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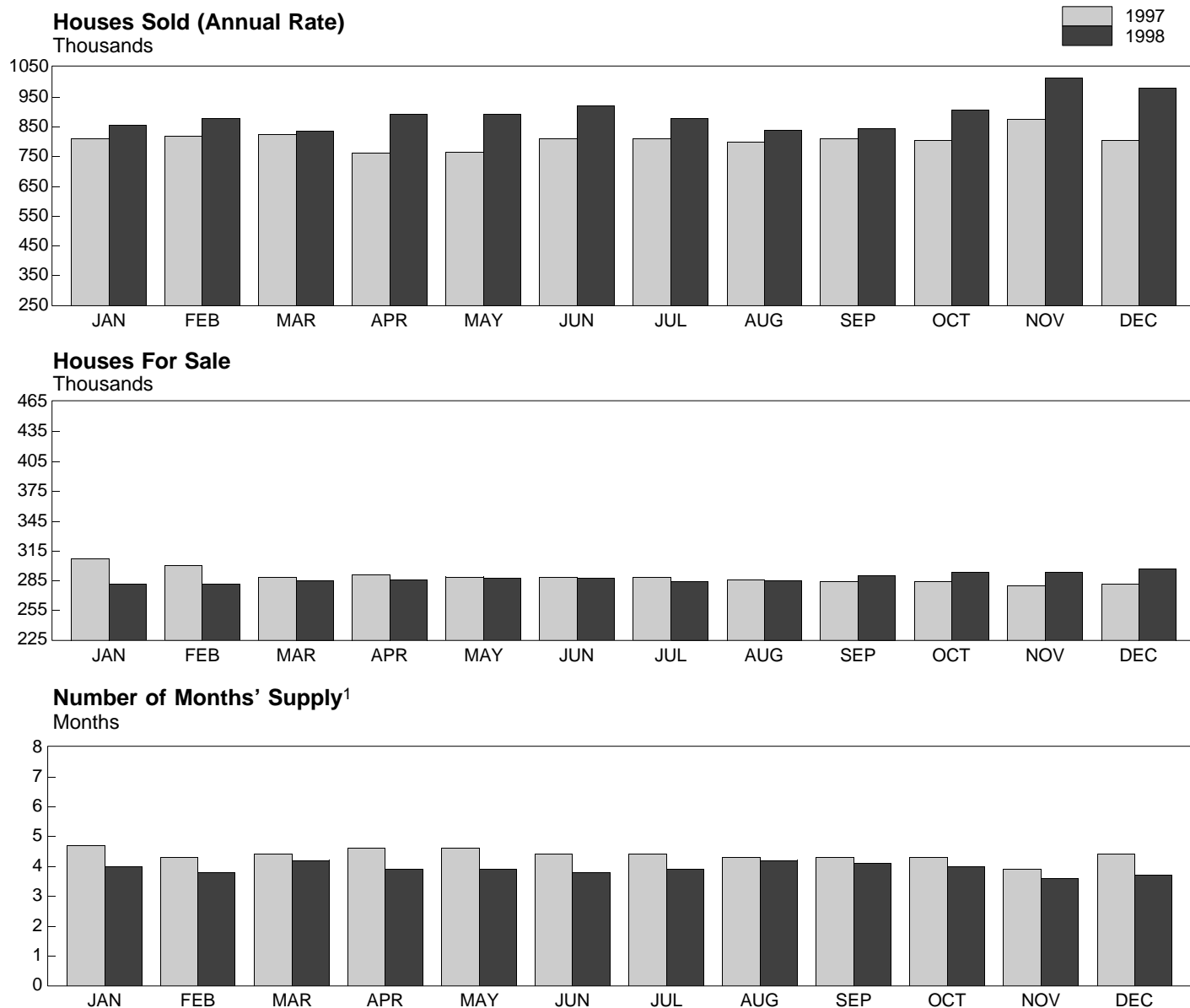
U.S. Department of Housing
and Urban Development

New One-Family Houses Sold

DECEMBER 1998

C25/98-12
Issued February 1999

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 1998 were at a seasonally adjusted annual rate of 978,000 compared with the revised November rate of 1,015,000. The December 1997 rate was 805,000.

The median sales price of new houses sold in December was \$151,300; the mean sales price was \$182,200. 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 12a through 14 of this report. Table 12 presents the Fisher Ideal chain-type annual-weighted index that does not hold these important characteristics constant. For a description of these indexes read the appendix in the March 1997 issue of this report.

The seasonally adjusted estimate of new houses for sale at the end of December was 297,000. This represents a supply of 3.7 months at the current sales rate.

In 1998 there were 888,000 houses sold compared with 804,000 houses sold in 1997. This is an increase of 10 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 [$@0008$] percentage points from the estimated change. For year-to-year comparisons the range is [$@0002$] 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 3 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 20233-6900. 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						
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)
1998 ^P	888	303	(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	75	284	3.8	877	284	3.9
August	75	283	3.8	839	285	4.2
September ^r	68	291	4.3	845	290	4.1
October ^r	69	296	4.3	907	293	4.0
November ^r	72	294	4.1	1015	293	3.6
December ^P	62	303	4.9	978	297	3.7
AVERAGE RELATIVE STANDARD ERRORS						
Annual	2	3	(X)	(X)	(X)	(X)
Monthly	4	3	5	4	3	5

^PPreliminary. ^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															
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
1998 ^P	888	82	166	397	244	(X)	(X)	(X)	(X)	(X)	303	26	63	145	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	75	6	13	35	20	877	72	151	416	237	284	23	61	130	70
August	75	7	13	34	21	839	74	156	371	237	283	23	60	131	69
September	68	7	13	30	18	845	73	180	377	214	291	24	61	137	69
October	69	6	13	30	20	907	75	177	395	260	296	25	64	138	69
November	72	7	12	31	21	1015	93	171	437	313	294	25	63	138	67
December ^P	62	6	12	29	15	978	86	202	435	254	303	26	63	145	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	16	13	6	6	4	16	13	6	6	3	9	8	5	5

^PPreliminary. ^rRevised. 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								
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
1998 ^P	888	229	337	322	303	72	187	45
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.....	75	21	30	24	284	75	171	39
August.....	75	19	32	25	283	74	172	37
September ^r	68	18	26	25	291	75	177	39
October ^r	69	19	28	22	296	77	181	39
November ^r	72	21	28	24	294	73	185	36
December ^P	62	18	23	21	303	72	187	45
AVERAGE RELATIVE STANDARD ERRORS								
Annual..... (percent).....	2	4	3	5	3	4	3	6
Monthly..... (percent).....	4	7	5	10	3	5	4	4

^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	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
1998 ^P	888	42	93	114	185	207	248	5	10	13	21	23	28	151,600	181,300
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	75	5	8	10	15	16	21	6	10	14	20	21	28	149,900	179,800
August	75	4	7	9	16	17	23	5	10	12	21	22	30	154,900	186,500
September ^r	68	2	7	8	14	18	18	3	10	12	21	27	26	155,000	182,700
October ^r	69	3	8	9	13	15	21	5	11	13	19	22	30	151,000	181,200
November ^r	72	3	7	9	17	18	18	5	10	12	23	25	25	150,000	175,600
December ^P	62	4	5	7	14	15	17	6	8	11	23	24	27	151,300	182,200
AVERAGE RELATIVE STANDARD ERRORS															
Annual (percent)	2	7	5	6	5	5	5	7	5	6	5	5	5	2	2
Monthly (percent)	4	20	15	11	9	8	8	20	14	10	8	7	7	3	3

^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
1998: September ^f	96.8	110.6	89.4	96.2	99.4	100.4	103.2	89.8	92.9
October ^f	91.4	90.8	87.4	92.4	92.9	101.1	108.3	94.1	94.7
November ^f	84.6	91.6	84.6	85.6	81.3	100.3	114.2	102.4	96.5
December ^p	75.6	77.8	71.8	78.6	73.0	102.3	131.8	105.4	101.4

^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		
			Measured from month of start		Measured from month of completion (not 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			Not seasonally adjusted	Seasonally adjusted	Not seasonally adjusted	Seasonally adjusted	
ANNUAL DATA											
1988	4.0	(X)	5.9	(X)	4.7	September	4.1	4.6	4.5	4.8	4.8
1989	4.3	(X)	6.5	(X)	5.5	October	4.0	4.4	4.5	4.7	4.4
1990	4.5	(X)	7.8	(X)	5.7	November	4.3	4.0	4.5	4.7	4.6
1991	4.4	(X)	6.8	(X)	6.9	December	4.4	4.2	4.8	4.8	4.6
1992	3.5	(X)	5.2	(X)	6.3	1997					
1993	3.6	(X)	4.4	(X)	4.6	January	4.8	4.2	5.1	4.9	4.9
1994	3.8	(X)	4.9	(X)	4.1	February	4.5	4.1	5.3	4.8	4.8
1995	4.3	(X)	5.3	(X)	5.5	March	3.9	3.8	5.4	4.9	4.8
1996	4.2	(X)	4.8	(X)	4.6	April	4.1	4.2	5.2	4.8	4.6
1997	3.7	(X)	4.9	(X)	4.3	May	3.8	3.8	4.7	4.6	4.7
1998 ^p	3.5	(X)	4.0	(X)	5.2	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	3.5	3.6	3.9	4.3	5.1
March	4.4	4.3	5.8	5.3	5.5	August	3.1	3.4	4.0	4.3	5.2
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 ^f	3.1	3.3	4.0	4.2	4.9
June	4.3	4.8	4.9	5.2	5.4	November ^f	3.4	3.4	3.9	4.0	5.1
July	4.2	4.4	4.5	4.9	4.9	December ^p	3.9	3.7	4.0	4.0	5.2
August	3.4	3.6	4.4	4.8	5.0	AVERAGE RELATIVE STANDARD ERRORS					
						Annual . . . (percent) . .	3	(X)	5	(X)	7
						Monthly . . (percent) . .	9	9	6	6	14

^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											
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.....	757	11	15	33	47	57	101	159	160	79	96
1997.....	804	10	12	28	46	47	103	173	177	83	124
1998 ^P	888	7	12	22	41	52	114	185	207	101	147
QUARTERLY DATA											
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.....	201	3	4	9	14	14	28	42	40	22	24
4th quarter.....	161	2	3	6	8	12	21	34	35	18	22
1997											
1st quarter.....	211	2	4	8	13	13	29	43	46	23	30
2nd quarter.....	212	3	3	8	11	14	27	46	45	23	33
3rd quarter.....	207	2	4	7	13	13	27	44	47	22	30
4th quarter.....	173	3	2	6	10	9	22	40	38	16	28
1998											
1st quarter.....	220	(B)	3	5	10	14	30	44	52	25	37
2nd quarter.....	248	3	4	6	12	17	31	53	57	28	38
3rd quarter ^F	218	(B)	2	6	10	12	28	44	51	25	37
4th quarter ^P	202	2	3	5	10	10	25	44	48	22	34
AVERAGE RELATIVE STANDARD ERRORS											
Annual..... (percent)...	2	11	9	7	7	6	6	5	5	6	6
Quarterly..... (percent)...	3	29	24	18	13	13	7	5	5	6	7

See footnotes at end of table.

Table 7. Houses Sold by Sales Price—Con.

[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
Percent distribution											
ANNUAL DATA											
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.....	100	1	2	4	6	8	13	21	21	10	13
1997.....	100	1	2	4	6	6	13	21	22	10	15
1998 ^P	100	1	1	3	5	6	13	21	23	11	17
QUARTERLY DATA											
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.....	100	2	2	4	7	7	14	21	20	11	12
4th quarter.....	100	1	2	4	5	8	13	21	22	11	14
1997											
1st quarter.....	100	1	2	4	6	6	14	20	22	11	14
2nd quarter.....	100	1	1	4	5	6	13	22	21	11	16
3rd quarter.....	100	1	2	3	6	6	13	21	23	10	14
4th quarter.....	100	2	1	3	6	5	13	23	22	9	16
1998											
1st quarter.....	100	(B)	1	2	4	6	14	20	24	11	17
2nd quarter.....	100	1	2	2	5	7	13	21	23	11	15
3rd quarter ^F	100	(B)	1	3	5	5	13	20	24	12	17
4th quarter ^P	100	1	2	3	5	5	12	22	24	11	17
AVERAGE RELATIVE STANDARD ERRORS											
Annual..... (percent).....	(X)	9	7	6	5	5	5	5	4	5	5
Quarterly..... (percent).....	(X)	29	24	18	13	13	6	4	4	5	6

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

^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	74	2	9	11	18	33	137	6	41	32	29	29
1997	78	2	8	11	20	36	140	5	35	30	32	37
1998 ^P	82	(B)	8	12	19	41	166	4	38	34	42	48
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	23	(B)	3	3	6	10	35	2	12	9	7	6
4th quarter	17	(B)	2	2	4	9	27	(B)	7	6	6	6
1997												
1st quarter	23	(B)	2	3	5	12	32	2	9	6	8	7
2nd quarter	21	(B)	3	3	5	10	42	(B)	11	9	9	11
3rd quarter	18	(B)	2	3	6	7	34	(B)	8	7	8	10
4th quarter	16	(B)	2	2	4	8	31	(B)	7	8	7	8
1998												
1st quarter	20	(B)	2	3	5	10	44	(B)	9	9	11	13
2nd quarter	24	(B)	2	3	6	12	46	2	11	10	12	12
3rd quarter	20	(B)	2	2	4	11	40	(B)	8	8	10	12
4th quarter ^P	18	(B)	2	4	4	9	37	(B)	10	7	10	9
AVERAGE RELATIVE STANDARD ERRORS												
Annual	6	25	17	9	10	13	7	12	14	15	13	14
Quarterly	12	50	30	34	23	22	8	27	20	13	15	15

See footnotes at end of table.

Table 8. Houses Sold by Sales Price Within Region—Con.

[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	337	44	108	69	61	55	209	6	46	47	51	59
1997	363	40	115	76	69	64	223	4	38	56	55	70
1998 ^P	397	34	120	83	78	81	244	2	41	56	67	78
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	89	14	29	19	14	14	53	(B)	12	12	13	16
4th quarter	74	9	23	17	14	12	42	(B)	8	10	10	13
1997												
1st quarter	99	11	33	20	19	16	58	(B)	10	14	14	18
2nd quarter	92	11	27	20	18	16	57	(B)	11	14	13	19
3rd quarter	95	10	33	19	18	16	60	(B)	9	16	16	18
4th quarter	79	8	24	18	15	13	47	(B)	8	11	11	15
1998												
1st quarter	96	7	32	20	19	18	61	(B)	11	13	16	21
2nd quarter	110	11	35	21	21	21	68	(B)	11	18	18	20
3rd quarter	99	8	30	20	21	20	59	(B)	10	13	16	19
4th quarter ^P	90	9	24	21	16	19	57	(B)	9	12	17	18
AVERAGE RELATIVE STANDARD ERRORS												
Annual	(percent) 3	6	7	9	9	7	3	16	9	7	7	6
Quarterly	(percent) 4	20	9	7	6	6	3	34	14	6	9	7

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

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										
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	140,000	186,000	138,000	126,200	153,900	166,400	226,100	158,900	144,200	186,200
1997	146,000	190,000	149,900	129,600	160,000	176,200	234,100	173,000	151,400	198,200
1998 ^P	151,600	200,000	156,000	134,900	163,000	181,300	239,100	178,300	158,100	201,200
QUARTERLY DATA										
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	140,000	181,000	134,900	123,900	154,800	164,000	211,600	153,500	141,000	187,900
4th quarter	144,100	200,000	145,000	127,900	160,000	171,000	245,400	162,700	146,000	190,800
1997										
1st quarter	145,000	204,400	144,900	127,100	159,900	172,200	235,900	164,400	147,700	193,800
2nd quarter	145,800	189,000	148,500	129,900	160,000	177,200	239,300	173,000	151,500	199,500
3rd quarter	145,000	180,000	150,000	127,000	159,000	174,700	229,800	173,200	150,600	195,800
4th quarter	144,200	195,000	144,500	129,000	159,000	175,400	231,400	167,900	149,600	203,500
1998										
1st quarter	152,200	196,000	160,000	131,000	163,400	180,000	235,000	181,100	157,000	197,200
2nd quarter	149,500	200,000	152,000	132,300	159,300	178,800	242,800	172,900	155,500	197,400
3rd quarter ^F	153,000	212,000	159,000	137,300	166,400	184,300	251,600	182,100	157,500	207,900
4th quarter ^P	150,400	198,000	149,100	134,500	164,900	179,400	226,400	169,000	158,200	202,000
AVERAGE RELATIVE STANDARD ERRORS										
Annual	2	7	4	2	2	2	7	4	3	3
Quarterly	1	4	6	2	2	2	9	4	2	3

^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 ²	Rural Hous. Serv.	Cash
		FHA insured	VA guaranteed	Conventional ²	Rural Hous. Serv.	Cash						
ANNUAL DATA												
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.....	757	89	51	570	9	38	100	12	7	75	1	5
1997.....	804	90	47	616	6	46	100	11	6	77	1	6
1998 ^P	888	89	48	696	9	46	100	10	5	78	1	5
QUARTERLY DATA												
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.....	201	21	14	154	3	10	100	10	7	76	1	5
4th quarter.....	161	19	8	124	(B)	9	100	12	5	77	(B)	5
1997												
1st quarter.....	211	26	15	159	(B)	11	100	12	7	75	(B)	5
2nd quarter.....	212	24	11	164	2	12	100	11	5	77	1	6
3rd quarter.....	207	22	11	161	(B)	11	100	11	5	78	(B)	6
4th quarter.....	173	19	11	132	2	10	100	11	6	76	1	6
1998												
1st quarter.....	220	24	13	171	2	10	100	11	6	78	1	5
2nd quarter.....	248	25	14	192	3	13	100	10	6	78	1	5
3rd quarter ^r	218	20	11	173	2	12	100	9	5	79	1	5
4th quarter ^P	202	21	11	159	2	10	100	10	5	79	1	5
AVERAGE RELATIVE STANDARD ERRORS												
Annual..... (percent)...	2	6	8	3	26	6	(X)	6	10	3	28	6
Quarterly..... (percent)...	3	9	20	3	34	12	(X)	8	20	3	34	12

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.²Includes houses reporting other types 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 ²	Rural Hous. Serv.	Cash		FHA insured	VA guaranteed	Conventional ²	Rural Hous. Serv.	Cash
ANNUAL DATA												
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.....	140,000	99,900	108,000	155,000	76,800	140,000	166,400	105,700	112,600	182,100	84,100	169,600
1997.....	146,000	106,000	116,000	160,800	84,900	143,900	176,200	108,000	117,500	191,700	88,600	176,700
1998 ^P	151,600	108,900	128,000	166,000	89,000	149,000	181,300	110,700	129,400	194,600	93,000	197,200
QUARTERLY DATA												
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.....	144,100	104,700	108,600	155,800	(S)	146,400	171,000	108,800	113,900	183,700	(S)	172,900
1997												
1st quarter.....	145,000	100,000	115,000	162,700	(S)	138,000	172,200	104,600	116,700	189,800	(S)	170,300
2nd quarter.....	145,800	108,500	112,000	160,000	92,000	142,000	177,200	110,900	113,000	192,900	93,300	169,200
3rd quarter.....	145,000	100,000	124,000	159,000	(S)	145,900	174,700	105,100	122,900	188,100	(S)	188,900
4th quarter.....	144,200	109,900	116,900	159,900	88,800	143,500	175,400	112,000	117,600	190,500	87,500	172,100
1998												
1st quarter.....	152,200	106,000	126,600	167,500	86,900	146,000	180,000	109,300	130,300	195,000	86,700	183,600
2nd quarter.....	149,500	105,500	131,400	165,000	89,500	140,000	178,800	108,700	130,000	192,700	96,700	174,400
3rd quarter ^r	153,000	111,000	133,800	165,000	92,700	165,000	184,300	111,100	133,800	193,900	91,700	244,800
4th quarter ^P	150,400	114,600	114,900	165,300	96,100	144,000	179,400	116,300	117,000	194,600	98,000	177,800
AVERAGE RELATIVE STANDARD ERRORS												
Annual..... (percent).....	2	3	6	2	13	2	2	2	2	2	7	4
Quarterly..... (percent).....	1	3	7	2	4	7	2	2	6	2	5	9

^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.

²Includes houses reporting other types of financing.

Table 12. 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	^P 121.0	121.0	121.0	122.3	^P 123.8	^P 110.9	^P 125.4	^P 118.7	^P 123.6

^PPreliminary.

Table 12a. 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	^P 121.4	120.3	120.3	121.6	^P 123.1	^P 110.6	^P 124.6	^P 120.4	^P 122.9

^PPreliminary.

Table 13. 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)	1985: First quarter	117,600	-0.4	98,500	0.7
1978	77,400	14.8	62,500	15.3	Second quarter	116,900	-0.6	100,500	2.0
1979	89,100	14.9	71,800	14.9	Third quarter	116,300	-0.5	100,500	0.0
1980	98,100	10.3	76,400	6.4	Fourth quarter	118,300	1.7	103,800	3.3
1981	105,900	7.9	83,000	8.6	1986: First quarter	119,100	0.7	106,300	2.3
1982	108,400	2.4	83,900	1.1	Second quarter	122,100	2.5	112,300	5.4
1983	110,700	2.1	89,800	7.0	Third quarter	123,900	1.4	114,400	2.1
1984	115,100	4.1	97,600	8.7	Fourth quarter	122,700	-0.9	115,600	1.0
1985	116,600	1.2	100,800	3.3	1987: First quarter	125,900	2.6	120,800	4.5
1986	121,200	3.9	111,900	11.0	Second quarter	128,000	1.6	126,100	4.4
1987	127,700	5.3	127,200	13.7	Third quarter	129,900	1.5	129,900	3.0
1988	132,400	3.8	138,300	8.7	Fourth quarter	130,300	0.3	133,500	2.8
1989	137,800	4.0	148,800	7.6	1988: First quarter	132,100	1.4	137,900	3.3
1990	140,400	1.9	149,800	0.7	Second quarter	132,700	0.5	134,800	-2.2
1991	142,200	1.3	147,200	-1.7	Third quarter	134,100	1.0	141,500	5.0
1992	144,100	1.4	144,100	-2.1	Fourth quarter	134,000	-0.1	140,400	-0.8
1993	150,300	4.3	147,700	2.5	1989: First quarter	136,700	2.0	144,300	2.8
1994	157,500	4.7	154,500	4.6	Second quarter	139,100	1.8	146,800	1.7
1995	161,900	2.8	158,700	2.7	Third quarter	139,200	0.0	150,200	2.3
1996	165,100	2.0	166,400	4.9	Fourth quarter	138,600	-0.4	151,200	0.7
1997	170,600	3.4	176,200	5.9	1990: First quarter	141,500	2.1	149,500	-1.1
1998 ^P	175,000	2.6	181,300	2.9	Second quarter	140,100	-1.0	151,200	1.1
					Third quarter	142,200	1.5	145,500	-3.8
					Fourth quarter	140,500	-1.1	150,100	3.2
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	171,000	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	184,300	3.1
Fourth quarter	118,000	0.9	97,800	-0.7	Fourth quarter ^P	177,300	1.2	179,400	-2.7

^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 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 ¹		Price	Period-to-period percent change ¹	Price	Period-to-period percent change ¹
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	189,300	-2.9	183,600	-5.8	1993	132,900	4.7	133,600	5.3
1994	191,800	1.3	200,500	9.2	1994	137,700	3.6	136,800	2.4
1995	196,300	2.4	216,600	8.0	1995	142,000	3.2	142,000	3.8
1996	202,900	3.3	226,100	4.4	1996	142,800	0.6	144,200	1.5
1997	207,800	2.4	234,100	3.5	1997	147,800	3.5	151,400	5.0
1998 ^P	215,600	3.7	239,100	2.1	1998 ^P	152,800	3.3	158,100	4.4
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	145,500	6.7	143,100	4.9	1993	163,500	3.6	161,900	2.6
1994	152,700	4.9	152,700	6.7	1994	174,900	7.0	168,900	4.3
1995	158,600	3.9	157,200	2.9	1995	177,900	1.7	169,800	0.5
1996	161,800	2.0	158,900	1.1	1996	184,300	3.6	186,200	9.7
1997	167,600	3.6	173,000	8.9	1997	190,100	3.2	198,200	6.4
1998 ^P	170,000	1.4	178,300	3.1	1998 ^P	193,900	2.0	201,200	1.5

^PPreliminary. X Not applicable.

¹Derived from unrounded figures.