

**U.S. Census Bureau News**  
**Joint Release**  
**U.S. Department of Housing and Urban Development**

---

U.S. Department of Commerce • Washington, D.C. 20233

**FOR IMMEDIATE RELEASE WEDNESDAY, JUNE 23, 2010 AT 10:00 A.M. EDT**

CB10-92

Erica Filipek or Stephen Cooper  
Manufacturing and Construction Division  
(301) 763-5160

**NEW RESIDENTIAL SALES IN MAY 2010**

Sales of new single-family houses in May 2010 were at a seasonally adjusted annual rate of 300,000, according to estimates released jointly today by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 32.7 percent ( $\pm 9.9\%$ ) below the revised April rate of 446,000 and is 18.3 percent ( $\pm 13.0\%$ ) below the May 2009 estimate of 367,000.

The median sales price of new houses sold in May 2010 was \$200,900; the average sales price was \$263,400. The seasonally adjusted estimate of new houses for sale at the end of May was 213,000. This represents a supply of 8.5 months at the current sales rate.

*New Residential Sales data for June 2010 will be released on Monday, July 26, 2010, 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 4 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 5 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													
2009: May	367	25	48	204	90	291					9.5		
June	396	35	59	197	105	280					8.5		
July	408	41	56	214	97	270					7.9		
August	405	37	55	206	107	262					7.8		
September	391	37	67	191	96	252					7.7		
October	396	33	54	213	96	242					7.3		
November	368	31	71	189	77	236					7.7		
December	356	38	51	184	83	231					7.8		
2010: January	349	42	55	174	78	232					8.0		
February (r)	347	30	49	180	88	232					8.0		
March (r)	389	33	54	209	93	228					7.0		
April (r)	446	42	67	228	109	214					5.8		
<b>May (p)</b>	<b>300</b>	<b>28</b>	<b>51</b>	<b>170</b>	<b>51</b>	<b>213</b>					<b>8.5</b>		
Average RSE (%) <sup>3</sup>	8	24	21	11	15	3					8		
<b>Percent Change:</b>													
<i>May 2010 from April 2010</i>	<b>-32.7%</b>	<b>-33.3%</b>	<b>-23.9%</b>	<b>-25.4%</b>	<b>-53.2%</b>	<b>-0.5%</b>					<b>46.6%</b>		
<i>90% Confidence Interval<sup>4</sup></i>	± 9.9	± 24.7	± 23.0	± 12.8	± 16.5	± 1.0					± 26.0		
<i>May 2010 from May 2009</i>	<b>-18.3%</b>	<b>12.0%</b>	<b>6.3%</b>	<b>-16.7%</b>	<b>-43.3%</b>	<b>-26.8%</b>					<b>-10.5%</b>		
<i>90% Confidence Interval<sup>4</sup></i>	± 13.0	± 57.3	± 61.0	± 14.7	± 20.1	± 3.0					± 14.7		
Not seasonally adjusted													
2008:	485	35	70	266	114	352	37	57	175	83	(X)	232,100	292,600
2009:	375	31	54	202	87	232	27	38	118	48	(X)	216,700	270,900
RSE (%)	3	10	15	4	6	3	12	10	4	8	(X)	3	3
2009: Year to Date	150	10	20	85	34	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2010: Year to Date	159	15	24	84	37	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
RSE (%)	4	12	13	6	7	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
<b>Year to Date Percent Change<sup>5</sup></b>	<b>5.8%</b>	<b>40.8%</b>	<b>17.2%</b>	<b>-2.2%</b>	<b>8.6%</b>	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
<i>90% Confidence Interval<sup>4</sup></i>	± 6.5	± 32.8	± 22.5	± 8.2	± 11.3	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2009: May	34	2	5	19	9	290	33	49	143	65	8.4	222,300	274,600
June	37	3	6	19	10	282	32	48	140	62	7.6	214,700	274,800
July	38	4	5	20	9	272	30	46	136	59	7.2	214,200	271,100
August	36	3	5	19	9	263	30	45	132	56	7.3	207,100	257,800
September	30	3	5	14	8	254	29	43	130	53	8.4	216,600	290,300
October	33	3	4	18	8	243	28	42	123	50	7.4	215,100	263,800
November	26	2	5	14	5	235	27	39	120	48	9.0	218,800	274,700
December	24	3	3	13	5	232	27	38	118	48	9.6	222,600	278,300
2010: January	24	3	4	12	5	231	26	37	119	48	9.7	218,200	283,400
February (r)	27	2	4	13	7	229	26	36	119	47	8.6	221,900	284,100
March (r)	37	3	5	20	9	226	25	36	118	47	6.2	225,400	263,200
April (r)	44	4	6	23	10	214	24	34	112	44	4.8	202,900	265,200
<b>May (p)</b>	<b>28</b>	<b>3</b>	<b>5</b>	<b>15</b>	<b>5</b>	<b>213</b>	<b>24</b>	<b>32</b>	<b>113</b>	<b>44</b>	<b>7.7</b>	<b>200,900</b>	<b>263,400</b>
Average RSE (%) <sup>3</sup>	8	24	21	11	15	3	12	11	4	6	8	5	5

(p) Preliminary. (r) Revised. RSE Relative standard error. (X) Not applicable. (Z) Less than 500 units or less than 0.5 percent.

<sup>1</sup>Seasonally adjusted houses sold are published at 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. Detail may not add to total because of rounding.]

Period	Total	Under \$150,000	\$150,000 to \$199,000	\$200,000 to \$299,000	\$300,000 to \$399,000	\$400,000 to \$499,000	\$500,000 to \$749,000	\$750,000 and over
Number of houses <sup>1</sup>								
2008:	485	77	106	149	69	35	31	18
2009:	374	66	96	114	46	23	20	10
RSE (%)	3	10	7	5	7	10	11	17
2009: May	34	5	9	11	4	3	2	1
June	37	6	10	11	5	2	2	1
July	38	6	11	10	5	2	2	1
August	36	8	9	10	4	3	2	(Z)
September	30	5	8	10	3	2	2	1
October	33	6	8	11	4	2	1	1
November	26	5	7	8	3	2	1	1
December	24	5	5	7	3	1	2	1
2010: January	24	5	5	6	3	1	2	1
February (r)	27	6	6	9	3	1	2	1
March (r)	37	7	9	12	5	3	1	(Z)
April (r)	44	8	13	13	5	2	2	1
<b>May (p)</b>	<b>28</b>	<b>6</b>	<b>8</b>	<b>6</b>	<b>4</b>	<b>2</b>	<b>1</b>	<b>1</b>
Average RSE (%) <sup>2</sup>	8	19	14	15	20	28	32	41
Percent distribution								
2008:	100	16	22	31	14	7	6	4
2009:	100	18	26	30	12	6	5	3
2009: May	100	15	25	32	13	9	5	2
June	100	17	28	30	12	4	5	3
July	100	17	28	27	14	5	6	3
August	100	22	26	28	10	8	5	1
September	100	15	26	32	11	5	8	3
October	100	19	24	35	12	5	3	3
November	100	18	26	31	12	6	3	4
December	100	19	23	30	13	4	7	5
2010: January	100	21	21	27	15	6	7	4
February (r)	100	21	21	33	11	5	6	4
March (r)	100	18	24	31	13	8	4	1
April (r)	100	19	29	28	12	4	5	3
<b>May (p)</b>	<b>100</b>	<b>20</b>	<b>30</b>	<b>23</b>	<b>13</b>	<b>7</b>	<b>4</b>	<b>3</b>

(p) Preliminary. (r) Revised. RSE Relative standard error. (X) Not applicable. (Z) Less than 500 units or 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	
2008:	485	104	134	247	352	41	139	172	9.2
2009:	375	82	107	186	232	31	101	100	14.0
RSE (%)	3	7	5	5	3	7	5	5	5
2009: May	34	10	9	16	290	39	115	136	11.5
June	37	9	11	18	282	37	116	128	11.9
July	38	8	12	18	272	35	116	121	12.5
August	36	8	12	16	263	35	113	115	12.9
September	30	6	10	15	254	32	112	111	13.2
October	33	6	11	16	243	30	107	106	13.7
November	26	6	8	12	235	28	105	101	13.9
December	24	6	7	11	232	31	101	100	14.0
2010: January	24	7	7	9	231	30	101	99	13.9
February (r)	27	7	9	11	229	29	103	96	14.3
March (r)	37	8	14	15	226	31	104	91	14.5
April (r)	44	9	15	20	214	30	99	85	14.3
<b>May (p)</b>	<b>28</b>	<b>7</b>	<b>8</b>	<b>13</b>	<b>213</b>	<b>31</b>	<b>100</b>	<b>82</b>	<b>14.2</b>
Average RSE (%) <sup>2</sup>	8	9	10	10	3	7	5	5	7

(p) Preliminary. (r) Revised. RSE Relative standard error. (X) Not applicable. (Z) Less than 500 units or 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.