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**NEW RESIDENTIAL SALES IN MAY 2006**

Sales of new one-family houses in May 2006 were at a seasonally adjusted annual rate of 1,234,000, according to estimates released jointly today by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 4.6 percent ( $\pm 13.1\%$ )\* above the revised April rate of 1,180,000, but is 5.9 percent ( $\pm 10.8\%$ )\* below the May 2005 estimate of 1,311,000.

The median sales price of new houses sold in May 2006 was \$235,300; the average sales price was \$294,300. The seasonally adjusted estimate of new houses for sale at the end of May was 556,000. This represents a supply of 5.5 months at the current sales rate.

*New Residential Sales data for June 2006 will be released on Thursday, July 27, 2006, at 10:00 A.M. EDT.*

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

**EXPLANATORY NOTES**

These statistics are estimated from sample surveys. They are subject to sampling variability as well as nonsampling error including bias and variance from response, nonreporting, and undercoverage. Estimated average relative standard errors of the preliminary data are shown in the tables. Whenever a statement such as "2.5 percent ( $\pm 3.2\%$ ) above" appears in the text, this indicates the range (-0.7 to +5.7 percent) in which the actual percent change is likely to have occurred. All ranges given for percent changes are 90-percent confidence intervals and account only for sampling variability. If a range does not contain zero, the change is statistically significant. If it does contain zero, the change is not statistically significant; that is, it is uncertain whether there was an increase or decrease. The same policies apply to the confidence intervals for percent changes shown in the tables. Changes in seasonally adjusted statistics often show irregular movement. It takes 6 months to establish a trend for new houses sold. Preliminary new home sales figures are subject to revision due to the survey methodology and definitions used. The survey is primarily based on a sample of houses selected from building permits. Since a "sale" is defined as a deposit taken or sales agreement signed, this can occur prior to a permit being issued. An estimate of these prior sales is included in the sales figure. On average, the preliminary seasonally adjusted estimate of total sales is revised about 3 percent. Changes in sales price data reflect changes in the distribution of houses by region, size, etc., as well as changes in the prices of houses with identical characteristics. Explanations of confidence intervals and sampling variability can be found on our web site listed above.

\* 90% confidence interval includes zero. The Census Bureau does not have sufficient statistical evidence to conclude that the actual change is different from zero.

**Table 1. New Houses Sold and For Sale**

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

Period	Sold during period <sup>1</sup>					For sale at end of period					Months' supply <sup>2</sup>	Median sales price (\$)	Average sales price (\$)	
	United States	North-east	Mid-west	South	West	United States	North-east	Mid-west	South	West				
Seasonally adjusted														
2005: May	1,311	91	240	617	363	450						4.2		
June	1,272	83	233	615	341	455						4.3		
July	1,367	98	206	628	435	464						4.2		
August	1,271	80	194	648	349	477						4.6		
September	1,253	61	213	655	324	487						4.8		
October	1,346	76	185	677	408	490						4.5		
November	1,236	85	173	655	323	500						4.9		
December	1,259	71	205	655	328	509						4.8		
2006: January	1,173	62	180	596	335	522						5.3		
February <sup>f</sup>	1,038	65	183	543	247	538						6.4		
March <sup>f</sup>	1,114	59	170	580	305	549						6.1		
April <sup>f</sup>	1,180	63	185	631	301	560						5.8		
<b>May<sup>p</sup></b>	<b>1,234</b>	<b>58</b>	<b>190</b>	<b>669</b>	<b>317</b>	<b>556</b>						<b>5.5</b>		
Average RSE (%) <sup>3</sup>	7	22	14	11	12	3						6		
<b>Percent Change:</b>														
<i>May 2006 from April 2006</i>	<b>4.6%</b>	<b>-7.9%</b>	<b>2.7%</b>	<b>6.0%</b>	<b>5.3%</b>	<b>-0.7%</b>						<b>-5.2%</b>		
<i>90% Confidence Interval<sup>4</sup></i>	<b>± 13.1</b>	<b>± 30.9</b>	<b>± 17.8</b>	<b>± 17.3</b>	<b>± 27.4</b>	<b>± 2.0</b>						<b>± 11.6</b>		
<i>May 2006 from May 2005</i>	<b>-5.9%</b>	<b>-36.3%</b>	<b>-20.8%</b>	<b>8.4%</b>	<b>-12.7%</b>	<b>23.6%</b>						<b>31.0%</b>		
<i>90% Confidence Interval<sup>4</sup></i>	<b>± 10.8</b>	<b>± 23.3</b>	<b>± 16.2</b>	<b>± 20.7</b>	<b>± 17.3</b>	<b>± 7.5</b>						<b>± 16.4</b>		
Not seasonally adjusted														
2004:	1,203	83	210	562	348	431	30	111	200	91	(X)	221,000	274,500	
2005:	1,283	81	205	638	358	515	47	109	249	109	(X)	240,900	297,000	
RSE (%)	3	12	6	4	4	3	12	8	5	7	(X)	3	2	
2005: Year to Date	564	37	90	277	161	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	
2006: Year to Date	503	27	79	262	136	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	
RSE (%)	4	11	9	5	5	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	
<b>Year to Date Percent Change<sup>5</sup></b>	<b>-10.9%</b>	<b>-28.4%</b>	<b>-12.8%</b>	<b>-5.4%</b>	<b>-15.3%</b>	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	
<i>90% Confidence Interval<sup>4</sup></i>	<b>± 5.8</b>	<b>± 16.0</b>	<b>± 10.9</b>	<b>± 10.8</b>	<b>± 7.3</b>	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	
2005: May	120	9	22	55	34	448	36	107	213	92	3.7	228,300	287,400	
June	115	8	22	55	30	458	38	105	221	94	4.0	226,100	279,600	
July	117	8	19	54	36	459	40	104	226	90	3.9	229,200	289,300	
August	110	6	17	56	31	477	42	104	238	92	4.3	240,100	295,000	
September	99	6	17	51	25	491	45	103	242	101	5.0	240,400	299,600	
October	105	6	15	51	32	492	44	107	242	99	4.7	243,900	293,600	
November	86	6	13	46	22	508	45	111	248	104	5.9	237,900	294,400	
December	87	5	13	49	20	515	47	109	249	109	5.9	238,600	290,200	
2006: January	89	4	11	47	26	525	49	110	257	109	5.9	244,900	301,000	
February <sup>f</sup>	88	6	15	46	22	533	50	108	263	112	6.1	250,800	307,900	
March <sup>f</sup>	107	6	16	54	31	547	52	105	276	113	5.1	236,600	295,300	
April <sup>f</sup>	105	6	18	53	28	553	53	105	281	113	5.3	245,900	302,200	
<b>May<sup>p</sup></b>	<b>114</b>	<b>5</b>	<b>18</b>	<b>61</b>	<b>30</b>	<b>555</b>	<b>55</b>	<b>104</b>	<b>279</b>	<b>117</b>	<b>4.9</b>	<b>235,300</b>	<b>294,300</b>	
Average RSE (%) <sup>3</sup>	7	22	14	11	12	3	11	8	4	5	6	5	4	

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

<sup>1</sup>Annual rates. <sup>2</sup>Ratio of houses for sale to houses sold. <sup>3</sup>Average RSE for the latest 6-month period.

<sup>4</sup>See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals. <sup>5</sup>Computed using unrounded data.

Note: The sales price includes the land.

**Table 2. New Houses Sold, by Sales Price**

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

Period	Total	Under	\$150,000 to	\$200,000 to	\$300,000 to	\$400,000 to	\$500,000 to	\$750,000
		\$150,000	\$199,999	\$299,999	\$399,999	\$499,999	\$749,999	and over
Number of houses <sup>1</sup>								
2004:	1,203	269	254	313	165	90	82	31
2005:	1,283	226	246	352	203	111	99	45
RSE (%)	3	10	5	5	5	6	9	12
2005: May	120	24	25	31	17	10	9	5
June	115	21	25	32	17	9	7	3
July	117	22	25	30	17	9	9	4
August	110	21	21	27	22	6	10	4
September	99	19	21	25	16	8	7	4
October	105	22	15	31	16	10	8	3
November	86	15	17	22	15	7	7	3
December	87	16	15	28	14	6	6	2
2006: January	89	15	18	25	15	6	6	4
February <sup>f</sup>	88	15	16	26	14	8	6	4
March <sup>f</sup>	107	16	25	29	17	7	9	4
April <sup>f</sup>	105	18	19	30	17	9	8	3
<b>May<sup>p</sup></b>	<b>114</b>	<b>20</b>	<b>24</b>	<b>32</b>	<b>17</b>	<b>6</b>	<b>8</b>	<b>5</b>
Average RSE (%) <sup>2</sup>	7	16	14	12	16	22	20	28
Percent distribution								
2004:	100	22	21	26	14	7	7	3
2005:	100	18	19	27	16	9	8	4
2005: May	100	20	20	26	14	8	7	4
June	100	18	22	28	15	8	6	3
July	100	19	21	26	15	8	7	4
August	100	19	19	24	20	5	9	3
September	100	19	21	25	16	8	7	4
October	100	21	14	29	15	10	8	3
November	100	17	20	26	17	8	8	3
December	100	18	17	32	16	7	7	3
2006: January	100	16	21	28	17	7	7	5
February <sup>f</sup>	100	17	18	29	16	9	7	4
March <sup>f</sup>	100	15	23	27	16	7	8	3
April <sup>f</sup>	100	17	19	28	16	9	8	3
<b>May<sup>p</sup></b>	<b>100</b>	<b>18</b>	<b>21</b>	<b>28</b>	<b>15</b>	<b>6</b>	<b>7</b>	<b>5</b>

<sup>p</sup>Preliminary. <sup>f</sup>Revised. RSE Relative standard error. X Not applicable. Z Less than 0.5 percent.

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

<sup>2</sup>Average RSE for the latest 6-month period.

Note: The sales price includes the land.

**Table 3. New Houses Sold and For Sale by Stage of Construction and Median Number of Months on Sales Market**

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

Period	Sold during period				For sale at end of period				Median months for sale <sup>1</sup>
	Total	Not started	Under construction	Completed	Total	Not started	Under construction	Completed	
2004:	1,203	482	439	281	431	68	260	103	4.1
2005:	1,283	503	465	315	515	93	307	115	4.0
RSE (%)	3	3	4	7	3	5	4	6	8
2005: May	120	44	44	32	448	79	263	106	3.8
June	115	40	44	31	458	83	271	103	4.0
July	117	45	45	27	459	82	275	103	3.7
August	110	47	38	25	477	87	287	103	3.7
September	99	36	38	25	491	92	292	107	3.8
October	105	39	40	25	492	84	298	110	4.0
November	86	33	29	23	508	85	311	112	4.0
December	87	32	29	26	515	93	307	115	4.0
2006: January	89	35	32	21	525	90	316	119	4.3
February <sup>f</sup>	88	33	32	22	533	87	321	125	4.2
March <sup>f</sup>	107	40	36	31	547	96	321	130	3.9
April <sup>f</sup>	105	40	37	28	553	101	321	131	3.9
<b>May<sup>p</sup></b>	<b>114</b>	<b>44</b>	<b>37</b>	<b>33</b>	<b>555</b>	<b>103</b>	<b>325</b>	<b>127</b>	<b>3.9</b>
Average RSE (%) <sup>2</sup>	7	8	8	9	3	8	4	6	6

<sup>p</sup>Preliminary. <sup>f</sup>Revised. RSE Relative standard error. Z Less than 0.5 percent.

<sup>1</sup>Median number of months for sale since completion.

<sup>2</sup>Average RSE for the latest 6-month period.