	10	24	15	655	59	124	288	183	278	48	44	112	75	
August	57	5	10	27	16	645	56	116	294	179	286	49	47	114	76	
September	57	5	10	26	17	726	60	126	330	209	290	51	48	115	77	
October	56	5	12	24	15	704	57	145	306	196	291	51	49	116	75	
November	53	4	9	22	17	769	53	129	326	262	293	52	48	118	75	
December	51	4	11	21	14	812	51	206	329	227	295	53	48	121	73	
1994: January	46	3	8	21	13	620	49	126	278	166	294	52	46	122	73	
February	58	3	11	25	19	699	51	134	298	216	292	50	46	123	72	
March	74	5	13	33	22	736	63	128	325	220	296	50	48	123	74	
April	65	5	13	28	18	683	62	126	300	195	296	50	49	122	74	
May	65	6	12	29	18	689	61	126	312	189	301	51	51	123	76	
June	55	5	11	23	16	625	55	119	267	184	316	52	55	129	79	
July	52	4	9	24	16	628	51	109	280	188	318	54	55	129	80	
August	59	7	10	24	18	666	73	115	275	203	323	54	57	134	79	
September	54	7	9	23	15	689	94	111	296	190	332	53	61	139	80	
October	57	6	11	23	16	710	63	139	300	207	331	52	62	137	80	
November	45	5	9	19	12	641	62	126	275	178	335	53	62	139	81	
December	40	4	7	20	10	625	46	117	301	161	340	55	63	140	82	
1995: January	47	4	7	22	14	627	67	111	279	170	340	55	62	143	81	
February	47	4	9	23	11	577	65	106	276	129	341	54	62	143	82	
March	60	5	12	27	16	614	56	121	269	167	343	55	62	146	80	
April	58	5	13	24	16	608	55	124	255	174	344	56	61	148	80	
May	63	5	12	26	20	667	52	124	287	204	346	58	61	149	79	
June	64	7	12	26	19	724	75	136	297	216	349	57	62	151	78	
July	64	5	11	31	17	782	54	141	381	207	343	58	63	145	77	
August	63	4	12	28	19	707	51	138	313	205	350	59	64	149	78	
September	54	4	10	24	17	684	44	130	304	206	354	60	64	151	78	
October	54	5	10	25	15	673	50	123	305	195	361	62	66	153	79	
November	46	3	9	21	13	679	43	128	310	198	371	64	69	156	82	
December	45	6	7	20	12	683	72	124	301	187	374	62	69	158	86	
1996: January	54	3	10	24	17	743	52	159	322	210	370	61	66	158	85	
February	68	5	11	31	21	784	67	131	354	232	362	58	66	157	81	
March	70	4	13	32	20	713	51	132	321	209	362	59	66	159	79	
April	70	6	13	30	21	740	62	124	325	229	366	59	67	163	77	
May	69	5	14	32	19	734	56	139	342	197	360	61	67	158	74	
June	65	7	12	28	18	733	73	134	324	201	355	59	66	156	74	
July	66	7	12	29	18	780	81	139	345	215	351	56	65	155	75	
August	73	8	14	33	19	820	86	163	364	207	342	51	64	153	74	
September ^f	62	9	10	27	17	779	96	130	343	210	332	45	65	148	73	
October ^f	54	6	9	25	15	672	66	100	312	194	335	45	68	147	75	
November ^f	55	7	8	25	15	791	90	120	359	222	333	43	70	147	73	
December ^P	51	7	10	22	11	783	87	176	335	185	330	40	68	147	75	
AVERAGE RELATIVE STANDARD ERRORS																
Annual	(percent)	2	6	7	3	4	(X)	(X)	(X)	(X)	(X)	4	15	8	5	5
Monthly	(percent)	6	20	12	10	9	6	20	12	10	9	4	15	8	5	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								
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 ^P	756	272	256	228	330	106	183	41
MONTHLY DATA								
1993: January.....	44	13	14	17	265	86	133	46
February.....	50	16	15	19	263	86	130	48
March.....	60	17	19	24	268	82	134	52
April.....	66	19	22	25	270	80	140	50
May.....	58	15	19	25	273	81	146	47
June.....	59	18	22	19	276	79	150	47
July.....	55	15	20	19	278	79	152	47
August.....	57	17	19	22	286	80	161	45
September.....	57	16	20	20	290	82	162	46
October.....	56	15	22	19	291	82	164	45
November.....	53	18	18	17	293	82	166	45
December.....	51	18	17	16	295	83	166	47
1994: January.....	46	16	14	15	294	83	162	48
February.....	58	16	18	24	292	84	160	47
March.....	74	21	27	26	296	81	168	46
April.....	65	19	23	23	296	80	169	46
May.....	65	20	22	23	301	83	175	43
June.....	55	17	19	20	316	88	180	47
July.....	52	17	19	17	318	92	185	40
August.....	59	20	21	18	323	92	188	43
September.....	54	18	20	16	332	96	191	46
October.....	57	20	19	17	331	102	186	43
November.....	45	16	16	12	335	105	187	42
December.....	40	17	12	11	340	108	189	42
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 ^r	62	23	22	17	332	103	185	43
October ^r	54	20	20	14	335	107	186	43
November ^r	55	20	18	17	333	105	187	40
December ^P	51	19	16	16	330	106	183	41
AVERAGE RELATIVE STANDARD ERRORS								
Annual..... (percent) ..	2	4	3	5	4	6	4	5
Monthly..... (percent) ..	6	9	6	14	4	6	4	5

^PPreliminary. ^rRevised.

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																
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 ^P	756	60	105	100	159	158	174	8	14	13	21	21	23	140,000	165,800	
MONTHLY DATA																
1994: January	46	5	8	6	10	8	8	12	18	14	21	17	18	126,000	153,400	
February	58	7	9	9	11	11	11	11	16	16	19	20	18	129,900	150,700	
March	74	8	13	10	14	15	13	11	18	13	19	20	18	132,300	152,800	
April	65	7	10	10	14	11	13	11	15	16	22	16	20	129,000	152,900	
May	65	8	10	9	14	13	11	12	16	14	21	19	17	129,900	151,800	
June	55	6	7	7	13	10	11	11	13	13	23	19	21	133,500	158,400	
July	52	7	10	7	11	9	9	13	19	14	20	17	17	124,400	144,400	
August	59	6	10	8	12	13	10	10	17	13	20	22	18	133,300	154,900	
September	54	5	9	8	11	10	11	9	17	15	21	18	20	129,700	157,200	
October	57	5	10	7	13	12	10	10	17	12	23	22	17	132,000	153,000	
November	45	5	7	7	9	7	9	12	15	16	20	16	20	129,900	155,400	
December	40	3	7	5	9	8	8	8	17	13	22	19	20	135,000	159,600	
1995: January	47	5	8	6	9	10	7	12	18	14	20	20	16	127,900	147,400	
February	47	4	8	7	8	9	11	9	16	15	18	19	24	135,000	160,200	
March	60	7	9	8	15	11	10	11	15	14	25	18	17	130,000	153,300	
April	58	5	8	9	13	11	12	8	14	16	23	19	21	134,000	157,800	
May	63	5	9	11	13	12	13	8	14	18	20	19	21	133,900	158,000	
June	64	5	9	10	15	12	15	7	14	15	23	18	23	133,700	160,200	
July	64	7	11	10	12	12	13	10	17	15	19	19	20	131,000	154,200	
August	63	5	10	9	14	11	15	8	16	14	22	17	23	134,900	162,000	
September	54	4	9	9	13	9	10	8	17	16	24	17	17	130,000	155,600	
October	54	5	8	7	12	11	10	8	15	14	23	20	19	135,200	156,200	
November	46	4	7	7	10	10	9	8	15	14	23	21	19	137,000	160,700	
December	45	3	6	6	9	9	11	8	14	14	20	20	24	138,600	165,600	
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 ^r	62	7	9	8	13	10	16	11	15	12	20	17	26	139,000	167,400	
October ^r	54	4	7	7	12	12	13	7	13	13	22	22	24	142,000	167,000	
November ^r	55	4	8	7	12	11	14	7	15	12	21	19	26	146,500	174,200	
December ^P	51	4	7	6	10	10	12	9	13	13	20	20	25	142,000	173,200	
AVERAGE RELATIVE STANDARD ERRORS																
Annual	(percent)	2	7	5	6	5	5	5	7	5	6	5	5	5	2	2
Monthly	(percent)	6	25	14	11	10	10	11	24	13	9	8	8	9	5	4

^PPreliminary. ^rRevised.

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
1996: September ^f	95.7	106.3	90.0	95.8	94.2	100.5	101.2	90.6	93.9
October ^f	96.4	104.3	102.4	94.9	92.8	100.7	104.1	91.3	94.7
November ^f	83.7	88.9	84.2	83.2	82.2	100.9	118.4	105.7	97.5
December ^p	77.5	99.7	68.4	79.2	72.5	100.9	125.8	108.6	100.2

^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 for sale					Period	Houses for sale				
	Houses sold, measured from month of start		Measured from month of start		Measured from month of completion (not seasonally adjusted)		Houses sold, measured from month of start		Measured from month of start		Measured from month of completion (not seasonally adjusted)
	Not seasonally adjusted	Seasonally adjusted	Not seasonally adjusted	Seasonally adjusted			Not seasonally adjusted	Seasonally adjusted	Not seasonally adjusted	Seasonally adjusted	
ANNUAL DATA											
1988	4.0	(X)	5.9	(X)	4.7	October	4.0	4.3	4.6	4.8	3.9
1989	4.3	(X)	6.5	(X)	5.5	November	4.2	4.1	4.8	4.9	4.1
1990	4.5	(X)	7.8	(X)	5.7	December	4.6	4.0	4.9	4.9	4.1
1991	4.4	(X)	6.8	(X)	6.9	1995					
1992	3.5	(X)	5.2	(X)	6.3	January	4.7	4.1	5.3	5.0	4.3
1993	3.6	(X)	4.4	(X)	4.6	February	4.4	3.9	5.6	5.1	4.5
1994	3.8	(X)	4.9	(X)	4.1	March	4.5	4.4	5.8	5.3	4.8
1995	4.3	(X)	5.3	(X)	5.5	April	4.7	4.8	5.9	5.6	4.8
1996 ^p	4.2	(X)	4.9	(X)	5.1	May	4.9	5.1	5.8	5.7	4.9
MONTHLY DATA											
1993											
January	4.2	3.7	5.4	5.1	6.6	June	4.3	4.8	5.6	5.9	5.1
February	4.6	4.0	5.6	5.1	6.4	July	4.6	4.9	5.3	5.7	5.1
March	4.1	3.9	5.4	5.0	6.5	August	3.9	4.4	5.0	5.4	5.2
April	3.8	3.8	4.9	4.7	6.1	September	4.0	4.3	5.1	5.4	5.4
May	3.2	3.4	4.7	4.6	6.1	October	3.8	4.2	5.0	5.3	5.5
June	3.0	3.5	4.2	4.4	6.1	November	4.3	4.1	5.0	5.2	5.4
July	3.3	3.5	4.2	4.5	6.2	December	4.2	3.7	5.3	5.2	5.5
August	3.5	3.9	4.2	4.5	5.8	1996					
September	3.0	3.3	4.2	4.5	5.3	January	4.7	4.1	5.5	5.2	5.7
October	3.3	3.6	4.3	4.5	5.1	February	4.5	3.9	5.7	5.1	5.7
November	3.8	3.6	4.3	4.4	4.7	March	4.4	4.3	5.8	5.3	5.5
December	3.8	3.3	4.4	4.4	4.6	April	4.2	4.2	5.6	5.3	5.7
1994											
January	4.3	3.8	4.7	4.4	4.7	May	4.4	4.5	5.4	5.3	5.8
February	4.1	3.6	4.8	4.4	4.8	June	4.3	4.8	4.9	5.2	5.4
March	3.6	3.6	4.7	4.4	5.2	July	4.2	4.4	4.5	4.9	4.9
April	3.8	3.8	4.7	4.4	5.1	August	3.4	3.7	4.4	4.8	5.0
May	3.7	3.9	4.1	4.1	4.6	September ^f	4.1	4.6	4.5	4.8	4.8
June	3.3	3.7	3.8	4.1	3.9	October ^f	4.0	4.4	4.5	4.8	4.6
July	3.5	3.8	4.0	4.3	3.6	November ^f	4.3	4.1	4.6	4.8	4.9
August	3.8	4.1	4.1	4.5	3.7	December ^p	4.4	4.0	4.9	4.9	5.1
September	3.6	3.9	4.4	4.7	3.8	AVERAGE RELATIVE STANDARD ERRORS					
						Annual . . . (percent) . .	3	(X)	7	(X)	13
						Monthly . . (percent) . .	10	10	7	7	13

^pPreliminary. ^fRevised. X Not applicable.

Table 7. Houses Sold, by Sales Price

[Components may not add to total because of rounding. Value of improved lot included in sales price. Percents computed from unrounded figures]

Period	Total	Under \$60,000	\$60,000 to \$69,999	\$70,000 to \$79,999	\$80,000 to \$89,999	\$90,000 to \$99,999	\$100,000 to \$119,999	\$120,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$249,999	\$250,000 and over
Number of houses (thousands)											
ANNUAL DATA											
1990.....	534	34	30	46	45	39	63	88	86	41	61
1991.....	509	30	26	43	47	41	65	86	82	35	54
1992.....	610	25	30	45	61	56	79	111	97	47	60
1993.....	666	20	25	41	59	56	95	133	122	53	62
1994.....	670	16	21	35	51	57	93	140	129	55	72
1995.....	667	11	15	32	50	51	99	144	127	63	75
1996 ^P	756	12	15	33	47	58	100	159	158	78	96
QUARTERLY DATA											
1990											
1st quarter.....	152	9	8	13	13	12	19	26	26	11	17
2nd quarter.....	152	8	9	14	11	11	17	26	26	12	17
3rd quarter.....	130	11	8	11	11	10	16	20	19	9	14
4th quarter.....	100	7	5	8	10	7	12	16	16	8	12
1991											
1st quarter.....	121	8	6	9	11	9	16	19	20	8	14
2nd quarter.....	145	8	7	12	13	12	20	23	22	10	16
3rd quarter.....	127	7	6	11	11	11	16	23	21	8	12
4th quarter.....	117	6	7	10	11	10	14	21	18	9	12
1992											
1st quarter.....	160	7	7	12	16	16	22	28	25	12	15
2nd quarter.....	158	7	8	11	16	16	18	26	25	12	17
3rd quarter.....	159	6	7	12	17	15	21	29	27	10	14
4th quarter.....	133	5	8	9	11	9	18	26	21	13	13
1993											
1st quarter.....	154	5	6	12	14	14	20	30	28	12	12
2nd quarter.....	184	6	6	10	16	15	26	37	32	17	18
3rd quarter.....	169	5	6	11	13	14	24	34	33	13	15
4th quarter.....	160	5	6	9	15	13	23	32	29	11	16
1994											
1st quarter.....	177	3	7	10	14	16	26	35	34	15	18
2nd quarter.....	185	5	6	11	13	15	26	41	34	16	20
3rd quarter.....	166	6	4	8	14	14	23	34	32	13	17
4th quarter.....	141	3	5	6	11	13	19	31	27	11	16
1995											
1st quarter.....	154	4	4	9	12	13	22	33	29	14	15
2nd quarter.....	185	3	4	8	13	13	30	40	35	18	22
3rd quarter.....	182	3	4	9	15	16	27	39	32	17	20
4th quarter.....	145	2	3	7	11	10	20	32	30	14	17
1996											
1st quarter.....	191	3	4	10	13	16	27	40	38	20	22
2nd quarter.....	204	3	4	9	13	15	26	43	45	19	25
3rd quarter ^r	201	3	4	9	14	14	28	42	40	22	24
4th quarter ^P	160	3	3	6	9	13	20	34	33	17	23
AVERAGE RELATIVE STANDARD ERRORS											
Annual..... (percent)...	2	11	9	7	7	6	6	5	5	6	6
Quarterly..... (percent)...	4	20	25	22	14	9	7	6	6	7	9

See footnotes at end of table.

Table 7. Houses Sold, by Sales Price—Continued

[Components may not add to total because of rounding. Value of improved lot included in sales price. Percents computed from unrounded figures]

Period	Total	Under \$60,000	\$60,000 to \$69,999	\$70,000 to \$79,999	\$80,000 to \$89,999	\$90,000 to \$99,999	\$100,000 to \$119,999	\$120,000 to \$149,999	\$150,000 to \$199,999	\$200,000 to \$249,999	\$250,000 and over
ANNUAL DATA											
1990.....	100	6	6	9	8	7	12	17	16	8	12
1991.....	100	6	5	9	9	8	13	17	16	7	11
1992.....	100	4	5	7	10	9	13	18	16	8	10
1993.....	100	3	4	6	9	8	14	20	18	8	9
1994.....	100	2	3	5	8	9	14	21	19	8	11
1995.....	100	2	2	5	7	8	15	22	19	9	11
1996 ^P	100	2	2	4	6	8	13	21	21	10	13
QUARTERLY DATA											
1990											
1st quarter.....	100	6	5	9	8	8	12	17	17	7	11
2nd quarter.....	100	5	6	9	7	7	11	17	17	8	11
3rd quarter.....	100	8	7	8	9	7	13	16	14	7	11
4th quarter.....	100	7	5	8	10	7	12	16	16	8	12
1991											
1st quarter.....	100	7	5	8	9	7	13	16	17	6	12
2nd quarter.....	100	5	5	9	9	8	14	16	16	7	11
3rd quarter.....	100	5	5	9	9	9	12	18	17	7	10
4th quarter.....	100	5	6	8	10	8	12	18	15	8	10
1992											
1st quarter.....	100	4	5	8	10	10	14	18	16	7	9
2nd quarter.....	100	5	5	7	10	10	12	17	16	8	11
3rd quarter.....	100	4	4	8	11	10	13	18	17	6	9
4th quarter.....	100	3	6	7	9	7	14	20	16	10	10
1993											
1st quarter.....	100	3	4	8	9	9	13	19	18	8	8
2nd quarter.....	100	4	3	6	9	8	14	20	18	9	10
3rd quarter.....	100	3	4	6	8	8	14	20	19	8	9
4th quarter.....	100	3	4	6	10	8	15	20	18	7	10
1994											
1st quarter.....	100	2	4	6	8	9	14	20	19	8	10
2nd quarter.....	100	3	3	6	7	8	14	22	18	9	11
3rd quarter.....	100	4	2	5	8	9	14	20	19	8	10
4th quarter.....	100	2	3	5	7	9	14	22	19	8	11
1995											
1st quarter.....	100	3	3	6	8	8	14	22	19	9	10
2nd quarter.....	100	1	2	4	7	7	16	22	19	10	12
3rd quarter.....	100	1	2	5	8	9	15	22	18	9	11
4th quarter.....	100	1	2	5	7	7	14	22	20	9	12
1996											
1st quarter.....	100	1	2	5	7	9	14	21	20	10	11
2nd quarter.....	100	2	2	4	6	7	13	21	22	9	12
3rd quarter ^f	100	2	2	4	7	7	14	21	20	11	12
4th quarter ^P	100	2	2	4	6	8	13	21	20	11	14
AVERAGE RELATIVE STANDARD ERRORS											
Annual..... (percent)...	(X)	9	7	6	5	5	5	5	4	5	5
Quarterly..... (percent)...	(X)	20	25	22	13	8	6	4	4	6	8

^PPreliminary. ^fRevised. X Not applicable.

Table 8. Houses Sold, by Sales Price Within Region

[Thousands of houses. Components may not add to total because of rounding. Value of improved lot included in sales price]

Period	Northeast						Midwest					
	Total sold	Under \$80,000	\$80,000 to \$119,999	\$120,000 to \$149,999	\$150,000 to \$199,999	\$200,000 and over	Total sold	Under \$80,000	\$80,000 to \$119,999	\$120,000 to \$149,999	\$150,000 to \$199,999	\$200,000 and over
ANNUAL DATA												
1992.....	65	2	10	13	19	21	116	22	39	21	17	18
1993.....	60	2	12	12	15	19	123	15	40	27	22	20
1994.....	61	2	10	11	17	21	123	10	37	28	25	22
1995.....	55	2	8	9	13	23	125	6	41	27	25	26
1996 ^P	75	3	9	11	18	34	137	6	41	32	29	28
QUARTERLY DATA												
1992												
1st quarter.....	13	(B)	2	3	3	5	32	7	11	5	5	4
2nd quarter.....	17	(B)	2	3	5	6	32	6	10	6	4	6
3rd quarter.....	18	(B)	3	3	6	5	31	6	12	5	5	3
4th quarter.....	16	(B)	2	5	4	5	23	4	7	5	4	4
1993												
1st quarter.....	13	(B)	2	3	3	3	27	4	9	5	5	4
2nd quarter.....	21	(B)	4	4	4	8	34	4	11	8	6	6
3rd quarter.....	14	(B)	3	3	4	4	30	3	8	7	6	5
4th quarter.....	13	(B)	3	2	3	4	32	3	11	6	6	5
1994												
1st quarter.....	12	(B)	2	2	3	4	32	4	9	6	7	6
2nd quarter.....	16	(B)	2	3	5	5	36	3	11	9	7	7
3rd quarter.....	18	(B)	4	3	4	6	27	2	8	7	5	5
4th quarter.....	14	(B)	2	3	4	5	26	2	9	6	5	5
1995												
1st quarter.....	13	(B)	2	3	3	5	28	2	9	7	6	5
2nd quarter.....	17	(B)	2	3	4	7	37	2	12	8	7	8
3rd quarter.....	12	(B)	2	2	2	6	33	2	12	7	6	7
4th quarter.....	14	(B)	2	2	3	6	26	(B)	9	6	5	5
1996												
1st quarter.....	12	(B)	2	2	3	5	35	2	11	8	6	8
2nd quarter.....	18	(B)	2	2	4	9	39	2	11	10	9	8
3rd quarter ^r	23	(B)	3	3	6	10	35	2	12	9	7	6
4th quarter ^P	20	(B)	2	2	4	10	27	(B)	8	6	6	6
AVERAGE RELATIVE STANDARD ERRORS												
Annual..... (percent)...	6	25	17	9	10	13	7	12	14	15	13	14
Quarterly..... (percent)...	11	42	27	25	19	23	9	27	15	14	16	13

See footnotes at end of table.

Table 8. Houses Sold, by Sales Price Within Region—Continued

(Thousands of houses. Components may not add to total because of rounding. Value of improved lot included in sales price)

Period	South						West					
	Total sold	Under \$80,000	\$80,000 to \$119,999	\$120,000 to \$149,999	\$150,000 to \$199,999	\$200,000 and over	Total sold	Under \$80,000	\$80,000 to \$119,999	\$120,000 to \$149,999	\$150,000 to \$199,999	\$200,000 and over
ANNUAL DATA												
1992.....	259	63	91	41	33	32	170	13	56	36	28	36
1993.....	295	58	100	51	47	39	188	12	58	44	38	37
1994.....	295	52	101	54	46	41	191	8	53	47	41	42
1995.....	300	42	98	63	49	47	187	8	53	44	40	42
1996 ^P	336	45	109	69	60	53	208	6	46	47	51	58
QUARTERLY DATA												
1992												
1st quarter.....	67	15	24	11	8	9	48	3	17	9	9	9
2nd quarter.....	68	18	23	10	9	8	41	3	15	8	7	9
3rd quarter.....	65	16	24	11	8	6	45	3	14	11	8	10
4th quarter.....	58	13	20	9	8	8	36	4	10	8	6	8
1993												
1st quarter.....	71	15	25	12	11	8	43	4	13	10	8	8
2nd quarter.....	77	15	26	14	12	11	51	3	16	12	10	10
3rd quarter.....	76	16	25	13	13	10	48	3	15	11	10	9
4th quarter.....	68	13	24	12	11	9	47	3	14	12	9	9
1994												
1st quarter.....	80	13	28	14	13	11	54	2	16	13	11	12
2nd quarter.....	80	15	27	15	12	12	52	3	14	14	10	11
3rd quarter.....	72	14	25	12	11	9	49	2	14	12	11	10
4th quarter.....	62	11	22	13	9	8	38	1	10	9	9	9
1995												
1st quarter.....	72	13	24	14	11	10	41	2	12	10	9	8
2nd quarter.....	76	11	25	17	12	12	55	2	17	12	12	13
3rd quarter.....	84	11	30	17	13	13	53	2	14	13	11	12
4th quarter.....	65	8	20	14	13	10	40	2	11	10	9	9
1996												
1st quarter.....	87	12	29	16	17	14	58	2	14	14	13	15
2nd quarter.....	89	12	29	18	17	13	58	2	12	13	16	15
3rd quarter ^r	89	14	29	19	14	14	53	(B)	12	12	13	16
4th quarter ^P	72	9	23	16	12	11	41	(B)	8	9	10	13
AVERAGE RELATIVE STANDARD ERRORS												
Annual..... (percent)...	3	6	7	9	9	7	3	16	9	7	7	6
Quarterly..... (percent)...	6	24	8	9	9	8	6	28	12	10	10	9

B Withheld because estimate did not meet publication standards on the basis of sample size. ^PPreliminary. ^rRevised.

Table 9. Median and Average Sales Price of Houses Sold, by Region

(Dollars)

Period	Median sales price					Average sales price				
	United States	Northeast	Midwest	South	West	United States	Northeast	Midwest	South	West
ANNUAL DATA										
1990	122,900	159,000	107,900	99,000	147,500	149,800	190,500	133,000	123,500	180,600
1991	120,000	155,900	110,000	100,000	141,100	147,200	188,800	134,500	123,000	176,400
1992	121,500	169,000	115,600	105,500	130,400	144,100	194,900	136,400	126,900	157,800
1993	126,500	162,600	125,000	115,000	135,000	147,700	183,600	143,100	133,600	161,900
1994	130,000	169,000	132,900	116,900	140,400	154,500	200,500	152,700	136,800	168,900
1995	133,900	180,000	134,000	124,500	141,000	158,700	216,600	157,200	142,000	169,800
1996 ^P	140,000	186,900	137,500	125,000	153,900	165,800	226,800	158,100	143,100	185,900
QUARTERLY DATA										
1990										
1st quarter	123,900	150,000	114,000	98,900	145,000	149,500	182,700	141,300	122,300	176,800
2nd quarter	126,800	159,900	116,500	103,000	150,000	151,200	185,100	135,900	128,700	176,900
3rd quarter	117,000	158,000	99,500	95,900	150,000	145,500	192,900	121,500	119,100	185,500
4th quarter	121,500	167,000	97,000	98,000	145,000	150,100	200,200	126,400	119,600	185,400
1991										
1st quarter	120,000	153,900	115,000	101,300	145,000	151,100	188,100	143,200	122,600	186,500
2nd quarter	119,900	150,000	110,000	100,900	143,500	148,200	197,700	131,500	124,700	176,200
3rd quarter	120,000	155,200	107,000	99,700	144,000	145,400	183,900	129,000	122,000	175,800
4th quarter	120,000	169,000	112,900	100,000	136,000	144,400	188,200	135,100	123,100	164,000
1992										
1st quarter	119,500	166,900	112,400	106,500	129,900	144,500	209,000	131,300	130,900	156,500
2nd quarter	120,000	175,000	120,000	101,000	129,000	145,300	197,800	141,500	126,000	160,500
3rd quarter	120,000	170,000	110,000	102,000	134,500	141,700	189,000	130,600	121,200	161,000
4th quarter	126,000	165,000	125,000	110,000	132,300	147,200	191,200	142,600	131,600	156,300
1993										
1st quarter	125,000	150,000	123,800	109,000	134,000	144,700	175,200	142,500	131,200	160,400
2nd quarter	127,000	175,000	125,000	115,500	135,000	148,900	185,000	140,700	136,100	160,300
3rd quarter	127,000	155,000	127,500	114,000	136,600	148,000	178,200	150,900	131,700	163,500
4th quarter	127,000	162,600	124,400	115,000	135,200	148,300	198,200	138,800	132,700	164,300
1994										
1st quarter	130,000	159,900	133,000	116,200	140,000	153,600	191,000	151,000	138,300	169,300
2nd quarter	130,000	172,000	131,800	118,500	137,000	154,200	202,400	150,600	138,700	167,000
3rd quarter	129,700	165,000	133,300	113,700	140,000	152,800	200,700	152,900	133,300	165,000
4th quarter	132,000	169,000	130,000	117,900	148,000	156,100	205,500	153,500	133,300	176,100
1995										
1st quarter	130,000	179,900	130,000	118,000	139,400	153,500	217,100	153,100	135,900	164,600
2nd quarter	133,900	179,900	136,000	124,500	140,000	158,900	209,400	160,500	140,500	169,300
3rd quarter	132,000	179,900	131,000	121,000	143,000	157,700	217,100	152,500	140,800	173,600
4th quarter	138,000	183,500	135,000	127,000	143,000	160,900	217,500	160,000	144,200	169,500
1996										
1st quarter	137,000	179,000	135,200	125,500	148,200	161,100	217,500	160,200	143,800	177,200
2nd quarter	139,900	199,700	138,200	125,000	155,900	166,000	238,400	155,900	140,900	189,400
3rd quarter ^f	140,000	181,000	134,900	123,900	154,800	164,000	211,600	153,500	141,000	187,900
4th quarter ^P	144,700	215,000	144,900	126,800	159,000	171,100	253,100	160,800	143,800	189,900
AVERAGE RELATIVE STANDARD ERRORS										
Annual (percent) . .	2	7	4	2	2	2	7	4	3	3
Quarterly (percent) . .	4	7	2	3	3	2	8	3	3	4

^PPreliminary. ^fRevised.

Table 10. Houses Sold, by Type of Financing

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

Period	Number of houses (thousands)						Percent distribution ¹					
	Total sold	Type of financing ¹					Total	FHA insured	VA guaranteed	Conventional	Rural Hous. Serv.	Cash
		FHA insured	VA guaranteed	Conventional	Rural Hous. Serv.	Cash						
ANNUAL DATA												
1990.....	534	105	33	337	10	50	100	20	6	63	2	9
1991.....	509	92	36	329	9	43	100	18	7	65	2	8
1992.....	610	86	48	428	7	41	100	14	8	70	1	7
1993.....	666	92	55	476	6	37	100	14	8	71	1	6
1994.....	670	78	51	490	9	41	100	12	8	73	1	6
1995.....	667	79	50	490	9	39	100	12	7	73	1	6
1996 ^P	756	86	53	572	8	38	100	11	7	76	1	5
QUARTERLY DATA												
1990												
1st quarter.....	152	30	9	98	2	13	100	20	6	64	1	9
2nd quarter.....	152	30	10	97	2	13	100	20	6	64	1	8
3rd quarter.....	130	25	8	81	4	13	100	19	6	62	3	10
4th quarter.....	100	20	6	61	2	11	100	20	6	61	2	11
1991												
1st quarter.....	121	26	7	74	4	10	100	21	6	61	3	9
2nd quarter.....	145	26	10	94	3	13	100	18	7	65	2	9
3rd quarter.....	127	22	10	81	2	13	100	17	8	64	1	10
4th quarter.....	117	19	8	81	2	7	100	16	7	69	1	6
1992												
1st quarter.....	160	29	11	110	2	9	100	18	7	69	1	6
2nd quarter.....	158	22	12	110	2	13	100	14	8	69	1	8
3rd quarter.....	159	20	15	112	2	11	100	12	9	70	1	7
4th quarter.....	133	16	10	97	2	8	100	12	8	73	1	6
1993												
1st quarter.....	154	21	14	110	2	8	100	14	9	71	1	5
2nd quarter.....	184	27	15	129	2	10	100	15	8	70	1	6
3rd quarter.....	169	24	14	120	(B)	9	100	14	8	71	(B)	6
4th quarter.....	160	20	13	117	2	9	100	13	8	73	1	6
1994												
1st quarter.....	177	23	16	129	(B)	8	100	13	9	73	(B)	5
2nd quarter.....	185	22	14	134	3	12	100	12	8	72	1	6
3rd quarter.....	166	19	12	122	4	10	100	12	7	73	2	6
4th quarter.....	141	15	10	105	2	10	100	11	7	74	1	7
1995												
1st quarter.....	154	19	12	112	2	9	100	12	8	73	2	6
2nd quarter.....	185	22	14	136	2	11	100	12	8	74	1	6
3rd quarter.....	182	21	14	134	3	11	100	11	8	74	2	6
4th quarter.....	145	16	11	108	(B)	9	100	11	8	74	(B)	6
1996												
1st quarter.....	191	26	17	139	2	8	100	14	9	73	1	4
2nd quarter.....	204	23	14	154	3	10	100	12	7	75	1	5
3rd quarter ^r	201	21	14	154	3	10	100	10	7	76	1	5
4th quarter ^P	160	17	9	125	(B)	8	100	10	6	78	(B)	5
AVERAGE RELATIVE STANDARD ERRORS												
Annual..... (percent)...	2	6	8	3	26	6	(X)	6	10	3	28	6
Quarterly..... (percent)...	4	9	27	4	39	10	(X)	8	27	3	39	9

B Withheld because estimate did not meet publication standards on the basis of sample size. ^PPreliminary. ^rRevised. X Not applicable.¹Houses not reporting type of financing have been distributed proportionally to those reporting type of financing.

Table 11. Median and Average Sales Price of Houses Sold, by Type of Financing

(Dollars)

Period	Median sales price						Average sales price					
	Total sold ¹	Type of financing					Total sold ¹	Type of financing				
		FHA insured	VA guaranteed	Conventional	Rural Hous. Serv.	Cash		FHA insured	VA guaranteed	Conventional	Rural Hous. Serv.	Cash
ANNUAL DATA												
1990.....	122,900	82,700	91,500	147,700	48,000	117,100	149,800	86,500	103,800	173,900	57,300	149,300
1991.....	120,000	84,500	92,400	142,400	46,000	120,000	147,200	87,700	103,200	169,400	57,700	142,300
1992.....	121,500	86,500	99,000	138,000	46,500	116,500	144,100	89,900	107,000	161,100	51,500	137,100
1993.....	126,500	90,900	100,900	140,000	49,900	120,700	147,700	95,500	108,600	162,700	58,600	148,700
1994.....	130,000	95,000	105,400	145,000	54,500	125,500	154,500	101,000	111,400	169,100	59,700	153,000
1995.....	133,900	95,900	107,000	148,500	71,000	127,000	158,700	100,700	112,800	173,800	75,700	154,900
1996 ^P	140,000	99,700	108,000	154,000	76,900	139,000	165,800	105,400	112,900	181,000	85,000	168,100
QUARTERLY DATA												
1990												
1st quarter.....	123,900	82,000	92,000	149,000	44,000	120,000	149,500	84,800	102,200	174,200	52,100	158,700
2nd quarter.....	126,800	81,400	89,600	150,000	50,500	120,000	151,200	85,800	107,400	174,600	69,300	156,600
3rd quarter.....	117,000	83,000	90,000	139,900	51,000	116,000	145,500	87,600	98,700	166,700	49,500	140,600
4th quarter.....	121,500	85,000	98,000	150,000	50,000	111,900	150,100	89,100	107,900	178,800	57,600	135,300
1991												
1st quarter.....	120,000	86,000	93,500	152,000	55,000	119,700	151,100	88,200	102,600	184,300	53,400	142,400
2nd quarter.....	119,900	83,500	94,000	142,800	43,000	116,000	148,200	86,200	104,800	170,000	56,100	137,900
3rd quarter.....	120,000	84,500	94,000	139,000	46,000	119,000	145,400	87,200	105,100	162,900	63,100	145,600
4th quarter.....	120,000	84,000	89,000	140,000	43,000	129,000	144,400	89,400	99,500	162,200	66,300	140,500
1992												
1st quarter.....	119,500	87,000	104,000	137,000	46,500	120,000	144,500	94,000	110,200	163,800	47,200	130,900
2nd quarter.....	120,000	85,000	94,400	139,000	46,900	100,400	145,300	88,400	102,100	164,500	52,700	130,000
3rd quarter.....	120,000	86,500	100,000	135,000	45,000	120,000	141,700	87,700	107,400	156,900	53,100	137,900
4th quarter.....	126,000	87,200	100,000	139,000	46,500	118,000	147,200	91,300	106,700	161,100	49,600	152,000
1993												
1st quarter.....	125,000	86,900	101,100	137,000	48,900	119,900	144,700	92,000	110,400	160,700	53,700	146,000
2nd quarter.....	127,000	93,000	105,000	143,400	54,000	119,800	148,900	96,400	110,100	164,900	53,500	146,400
3rd quarter.....	127,000	91,000	100,900	144,000	(S)	120,700	148,000	95,400	108,400	164,100	(S)	146,700
4th quarter.....	127,000	92,000	96,300	136,600	49,900	129,500	148,300	98,000	105,100	159,600	56,000	150,700
1994												
1st quarter.....	130,000	94,900	107,400	145,900	(S)	115,000	153,600	98,400	112,000	169,500	(S)	154,300
2nd quarter.....	130,000	96,900	105,400	145,000	57,200	129,200	154,200	100,100	109,400	168,500	59,600	155,100
3rd quarter.....	129,700	94,900	110,000	144,500	52,000	117,700	152,800	98,600	114,000	167,800	58,300	149,400
4th quarter.....	132,000	94,000	98,000	142,000	54,500	136,000	156,100	107,600	110,300	168,600	62,200	156,100
1995												
1st quarter.....	130,000	96,900	102,000	145,000	56,000	120,500	153,500	100,700	111,600	169,300	59,000	143,700
2nd quarter.....	133,900	95,000	107,000	150,000	77,200	130,000	158,900	99,500	113,500	175,700	75,900	156,200
3rd quarter.....	132,000	93,900	107,500	145,000	75,500	124,600	157,700	99,600	112,900	172,100	84,200	151,900
4th quarter.....	138,000	98,500	110,900	150,000	(S)	130,300	160,900	103,200	112,500	174,300	(S)	156,500
1996												
1st quarter.....	137,000	97,000	104,000	151,300	73,000	147,000	161,100	102,900	112,100	177,600	80,800	166,700
2nd quarter.....	139,900	100,000	113,900	153,900	80,600	130,000	166,000	105,600	115,800	180,400	86,200	180,000
3rd quarter.....	140,000	100,000	105,000	151,900	75,100	135,000	164,000	106,700	109,800	178,800	86,500	155,100
4th quarter ^P	144,700	105,900	108,500	153,100	(S)	144,900	171,100	110,200	115,200	183,300	(S)	169,300
AVERAGE RELATIVE STANDARD ERRORS												
Annual.....(percent)...	2	3	6	2	13	2	2	2	2	2	7	4
Quarterly.....(percent)...	4	3	8	3	2	4	2	2	7	2	11	10

^PPreliminary. ^RRevised. S Withheld because estimate did not meet publication standards on the basis of response rate, associated standard error, or a consistency review.

¹Includes houses not reporting type of financing.

Table 12. Price Index of New One-Family Houses Sold Including 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
1977	46.8	44.6	46.8	47.7	50.5	36.4	50.2	49.8	43.7
1978	53.7	51.3	53.2	55.4	57.1	39.8	57.6	55.4	52.2
1979	61.8	58.8	62.1	63.1	65.5	45.5	64.4	63.7	60.9
1980	68.1	66.7	67.7	69.4	69.8	50.0	67.4	71.2	68.2
1981	73.5	73.0	74.0	74.0	74.7	54.2	73.6	77.4	72.4
1982	75.2	76.4	76.0	75.3	74.7	56.2	75.8	79.8	73.3
1983	76.8	76.5	76.7	77.9	77.9	59.7	75.6	82.0	74.7
1984	79.9	78.6	80.3	81.1	81.9	64.8	80.1	84.7	77.4
1985	80.9	81.6	81.1	80.7	82.1	71.3	78.8	86.4	77.9
1986	84.1	82.7	84.7	86.0	85.2	81.8	83.2	89.0	79.9
1987	88.6	87.4	88.8	90.2	90.4	92.9	88.8	92.2	84.1
1988	91.9	91.7	92.1	93.1	93.0	95.2	92.8	94.3	88.6
1989	95.6	94.8	96.6	96.6	96.2	98.0	94.9	96.9	94.2
1990	97.4	98.2	97.2	98.6	97.5	96.0	95.7	97.2	98.8
1991	98.7	97.8	99.9	100.6	98.3	92.9	98.2	99.0	99.4
1992	100.0	99.3	100.1	100.3	101.4	100.0	100.0	100.0	100.0
1993	104.3	101.8	105.1	105.6	104.6	98.2	106.5	104.8	103.7
1994	109.3	108.0	109.6	109.9	110.2	100.7	111.1	108.6	110.7
1995	112.4	110.8	111.9	112.2	113.0	102.4	115.6	112.1	112.6
1996	^P 114.8	114.6	113.8	115.0	^P 114.4	^P 106.5	^P 117.2	^P 113.1	^P 117.5

^PPreliminary.

Table 13. Average Sales Price of Kinds One-Family Houses Sold in 1992 Compared With That of Houses Actually Sold

[In dollars]

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

^PPreliminary. ^RRevised. X Not applicable.

¹Derived from unrounded figures.

Table 14. Average Sales Price of Kinds of New One-Family Houses Sold in 1992 Compared With That of Houses Actually Sold by Region

[In dollars]

Period	Average sales price of kinds of houses sold in 1992 (estimated from price index)		Average sales price of houses actually sold		Period	Average sales price of kinds of houses sold in 1992 (estimated from price index)		Average sales price of houses actually 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
NORTHEAST					SOUTH				
1977	70,800	(X)	54,800	(X)	1977	63,200	(X)	48,100	(X)
1978	77,600	9.5	63,000	15.0	1978	70,300	11.3	55,600	15.6
1979	88,700	14.4	71,500	13.5	1979	80,900	15.0	63,800	14.7
1980	97,500	10.0	80,300	12.3	1980	90,300	11.7	69,100	8.3
1981	105,700	8.4	88,500	10.2	1981	98,200	8.7	75,600	9.4
1982	109,400	3.5	88,600	0.1	1982	101,300	3.2	78,300	3.6
1983	116,300	6.3	96,200	8.6	1983	104,100	2.8	83,000	6.0
1984	126,200	8.5	107,400	11.6	1984	107,400	3.2	86,000	3.6
1985	138,900	10.1	121,900	13.5	1985	109,700	2.1	88,900	3.4
1986	159,400	14.8	151,300	24.1	1986	113,000	3.1	95,300	7.2
1987	181,100	13.6	170,900	13.0	1987	117,000	3.5	106,600	11.9
1988	185,500	2.4	179,300	4.9	1988	119,700	2.3	114,800	7.7
1989	191,000	3.0	188,600	5.2	1989	123,000	2.8	123,100	7.2
1990	187,100	-2.1	190,500	1.0	1990	123,300	0.2	123,500	0.3
1991	181,000	-3.3	188,800	-0.9	1991	125,600	1.9	123,000	-0.4
1992	194,900	7.7	194,900	3.2	1992	126,900	1.0	126,900	3.2
1993	191,600	-1.7	183,600	-5.8	1993	133,000	4.8	133,600	5.3
1994	196,200	2.4	200,500	9.2	1994	137,900	3.7	136,800	2.4
1995	199,600	1.7	216,600	8.0	1995	142,200	3.2	142,000	3.8
1996 ^P	207,600	4.0	226,800	4.7	1996 ^P	143,500	0.9	143,100	0.8
MIDWEST					WEST				
1977	68,500	(X)	55,200	(X)	1977	68,900	(X)	60,700	(X)
1978	78,500	14.6	64,200	16.3	1978	82,400	19.6	70,100	15.5
1979	87,900	12.0	73,000	13.7	1979	96,100	16.6	82,000	17.0
1980	91,900	4.5	74,400	1.9	1980	107,500	11.9	89,400	9.0
1981	100,500	9.3	82,500	10.9	1981	114,300	6.3	95,800	7.2
1982	103,300	2.9	87,700	6.3	1982	115,600	1.1	92,600	-3.3
1983	103,200	-0.2	97,600	11.3	1983	117,900	2.0	97,200	5.0
1984	109,200	5.9	107,800	10.5	1984	122,100	3.6	109,400	12.6
1985	107,400	-1.6	95,400	-11.5	1985	123,000	0.7	111,800	2.2
1986	113,600	5.7	102,600	7.5	1986	126,100	2.5	116,100	3.8
1987	121,100	6.7	115,500	12.6	1987	132,700	5.3	134,600	15.9
1988	126,500	4.4	123,700	7.1	1988	139,800	5.4	155,700	15.7
1989	129,400	2.3	130,600	5.6	1989	148,700	6.3	173,900	11.7
1990	130,500	1.1	133,000	1.8	1990	155,900	4.8	180,600	3.9
1991	133,900	2.6	134,500	1.1	1991	156,900	0.7	176,400	-2.3
1992	136,400	1.9	136,400	1.4	1992	157,800	0.6	157,800	-10.5
1993	144,700	6.0	143,100	4.9	1993	163,700	3.7	161,900	2.6
1994	151,600	4.4	152,700	6.7	1994	174,700	6.7	168,900	4.3
1995	157,700	4.0	157,200	2.9	1995	177,700	1.7	169,800	0.5
1996 ^P	159,800	1.4	158,100	0.6	1996 ^P	185,400	4.4	185,900	9.5

^PPreliminary. X Not applicable.

¹Derived from unrounded figures.