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NEW RESIDENTIAL SALES IN JULY 2009

Sales of new one-family houses in July 2009 were at a seasonally adjusted annual rate of 433,000, according to estimates released jointly today by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 9.6 percent (±13.4%)* above the revised June rate of 395,000, but is 13.4 percent (±12.9%) below the July 2008 estimate of 500,000.

The median sales price of new houses sold in July 2009 was $210,100; the average sales price was $269,200. The seasonally adjusted estimate of new houses for sale at the end of July was 271,000. This represents a supply of 7.5 months at the current sales rate.

New Residential Sales data for August 2009 will be released on Friday, September 25, 2009, 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 (±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 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[1]					For sale at end of period					Months'	Median	Average
	United States	North-east	Mid-west	South	West	United States	North-east	Mid-west	South	West	supply[2]	sales price ($)	sales price ($)
	Seasonally adjusted												
2008: July	500	41	64	272	123	419					10.1		
August	444	28	72	252	92	412					11.1		
September	436	25	63	246	102	395					10.9		
October	409	35	63	225	86	380					11.1		
November	390	38	55	210	87	370					11.4		
December	374	30	59	193	92	350					11.2		
2009: January	329	30	53	181	65	340					12.4		
February	354	28	50	207	69	328					11.1		
March	332	19	44	195	74	313					11.3		
April[r]	345	21	40	204	80	300					10.4		
May[r]	362	25	48	202	87	293					9.7		
June[r]	395	34	66	191	104	280					8.5		
July[p]	**433**	**45**	**61**	**222**	**105**	**271**					**7.5**		
Average RSE (%)[3]	8	33	22	11	14	4					8		
Percent Change:													
July 2009 from June 2009	***9.6%***	***32.4%***	***-7.6%***	***16.2%***	***1.0%***	***-3.2%***					***-11.8%***		
90% Confidence Interval [4]	*± 13.4*	*± 87.3*	*± 18.2*	*± 20.1*	*± 20.8*	*± 0.9*					*± 11.7*		
July 2009 from July 2008	***-13.4%***	***9.8%***	***-4.7%***	***-18.4%***	***-14.6%***	***-35.3%***					***-25.7%***		
90% Confidence Interval [4]	*± 12.9*	*± 58.9*	*± 29.9*	*± 19.2*	*± 18.2*	*± 2.4*					*± 11.0*		
	Not seasonally adjusted												
2007:	776	65	118	411	181	496	48	79	248	121	(X)	247,900	313,600
2008:	485	35	70	266	114	352	37	57	175	83	(X)	232,100	292,600
RSE (%)	3	9	11	4	4	3	12	8	5	7	(X)	3	3
2008: Year to Date	327	23	45	180	80	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2009: Year to Date	226	17	32	124	53	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
RSE (%)	4	10	16	5	7	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Year to Date Percent Change [5]	***-31.1%***	***-22.8%***	***-30.2%***	***-31.1%***	***-33.7%***	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
90% Confidence Interval [4]	*± 3.2*	*± 10.4*	*± 13.6*	*± 4.4*	*± 6.0*	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2008: July	43	3	6	24	11	421	42	69	210	100	9.8	237,300	301,900
August	38	2	7	21	8	411	42	67	205	98	10.8	221,000	265,500
September	35	2	5	20	8	398	41	65	198	94	11.4	225,200	287,100
October	32	3	5	17	7	384	39	62	192	91	12.0	213,200	274,000
November	27	3	4	15	6	369	38	61	183	87	13.6	221,600	290,100
December	26	2	4	14	6	352	37	57	175	83	13.6	229,600	263,100
2009: January	24	2	3	14	5	340	36	55	169	79	14.3	208,600	245,200
February	29	2	4	17	6	324	35	52	161	76	11.2	209,700	258,600
March	31	2	4	18	7	311	35	51	154	71	9.9	205,100	259,800
April[r]	32	2	4	18	7	300	34	50	148	69	9.4	219,200	269,800
May[r]	34	3	5	19	8	290	33	49	143	65	8.6	221,400	275,400
June[r]	36	3	6	18	9	281	32	47	140	62	7.7	210,400	276,900
July[p]	**39**	**4**	**5**	**21**	**10**	**272**	**31**	**45**	**137**	**60**	**6.9**	**210,100**	**269,200**
Average RSE (%)[3]	8	33	22	11	14	4	14	10	4	8	8	4	5

[p]Preliminary. [r]Revised. RSE Relative standard error. X Not applicable. Z Less than 0.5 percent.

[1]Seasonally adjusted houses sold are published at annual rates. [2]Ratio of houses for sale to houses sold. [3]Average RSE for the latest 6-month period.

[4]See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals. [5] 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	$150,000 to $199,999	$200,000 to $299,999	$300,000 to $399,999	$400,000 to $499,999	$500,000 to $749,999	$750,000 and over
		Number of houses[1]							
2007:		776	106	162	227	121	65	62	32
2008:		485	77	106	149	69	35	31	18
RSE (%)		3	11	7	4	7	8	9	15
2008:	July	43	8	9	12	6	4	3	2
	August	38	7	9	12	5	3	1	1
	September	35	7	8	10	4	2	3	1
	October	32	6	8	10	4	2	1	1
	November	27	5	6	8	4	1	2	1
	December	26	4	6	9	4	2	1	(Z)
2009:	January	24	5	7	7	3	1	1	(Z)
	February	29	6	7	9	3	2	1	1
	March	31	6	8	10	3	2	2	1
	April[r]	32	6	8	10	4	2	1	1
	May[r]	34	5	9	11	4	3	2	1
	June[r]	36	7	10	10	5	2	2	1
	July[p]	**39**	**7**	**11**	**10**	**5**	**2**	**2**	**1**
Average RSE (%)[2]		8	19	16	13	20	27	28	44
		Percent distribution							
2007:		100	14	21	29	16	8	8	4
2008:		100	16	22	31	14	7	6	4
2008:	July	100	18	20	27	14	10	7	5
	August	100	17	23	31	14	9	4	2
	September	100	19	24	29	10	6	8	4
	October	100	18	24	32	12	7	4	4
	November	100	19	22	28	14	5	8	4
	December	100	15	25	33	15	7	4	1
2009:	January	100	19	28	31	12	6	3	1
	February	100	20	25	30	12	7	5	2
	March	100	20	27	31	10	5	5	2
	April[r]	100	18	24	31	14	7	4	3
	May[r]	100	14	25	32	13	9	5	2
	June[r]	100	18	29	28	13	4	5	3
	July[p]	**100**	**18**	**28**	**26**	**13**	**5**	**6**	**3**

[p]Preliminary.   [r]Revised.   RSE Relative standard error.   X Not applicable.   Z Less than 0.5 percent.

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

[2]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[1]
		Total	Not started	Under construction	Completed	Total	Not started	Under construction	Completed	
2007:		776	196	255	325	496	69	228	198	6.2
2008:		485	104	134	247	352	41	139	172	9.2
RSE (%)		3	7	5	6	3	5	4	6	8
2008:	July	43	9	13	21	421	56	192	173	8.5
	August	38	8	11	19	411	54	186	171	9.0
	September	35	5	10	19	398	50	175	173	9.1
	October	32	5	9	18	384	46	166	172	9.1
	November	27	4	7	16	369	43	155	171	9.2
	December	26	4	6	16	352	41	139	172	9.2
2009:	January	24	6	5	13	340	40	133	167	9.4
	February	29	6	7	16	324	38	127	159	9.9
	March	31	7	7	17	311	39	120	152	10.2
	April[r]	32	7	8	17	300	39	118	143	10.8
	May[r]	34	9	9	16	290	39	115	136	11.5
	June[r]	36	9	11	17	281	39	114	128	11.8
	July[p]	**39**	**12**	**11**	**16**	**272**	**40**	**112**	**120**	**12.4**
Average RSE (%)[2]		8	9	10	9	4	8	5	5	6

[p]Preliminary. [r]Revised. RSE Relative standard error. Z Less than 0.5 percent.

[1]Median number of months for sale since completion.

[2]Average RSE for the latest 6-month period.