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**NEW RESIDENTIAL SALES IN DECEMBER 2005**

Sales of new one-family houses in December 2005 were at a seasonally adjusted annual rate of 1,269,000, according to estimates released jointly today by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 2.9 percent ( $\pm 11.8\%$ )\* above the revised November rate of 1,233,000 and is 1.8 percent ( $\pm 17.1\%$ )\* above the December 2004 estimate of 1,247,000.

The median sales price of new houses sold in December 2005 was \$221,800; the average sales price was \$272,900. The seasonally adjusted estimate of new houses for sale at the end of December was 516,000. This represents a supply of 4.9 months at the current sales rate.

An estimated 1,282,000 new homes were sold in 2005. This is 6.6 percent ( $\pm 5.4\%$ ) above the 2004 figure of 1,203,000.

*New Residential Sales data for January 2006 will be released on Monday, February 27, 2006, at 10:00 A.M. EST.*

*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.

Effective with this release, the sales price ranges in Table 2, "New Houses Sold, by Sales Price", have been updated to better reflect today's economic conditions. This release provides historic data with the new ranges back to January 2002. Data for the previous ranges for 1999 through 2005 are available on our Internet site.

**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													
2004: December	1,247	66	244	618	319	422					4.1		
2005: January	1,194	61	186	616	331	437					4.4		
February	1,247	82	180	636	349	446					4.4		
March	1,307	79	213	648	367	446					4.2		
April	1,269	99	206	607	357	446					4.3		
May	1,293	91	241	599	362	452					4.3		
June	1,298	84	237	635	342	456					4.3		
July	1,371	99	208	628	436	466					4.1		
August	1,274	82	194	647	351	478					4.5		
September <sup>f</sup>	1,249	61	214	647	327	489					4.8		
October <sup>f</sup>	1,358	78	189	675	416	489					4.4		
November <sup>f</sup>	1,233	86	163	660	324	504					4.9		
<b>December<sup>p</sup></b>	<b>1,269</b>	<b>66</b>	<b>200</b>	<b>643</b>	<b>360</b>	<b>516</b>					<b>4.9</b>		
Average RSE (%) <sup>3</sup>	7	23	13	11	12	4					7		
<b>Percent Change:</b>													
<i>December 2005 from November 2005</i>	<i>2.9%</i>	<i>-23.3%</i>	<i>22.7%</i>	<i>-2.6%</i>	<i>11.1%</i>	<i>2.4%</i>					<i>0.0%</i>		
<i>90% Confidence Interval<sup>4</sup></i>	<i>± 11.8</i>	<i>± 24.5</i>	<i>± 26.5</i>	<i>± 16.5</i>	<i>± 24.1</i>	<i>± 1.4</i>					<i>± 12.6</i>		
<i>December 2005 from December 2004</i>	<i>1.8%</i>	<i>0.0%</i>	<i>-18.0%</i>	<i>4.0%</i>	<i>12.9%</i>	<i>22.3%</i>					<i>19.5%</i>		
<i>90% Confidence Interval<sup>4</sup></i>	<i>± 17.1</i>	<i>± 45.2</i>	<i>± 25.8</i>	<i>± 27.9</i>	<i>± 24.4</i>	<i>± 8.3</i>					<i>± 22.8</i>		
Not seasonally adjusted													
2004: December	1,203	83	210	562	348	431	30	111	200	91	(X)	221,000	274,500
2005: <sup>p</sup> January	1,282	81	204	637	360	525	48	108	263	106	(X)	237,300	292,200
RSE (%)	3	12	6	4	4	3	12	8	5	7	(X)	3	2
<b>Year to Year Percent Change<sup>5</sup></b>	<b>6.6%</b>	<b>-2.4%</b>	<b>-2.9%</b>	<b>13.3%</b>	<b>3.4%</b>	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
<i>90% Confidence Interval<sup>4</sup></i>	<i>± 5.4</i>	<i>± 22.4</i>	<i>± 11.3</i>	<i>± 8.8</i>	<i>± 8.5</i>	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2004: December	83	5	15	43	20	431	30	111	200	91	5.2	229,600	284,300
2005: January	92	4	12	50	25	441	32	112	204	92	4.8	223,100	283,000
February	109	7	15	56	31	439	32	113	205	90	4.0	237,300	289,100
March	127	7	21	62	37	441	33	113	206	90	3.5	229,300	289,600
April	116	9	20	54	33	441	33	110	208	90	3.8	236,300	289,100
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 <sup>f</sup>	99	6	17	51	25	491	45	103	242	101	5.0	240,400	299,600
October <sup>f</sup>	106	6	15	52	33	492	45	106	243	98	4.7	237,500	291,400
November <sup>f</sup>	85	6	12	46	21	511	46	110	254	102	6.0	226,800	286,000
<b>December<sup>p</sup></b>	<b>86</b>	<b>4</b>	<b>12</b>	<b>47</b>	<b>23</b>	<b>525</b>	<b>48</b>	<b>108</b>	<b>263</b>	<b>106</b>	<b>6.1</b>	<b>221,800</b>	<b>272,900</b>
Average RSE (%) <sup>3</sup>	7	23	13	11	12	4	11	8	6	4	7	5	4

<sup>p</sup>Preliminary. <sup>r</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>								
2002:	973	294	237	246	106	47	31	12
2003:	1,086	296	264	261	142	56	51	17
2004:	1,203	269	254	313	165	90	82	31
2005: <sup>p</sup>	1,282	235	252	347	200	111	97	41
RSE (%)	3	10	5	5	5	6	9	12
2002: January	66	19	17	17	8	3	2	(Z)
February	84	26	18	24	8	3	2	1
March	90	27	23	22	8	4	3	2
April	86	27	21	21	10	4	3	1
May	88	27	24	20	10	4	3	1
June	84	26	19	24	9	4	2	1
July	82	28	22	18	7	4	3	1
August	90	28	24	22	8	4	2	1
September	82	28	19	19	9	4	2	1
October	77	24	18	18	9	4	2	1
November	73	24	18	17	6	5	2	1
December	70	19	17	18	10	4	2	1
2003: January	76	24	19	18	9	3	3	1
February	82	25	18	20	9	4	4	1
March	98	29	25	23	12	3	4	1
April	91	27	23	21	11	4	4	1
May	101	28	25	25	11	5	4	2
June	107	32	27	23	14	5	5	2
July	99	28	25	23	11	6	4	2
August	105	29	27	24	14	5	5	1
September	90	24	23	22	10	5	5	2
October	88	26	20	22	11	4	4	1
November	76	19	17	17	11	6	4	2
December	75	19	20	17	11	3	4	2
2004: January	89	23	20	21	13	6	4	2
February	102	25	20	28	13	6	7	2
March	123	32	26	33	17	8	6	3
April	109	26	21	29	15	8	7	2
May	115	28	25	31	15	7	6	2
June	105	24	24	29	13	7	6	2
July	96	22	22	23	11	9	6	4
August	102	24	23	24	13	8	6	3
September	94	24	19	23	12	8	7	2
October	101	21	21	25	14	8	7	4
November	84	18	16	23	11	7	5	3
December	83	15	17	24	11	6	7	2
2005: January	92	20	20	22	12	8	6	2
February	109	21	21	30	15	10	9	3
March	127	27	25	33	18	10	10	4
April	116	20	23	32	18	10	9	3
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 <sup>f</sup>	99	19	21	25	16	8	7	4
October <sup>f</sup>	106	23	16	30	16	10	8	3
November <sup>f</sup>	85	16	18	22	15	6	6	2
<b>December<sup>p</sup></b>	86	19	15	27	12	6	5	2
Average RSE (%) <sup>2</sup>	7	16	14	12	17	23	21	27

<sup>p</sup>Preliminary. <sup>r</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 2. New Houses Sold, by Sales Price - Con.**

[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
Percent distribution								
2002:	100	30	24	25	11	5	3	1
2003:	100	27	24	24	13	5	5	2
2004:	100	22	21	26	14	7	7	3
2005: <sup>P</sup>	100	18	20	27	16	9	8	3
2002: January	100	29	26	25	12	4	4	1
February	100	31	22	29	10	4	3	1
March	100	31	26	25	9	4	3	2
April	100	31	24	24	11	4	3	1
May	100	31	27	22	11	4	3	1
June	100	31	22	28	11	5	3	1
July	100	34	27	21	9	5	3	1
August	100	31	27	25	9	5	2	1
September	100	35	24	23	10	5	2	1
October	100	31	24	24	11	6	3	1
November	100	33	24	24	8	7	3	1
December	100	27	25	25	14	5	3	1
2003: January	100	31	25	23	11	4	4	1
February	100	31	23	24	12	5	4	1
March	100	30	26	23	12	4	5	1
April	100	30	25	23	12	4	4	1
May	100	28	24	25	11	5	4	2
June	100	30	25	21	14	4	4	2
July	100	28	26	23	11	6	4	2
August	100	27	26	23	13	5	5	1
September	100	27	25	24	11	5	5	2
October	100	29	23	25	12	5	4	2
November	100	25	23	23	15	7	5	3
December	100	25	26	23	15	5	5	2
2004: January	100	25	22	24	14	7	5	2
February	100	25	20	28	13	6	6	2
March	100	26	21	27	14	6	5	2
April	100	24	20	27	14	7	7	2
May	100	25	22	27	13	6	6	2
June	100	23	22	28	13	6	6	2
July	100	23	23	24	11	9	6	4
August	100	23	23	24	13	8	6	3
September	100	25	20	24	13	8	7	2
October	100	21	21	25	13	8	7	4
November	100	22	19	27	13	9	6	3
December	100	19	21	29	14	7	9	3
2005: January	100	22	22	25	14	9	7	2
February	100	20	19	27	14	9	8	3
March	100	21	19	26	14	8	8	3
April	100	18	20	28	16	8	8	3
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 <sup>f</sup>	100	19	21	25	16	8	7	4
October <sup>f</sup>	100	22	15	28	15	10	8	3
November <sup>f</sup>	100	19	21	26	17	7	8	3
<b>December<sup>P</sup></b>	<b>100</b>	<b>22</b>	<b>17</b>	<b>31</b>	<b>13</b>	<b>7</b>	<b>6</b>	<b>2</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: <sup>p</sup>	1,282	508	462	312	525	110	301	114	4.1
RSE (%)	3	3	4	7	3	5	4	6	8
2004: December	83	34	28	21	431	68	260	103	4.1
2005: January	92	43	30	19	441	67	267	106	4.3
February	109	47	38	24	439	67	266	107	4.4
March	127	51	47	29	441	78	258	105	4.4
April	116	45	43	28	441	78	260	103	4.4
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 <sup>r</sup>	99	36	38	25	491	92	292	107	3.8
October <sup>r</sup>	106	40	41	25	492	87	296	109	4.0
November <sup>r</sup>	85	34	28	23	511	96	304	111	4.1
<b>December<sup>p</sup></b>	<b>86</b>	<b>35</b>	<b>27</b>	<b>24</b>	<b>525</b>	<b>110</b>	<b>301</b>	<b>114</b>	<b>4.1</b>
Average RSE (%) <sup>2</sup>	7	9	8	9	4	6	5	6	6

<sup>p</sup>Preliminary. <sup>r</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.