

June

1999

Issued August 1999

New One-Family Houses Sold

C25/99-6

Current Construction Reports

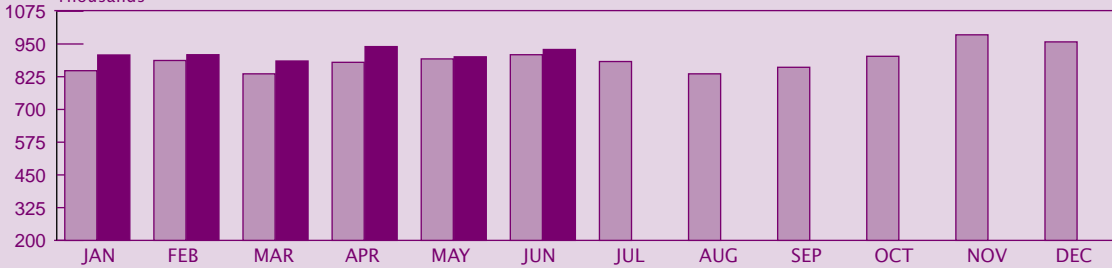
New One-Family Houses Sold and For Sale and Months' Supply at Current Sales Rate

Seasonally adjusted

1998
1999

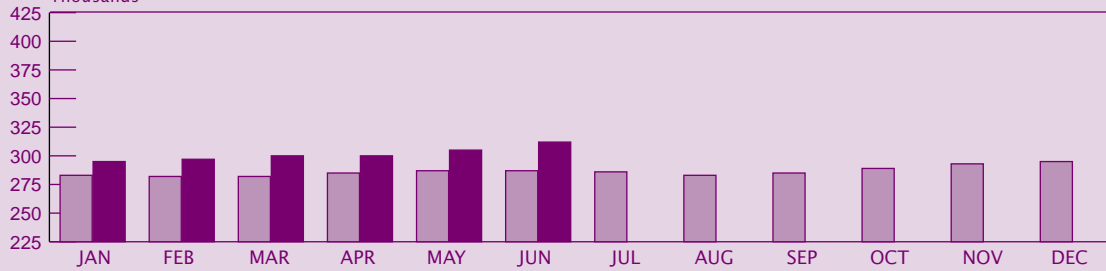
Houses Sold (Annual Rate)

Thousands



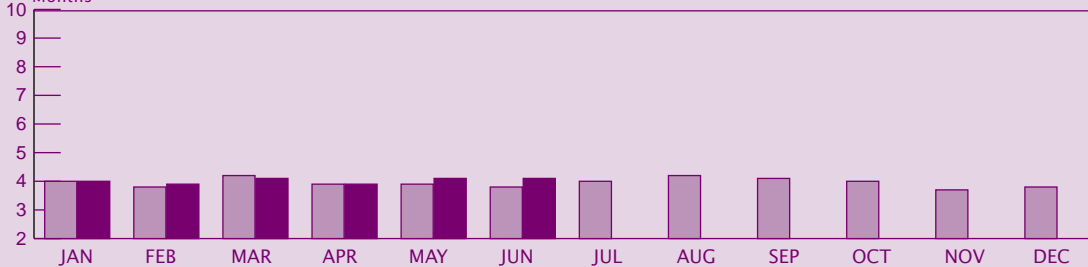
Houses For Sale

Thousands



Number of Months' Supply¹

Months



¹Ratio of houses for sale to houses sold at current sales rate.

Source: U.S. Census Bureau, New One-Family Houses Sold.

Questions regarding these data may be directed to **Dale R. Jacobson**, Residential Construction Branch, Manufacturing and Construction Division, telephone: 301-457-1321.

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NEW HOUSES SOLD AND FOR SALE

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

Sales of new one-family houses in June 1999 were at a seasonally adjusted annual rate of 929,000 compared with the revised May rate of 901,000. The June 1998 rate was 909,000.

The median sales price of new houses sold in June was \$157,000; the mean sales price was \$196,500. Changes in median and average sales prices reflect changing proportions of houses with different locations, sizes, etc., as well as changes in the prices of houses with identical characteristics. For a measure of the change in the sales price of new houses sold which are the same with respect to important characteristics, refer to the price indexes found in Tables 12a and 13 in 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 see the appendix in the March 1997 issue of this report.

The seasonally adjusted estimate of new houses for sale at the end of June was 312,000. This represents a supply of 4.1 months at the current sales rate.

Through June of this year, there were 487,000 houses sold compared with 468,000 for the same period last year. This is an increase of 4 percent.

EXPLANATORY NOTES

The statistics in this report are estimated from sample surveys and are subject to sampling variability as well as errors of response and nonreporting. Estimated average relative standard errors for preliminary statistics for houses sold and for sale are shown in the tables. For monthly estimates they are based upon the latest 6-month

period ending June or December (January-June or July-December). Quarterly estimates are based upon the more recent of the first 2 quarters or last 2 quarters of the most current year; annual estimates on the last 2 years.

For month-to-month comparisons of total houses sold, the range of the 90-percent confidence interval is ± 9 percentage points from the estimated change. For year-to-date comparisons, the range is ± 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. On average, the preliminary seasonally adjusted estimate of total sales is revised about ± 3 percent. This does not include the revisions made when new seasonal factors are computed.

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

HUD-coded manufactured homes are not included in these statistics. Data for these manufactured homes can be found on the Internet at:

www.census.gov/const/www/index.html.

For further information on these data contact the Construction Expenditures Branch, Manufacturing and Construction Division. Telephone: 301-457-1605.

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, U.S. Census Bureau, Washington, DC 20233-6900. Telephone: 301-457-1321.

RELATED PUBLICATIONS

Current Construction Reports, *Characteristics of New Housing: 1998, C25/98-A*, U.S. Census Bureau 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.....	886	300	(X)	(X)	(X)	(X)
MONTHLY DATA						
1996: January.....	54	370	6.9	714	369	6.4
February.....	68	362	5.3	769	355	5.3
March.....	70	362	5.2	721	368	6.2
April.....	70	366	5.2	736	368	6.0
May.....	69	360	5.2	746	361	5.9
June.....	65	355	5.5	721	355	6.0
July.....	66	351	5.3	770	350	5.7
August.....	73	342	4.7	826	342	5.0
September.....	62	332	5.3	770	330	5.2
October.....	56	332	6.0	720	328	5.6
November.....	54	330	6.1	771	330	5.2
December.....	51	326	6.4	805	322	5.0
1997: January.....	61	309	5.1	821	308	4.6
February.....	69	296	4.3	816	301	4.4
March.....	81	284	3.5	823	288	4.3
April.....	70	289	4.1	757	291	4.6
May.....	71	286	4.0	754	288	4.6
June.....	71	288	4.0	790	287	4.4
July.....	69	289	4.2	806	288	4.4
August.....	72	284	4.0	822	285	4.3
September.....	67	285	4.3	823	283	4.2
October.....	62	287	4.6	816	284	4.3
November.....	61	281	4.6	860	282	4.0
December.....	51	287	5.7	791	283	4.4
1998: January.....	64	282	4.4	848	282	4.0
February.....	75	277	3.7	887	282	3.8
March.....	81	281	3.5	836	285	4.2
April.....	82	286	3.5	880	287	3.9
May.....	82	284	3.5	893	287	3.9
June.....	83	287	3.4	909	286	3.8
July.....	75	284	3.8	883	283	4.0
August.....	75	283	3.8	836	285	4.2
September.....	68	291	4.3	861	289	4.1
October.....	69	296	4.3	903	293	4.0
November.....	70	292	4.2	985	292	3.7
December.....	61	300	4.9	958	295	3.8
1999: January.....	67	294	4.4	908	295	4.0
February.....	78	291	3.7	909	297	3.9
March ^f	86	296	3.4	885	300	4.1
April ^f	87	299	3.4	940	300	3.9
May ^f	84	302	3.6	901	305	4.1
June ^p	85	314	3.7	929	312	4.1
AVERAGE RELATIVE STANDARD ERRORS						
Annual..... (percent).....	2	3	(X)	(X)	(X)	(X)
Monthly..... (percent).....	4	3	5	4	3	5

^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															
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	886	81	164	398	243	(X)	(X)	(X)	(X)	(X)	300	28	63	142	68
MONTHLY DATA															
1996: January	54	3	10	24	17	714	47	146	307	213	370	61	66	158	85
February	68	5	11	31	21	769	57	137	346	228	362	58	66	157	81
March	70	4	13	32	20	721	51	132	329	209	362	59	66	159	79
April	70	6	13	30	21	736	60	128	326	222	366	59	67	163	77
May	69	5	14	32	19	746	54	141	354	198	360	61	67	158	74
June	65	7	12	28	18	721	77	122	320	202	355	59	66	156	74
July	66	7	12	29	18	770	84	133	343	209	351	56	65	155	75
August	73	8	14	33	19	826	82	173	364	207	342	51	64	153	74
September	62	9	10	27	17	770	89	130	343	208	332	45	65	148	73
October	56	6	9	26	15	720	77	117	334	191	332	42	68	147	76
November	54	6	9	25	14	771	77	127	354	213	330	41	69	147	73
December	51	6	9	23	13	805	88	148	350	220	326	38	67	146	74
1997: January	61	7	9	29	15	821	108	138	374	200	309	34	65	137	73
February	69	9	10	33	18	816	100	124	387	205	296	30	63	132	71
March	81	8	13	36	24	823	92	125	370	236	284	28	63	126	67
April	70	8	14	30	19	757	85	133	335	204	289	28	65	129	67
May	71	8	13	31	18	754	81	141	339	192	286	26	64	127	68
June	71	7	15	31	19	790	67	150	355	218	288	27	62	129	69
July	69	6	13	30	21	806	66	149	352	239	289	28	63	130	68
August	72	7	12	34	19	822	76	140	382	224	284	28	62	127	68
September	67	6	10	31	20	823	67	133	378	244	285	27	65	125	68
October	62	5	11	28	18	816	71	143	371	229	287	27	66	126	68
November	61	6	12	27	16	860	85	164	382	229	281	26	64	124	67
December	51	5	9	24	13	791	78	147	355	211	287	26	65	127	69
1998: January	64	5	10	32	17	848	73	156	398	221	282	27	62	126	67
February	75	8	15	30	22	887	94	199	354	240	277	25	61	128	63
March	81	8	18	34	21	836	91	172	351	223	281	24	59	132	67
April	82	8	16	37	22	880	89	155	413	222	286	24	61	133	68
May	82	9	14	34	25	893	97	145	380	271	284	23	61	134	65
June	83	8	17	39	21	909	75	167	427	239	287	23	63	134	68
July	75	6	13	35	20	883	72	156	420	235	284	23	61	130	70
August	75	7	13	34	21	836	74	157	370	234	283	23	60	131	69
September	68	7	13	30	18	861	77	178	385	221	291	24	61	137	69
October	69	6	13	31	20	903	76	176	393	259	296	25	64	138	69
November	70	7	12	31	20	985	91	161	438	295	292	25	62	137	67
December	61	5	11	29	15	958	84	177	438	259	300	28	63	142	68
1999: January	67	5	10	32	20	908	83	149	408	268	294	27	61	140	66
February	78	7	14	38	19	909	79	178	440	212	291	24	60	141	66
March	86	6	16	38	26	885	77	158	395	255	296	25	60	145	67
April	87	7	17	37	25	940	82	179	414	265	299	25	59	148	67
May	84	7	18	37	21	901	71	179	416	235	302	25	60	149	67
June ^P	85	6	16	39	24	929	63	158	444	265	314	27	62	153	72
AVERAGE RELATIVE STANDARD ERRORS															
Annual (percent) ..	2	6	7	3	4	(X)	(X)	(X)	(X)	(X)	3	10	6	4	6
Monthly (percent) ..	4	19	12	6	7	4	19	12	6	7	3	11	7	5	4

^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.....	886	228	334	324	300	72	185	43
MONTHLY DATA								
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.....	68	18	26	25	291	75	177	39
October.....	69	19	27	23	296	76	181	39
November.....	70	20	26	23	292	73	185	34
December.....	61	17	23	21	300	72	185	43
1999: January.....	67	14	27	26	294	72	182	39
February.....	78	19	29	30	291	70	182	39
March ^f	86	19	35	31	296	71	187	38
April ^f	87	18	36	33	299	72	183	44
May ^f	84	19	36	29	302	76	186	41
June ^p	85	23	35	27	314	76	182	56
AVERAGE RELATIVE STANDARD ERRORS								
Annual..... (percent) ..	2	4	3	5	3	4	3	6
Monthly..... (percent) ..	4	7	5	11	3	5	3	5

^pPreliminary. ^fRevised.

9 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.....	886	41	91	112	183	208	251	5	10	13	21	23	28	152,500	181,900	
MONTHLY DATA																
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.....	68	2	7	8	14	18	18	3	10	12	21	27	26	155,000	182,700	
October.....	69	3	7	9	13	16	21	5	11	13	18	23	30	154,500	182,800	
November.....	70	3	6	9	16	17	19	4	9	12	23	24	27	151,000	178,600	
December.....	61	3	5	7	14	15	17	6	8	11	23	24	28	152,500	183,300	
1999: January.....	67	3	7	7	15	17	18	4	11	11	23	25	27	152,500	182,800	
February.....	78	3	6	10	17	17	26	4	7	13	21	21	33	159,900	191,400	
March ^f	86	3	8	11	18	21	26	3	9	13	21	24	30	155,000	189,400	
April ^f	87	2	10	9	18	21	27	3	11	10	20	24	31	159,000	190,500	
May ^f	84	4	7	11	20	17	25	4	9	13	24	20	30	149,900	185,100	
June ^p	85	3	7	12	17	19	27	4	9	14	20	22	32	157,000	196,500	
AVERAGE RELATIVE STANDARD ERRORS																
Annual..... (percent) ..	2	7	5	6	5	5	5	7	5	6	5	5	5	2	2	
Monthly..... (percent) ..	4	24	16	13	8	8	7	24	15	12	7	7	6	3	2	

^pPreliminary. ^fRevised.

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

²Total equals 100 percent.

Note: The sales price includes the land.

Table 5. Current Seasonal Factors

Month and year	New houses sold					New houses for sale	Months' supply at current sales rate	Median months from start to—	
	United States implicit factor	Northeast	Midwest	South	West			Sale	End of month
1999: March ^f	116.5	101.4	122.3	114.0	121.3	98.9	83.2	99.7	111.2
April ^f	110.8	108.9	117.0	107.7	111.9	99.7	89.0	106.3	107.1
May ^f	111.5	115.7	121.5	108.0	108.8	99.0	87.1	96.5	99.3
June ^P	109.3	111.1	120.3	106.6	106.7	100.5	91.5	91.8	94.5

^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 ARIMA version seasonal adjustment program. For new houses sold, only the four regional series are run through this X-11 ARIMA program. The resulting seasonally adjusted estimates are then added to produce an estimate for the United States. The implicit factor is the result of dividing the unadjusted estimate by the seasonally adjusted estimate. It provides an indication of the overall seasonality for the particular month.

Table 6. Median Number of Months on Sales Market

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

Period	Houses sold measured from month of start		Houses for sale			Period	Houses sold measured from month of start		Houses for sale		
	Not seasonally adjusted	Seasonally adjusted	Measured from month of start		Measured from month of completion (not seasonally adjusted)		Not seasonally adjusted	Seasonally adjusted	Measured from month of start		Measured from month of completion (not seasonally adjusted)
			Not seasonally adjusted	Seasonally adjusted					Not seasonally adjusted	Seasonally adjusted	
ANNUAL DATA											
1988	4.0	(X)	5.9	(X)	4.7	July	3.4	3.7	4.3	4.7	4.6
1989	4.3	(X)	6.5	(X)	5.5	August	3.1	3.5	4.4	4.8	4.2
1990	4.5	(X)	7.8	(X)	5.7	September	3.2	3.4	4.4	4.7	4.2
1991	4.4	(X)	6.8	(X)	6.9	October	3.4	3.6	4.4	4.7	4.0
1992	3.5	(X)	5.2	(X)	6.3	November	3.8	3.7	4.6	4.8	3.9
1993	3.6	(X)	4.4	(X)	4.6	December	3.8	3.5	4.9	4.8	4.3
1994	3.8	(X)	4.9	(X)	4.1	1998					
1995	4.3	(X)	5.3	(X)	5.5	January	4.3	3.7	5.1	4.8	4.9
1996	4.2	(X)	4.8	(X)	4.6	February	4.2	3.8	5.3	4.8	5.3
1997	3.7	(X)	4.9	(X)	4.3	March	3.6	3.5	5.1	4.6	5.8
1998	3.5	(X)	4.0	(X)	5.0	April	3.9	3.8	4.5	4.2	5.9
						May	2.7	2.7	4.2	4.1	5.5
						June	3.2	3.5	3.8	4.1	5.3
MONTHLY DATA											
1996											
January	4.7	4.1	5.5	5.1	5.7	July	3.5	3.6	3.9	4.3	5.1
February	4.5	3.9	5.7	5.0	5.7	August	3.1	3.4	4.0	4.3	5.2
March	4.4	4.4	5.8	5.2	5.5	September	3.5	3.8	3.9	4.2	5.2
April	4.2	4.0	5.6	5.3	5.7	October	3.1	3.3	4.0	4.2	4.8
May	4.4	4.5	5.4	5.4	5.8	November	3.4	3.4	3.9	4.0	5.0
June	4.3	4.9	4.9	5.2	5.4	December	3.8	3.6	4.0	4.0	5.0
July	4.2	4.3	4.5	4.9	4.9	1999					
August	3.4	3.7	4.4	4.8	5.0	January	3.3	2.8	4.3	4.0	5.1
September	4.1	4.5	4.5	4.8	4.8	February	4.0	3.6	4.4	4.0	5.1
October	4.0	4.4	4.5	4.8	4.4	March ^f	3.1	3.1	4.4	3.9	5.0
November	4.3	4.0	4.5	4.6	4.6	April ^f	3.6	3.4	4.2	4.0	4.7
December	4.4	4.1	4.8	4.7	4.6	May ^f	2.9	3.0	3.8	3.9	4.2
						June ^P	3.2	3.4	3.8	4.0	3.9
1997											
January	4.8	4.2	5.1	4.8	4.9						
February	4.5	4.1	5.3	4.8	4.8						
March	3.9	3.8	5.4	4.8	4.8						
April	4.1	4.1	5.2	4.8	4.6						
May	3.8	3.8	4.7	4.7	4.7						
June	2.7	3.0	4.4	4.7	4.6						
						AVERAGE RELATIVE STANDARD ERRORS					
						Annual . . . (percent) . .	3	(X)	5	(X)	7
						Monthly . . (percent) . .	11	11	6	6	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											
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.....	886	7	12	22	39	52	112	183	208	104	147
QUARTERLY DATA											
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.....	218	(B)	2	6	10	12	28	44	51	25	37
4th quarter.....	200	2	3	5	8	10	24	43	48	23	34
1999											
1st quarter ^r	231	(B)	2	5	9	12	28	49	54	28	43
2nd quarter ^p	255	2	2	5	12	13	32	54	56	30	49
AVERAGE RELATIVE STANDARD ERRORS											
Annual..... (percent)...	2	11	9	7	7	6	6	5	5	6	6
Quarterly..... (percent)...	3	32	25	19	13	12	7	5	5	7	5

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											
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.....	100	1	1	2	4	6	13	21	23	12	17
QUARTERLY DATA											
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.....	100	(B)	1	3	5	5	13	20	24	12	17
4th quarter.....	100	1	1	2	4	5	12	21	24	12	17
1999											
1st quarter ^r	100	(B)	1	2	4	5	12	21	23	12	19
2nd quarter ^p	100	1	1	2	5	5	12	21	22	12	19
AVERAGE RELATIVE STANDARD ERRORS											
Annual..... (percent)...	(X)	9	7	6	5	5	5	5	4	5	5
Quarterly..... (percent)...	(X)	32	25	19	13	12	6	4	4	6	4

B Withheld because estimate did not meet publication standards on the basis of sample size. ^pPreliminary. ^rRevised. 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												
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.....	81	(B)	8	12	19	41	164	4	37	33	42	48
QUARTERLY DATA												
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.....	17	(B)	(B)	3	4	9	35	(B)	9	6	9	10
1999												
1st quarter ^r	18	(B)	2	4	4	9	40	(B)	7	9	10	13
2nd quarter ^p	20	(B)	2	3	5	10	51	(B)	14	12	12	12
AVERAGE RELATIVE STANDARD ERRORS												
Annual (percent) . .	6	25	17	9	10	13	7	12	14	15	13	14
Quarterly . . . (percent) . .	13	61	30	33	30	19	7	36	21	9	14	11

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												
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.....	398	33	118	82	80	85	243	2	40	56	67	78
QUARTERLY DATA												
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.....	91	8	23	21	18	21	56	(B)	9	13	17	17
1999												
1st quarter ^f	107	7	31	22	22	26	65	(B)	9	15	17	23
2nd quarter ^p	114	8	31	24	21	30	69	(B)	9	15	18	28
AVERAGE RELATIVE STANDARD ERRORS												
Annual..... (percent)...	3	6	7	9	9	7	3	16	9	7	7	6
Quarterly..... (percent)...	4	21	8	6	6	7	3	48	15	10	6	7

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

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										
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	152,500	200,000	157,500	135,800	163,500	181,900	240,100	179,200	159,700	200,500
QUARTERLY DATA										
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	153,000	212,000	159,000	137,300	166,400	184,300	251,600	182,100	157,500	207,900
4th quarter	153,000	200,000	156,000	138,500	165,000	181,500	232,600	175,800	162,800	199,300
1999										
1st quarter ^f	156,900	195,000	165,000	142,800	168,600	189,100	227,900	183,600	166,900	217,500
2nd quarter ^p	155,000	195,000	144,000	140,000	171,000	190,200	236,700	166,700	173,100	220,200
AVERAGE RELATIVE STANDARD ERRORS										
Annual	2	7	4	2	2	2	7	4	3	3
Quarterly	2	17	5	3	2	2	10	3	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												
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.....	886	90	46	693	9	48	100	10	5	78	1	5
QUARTERLY DATA												
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.....	218	20	11	173	2	12	100	9	5	79	1	5
4th quarter.....	200	22	10	157	2	10	100	11	5	78	1	5
1999												
1st quarter ^r	231	29	12	178	2	11	100	12	5	77	1	5
2nd quarter ^p	255	32	13	195	2	12	100	13	5	77	1	5
AVERAGE RELATIVE STANDARD ERRORS												
Annual..... (percent)...	2	6	8	3	26	6	(X)	6	10	3	28	6
Quarterly..... (percent)...	3	9	21	3	35	11	(X)	8	21	3	35	11

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.

²Included other types of financing not shown separately.

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												
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.....	152,500	109,000	129,000	167,000	89,000	150,000	181,900	111,100	130,000	195,100	92,800	198,800
QUARTERLY DATA												
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.....	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.....	153,000	114,100	119,800	168,700	89,900	144,000	181,500	115,800	121,300	195,800	96,400	182,300
1999												
1st quarter ^f	156,900	116,700	124,000	174,000	86,900	149,000	189,100	119,100	126,200	205,900	85,700	188,500
2nd quarter ^p	155,000	112,000	126,900	174,000	114,500	149,000	190,200	119,200	123,700	209,200	104,200	186,100
AVERAGE RELATIVE STANDARD ERRORS												
Annual..... (percent)...	2	3	6	2	13	2	2	2	2	2	7	4
Quarterly..... (percent)...	2	4	4	1	13	3	2	2	5	2	6	11

^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.

²Included other types of financing not shown separately.

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	121.0	121.0	121.0	122.3	123.4	110.9	125.4	118.7	123.6
1999		127.2	^P 126.5						

^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	121.4	120.3	120.3	121.6	122.7	110.7	124.7	120.4	122.9
1999		126.5	^P 125.8						

^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 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					1988: First quarter	132,100	1.4	137,900	3.3
1982	108,400	2.4	83,900	1.1	Second quarter	132,700	0.5	134,800	-2.2
1983	110,700	2.1	89,800	7.0	Third quarter	134,100	1.0	141,500	5.0
1984	115,100	4.1	97,600	8.7	Fourth quarter	134,000	-0.1	140,400	-0.8
1985	116,600	1.2	100,800	3.3	1989: First quarter	136,700	2.0	144,300	2.8
1986	121,200	3.9	111,900	11.0	Second quarter	139,100	1.8	146,800	1.7
1987	127,700	5.3	127,200	13.7	Third quarter	139,200	0.0	150,200	2.3
1988	132,400	3.8	138,300	8.7	Fourth quarter	138,600	-0.4	151,200	0.7
1989	137,800	4.0	148,800	7.6	1990: First quarter	141,500	2.1	149,500	-1.1
1990	140,400	1.9	149,800	0.7	Second quarter	140,100	-1.0	151,200	1.1
1991	142,200	1.3	147,200	-1.7	Third quarter	142,200	1.5	145,500	-3.8
1992	144,100	1.4	144,100	-2.1	Fourth quarter	140,500	-1.1	150,100	3.2
1993	150,300	4.3	147,700	2.5	1991: First quarter	140,900	0.2	151,100	0.7
1994	157,500	4.7	154,500	4.6	Second quarter	144,000	2.2	148,200	-1.9
1995	161,900	2.8	158,700	2.7	Third quarter	145,000	0.7	145,400	-1.9
1996	165,100	2.0	166,400	4.9	Fourth quarter	141,700	-2.3	144,400	-0.7
1997	170,600	3.4	176,200	5.9	1992: First quarter	143,100	1.0	144,500	0.1
1998	175,000	2.6	181,900	3.2	Second quarter	144,200	0.8	145,300	0.6
QUARTERLY DATA					Third quarter	144,500	0.2	141,700	-2.5
1982: First quarter	110,000	2.2	81,200	-3.0	Fourth quarter	145,600	0.8	147,200	3.9
Second quarter	109,500	-0.4	85,700	5.5	1993: First quarter	146,800	0.8	144,700	-1.7
Third quarter	108,600	-0.9	83,900	-2.1	Second quarter	151,400	3.2	148,900	2.9
Fourth quarter	107,700	-0.8	84,600	0.8	Third quarter	152,100	0.5	148,000	-0.6
1983: First quarter	110,200	2.3	86,700	2.5	Fourth quarter	150,800	-0.9	148,300	0.2
Second quarter	110,600	0.4	89,100	1.8	1994: First quarter	155,700	3.3	153,600	3.6
Third quarter	112,300	1.6	92,500	3.8	Second quarter	158,000	1.5	154,200	0.4
Fourth quarter	112,200	-0.1	90,800	-1.8	Third quarter	158,300	0.2	152,800	-0.9
1984: First quarter	113,200	0.9	94,700	4.3	Fourth quarter	158,800	0.3	156,100	2.2
Second quarter	115,700	2.2	99,200	4.8	1995: First quarter	159,600	0.5	153,500	-1.7
Third quarter	116,900	1.0	98,500	-0.7	Second quarter	161,300	1.1	158,900	3.5
Fourth quarter	118,000	0.9	97,800	-0.7	Third quarter	161,600	0.2	157,700	-0.8
1985: First quarter	117,600	-0.4	98,500	0.7	Fourth quarter	162,800	0.7	160,900	2.0
Second quarter	116,900	-0.6	100,500	2.0	1996: First quarter	165,200	1.5	161,100	0.1
Third quarter	116,300	-0.5	100,500	0.0	Second quarter	164,000	-0.7	166,000	3.0
Fourth quarter	118,300	1.7	103,800	3.3	Third quarter	166,400	1.4	164,000	-1.2
1986: First quarter	119,100	0.7	106,300	2.3	Fourth quarter	165,100	-0.4	171,000	4.3
Second quarter	122,100	2.5	112,300	5.4	1997: First quarter	167,800	1.6	172,200	0.7
Third quarter	123,900	1.4	114,400	2.1	Second quarter	170,800	1.8	177,200	2.9
Fourth quarter	122,700	-0.9	115,600	1.0	Third quarter	170,300	-0.3	174,700	-1.4
1987: First quarter	125,900	2.6	120,800	4.5	Fourth quarter	171,000	0.5	175,400	0.4
Second quarter	128,000	1.6	126,100	4.4	1998: First quarter	173,400	1.3	180,000	2.6
Third quarter	129,900	1.5	129,900	3.0	Second quarter	173,400	0.0	178,800	-0.7
Fourth quarter	130,300	0.3	133,500	2.8	Third quarter	175,200	1.1	184,300	3.1
					Fourth quarter	176,800	0.9	181,500	-1.5
					1999: First quarter	182,300	3.1	189,100	4.2
					Second quarter ^p	181,300	-0.6	190,200	0.6

^pPreliminary. ^rRevised. X Not applicable.

¹Derived from unrounded figures.