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**NEW RESIDENTIAL SALES IN FEBRUARY 2013**

Sales of new single-family houses in February 2013 were at a seasonally adjusted annual rate of 411,000, 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 ( $\pm 20.4\%$ )\* below the revised January rate of 431,000, but is 12.3 percent ( $\pm 23.3\%$ )\* above the February 2012 estimate of 366,000.

The median sales price of new houses sold in February 2013 was \$246,800; the average sales price was \$313,700. The seasonally adjusted estimate of new houses for sale at the end of February was 152,000. This represents a supply of 4.4 months at the current sales rate.

*Research in preparation for the migration to new software for estimating medians has indicated that recent estimates of the median months for sale in Table 3 may be overstated by about two to three months. Revised estimates of median months for sale back to January 2010 will be published with the April 2013 data release on May 23, 2013.*

*New Residential Sales data for March 2013 will be released on Tuesday, April 23, 2013, at 10:00 A.M. EDT.*

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

*To receive the latest updates on the Nation's key economic indicators, download the America's Economy app for Apple and Android smartphones and tablets.*

**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 3 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														
2012: February	366	29	49	197	91	146						4.8		
March	352	31	42	199	80	145						4.9		
April	358	29	51	180	98	145						4.9		
May	369	35	48	188	98	144						4.7		
June	360	16	49	187	108	145						4.8		
July	366	29	54	180	103	143						4.7		
August	367	28	53	183	103	143						4.7		
September	379	38	35	211	95	145						4.6		
October	364	24	51	184	105	147						4.8		
November (r)	394	33	43	219	99	149						4.5		
December (r)	381	29	45	211	96	151						4.8		
2013: January (r)	431	30	51	206	144	150						4.2		
<b>February (p)</b>	<b>411</b>	<b>26</b>	<b>58</b>	<b>186</b>	<b>141</b>	<b>152</b>						<b>4.4</b>		
Average RSE (%) <sup>3</sup>	9	29	20	12	17	4						8		
<b>Percent Change:</b>														
<i>February 2013 from January 2013</i>	<b>-4.6%</b>	<b>-13.3%</b>	<b>13.7%</b>	<b>-9.7%</b>	<b>-2.1%</b>	<b>1.3%</b>						<b>4.8%</b>		
<i>90% Confidence Interval<sup>4</sup></i>	±20.4	±41.0	±56.5	±26.1	±54.7	±1.8						±18.4		
<i>February 2013 from February 2012</i>	<b>12.3%</b>	<b>-10.3%</b>	<b>18.4%</b>	<b>-5.6%</b>	<b>54.9%</b>	<b>4.1%</b>						<b>-8.3%</b>		
<i>90% Confidence Interval<sup>4</sup></i>	±23.3	±49.3	±49.3	±22.4	±46.6	±6.5						±23.0		
Not seasonally adjusted														
2011:	306	21	45	168	72	150	19	20	79	32	(X)	227,200	267,900	
2012: (r)	367	29	47	195	97	149	15	24	79	32	(X)	245,200	291,200	
RSE (%)	4	9	11	6	4	4	11	11	7	9	(X)	3	2	
2012: Year to Date	53	4	7	30	13	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	
2013: Year to Date	63	4	8	30	22	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	
RSE (%)	6	21	13	10	7	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	
<b>Year to Date Percent Change<sup>5</sup></b>	<b>19.0%</b>	<b>5.1%</b>	<b>18.2%</b>	<b>-0.3%</b>	<b>67.9%</b>	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	
<i>90% Confidence Interval<sup>4</sup></i>	±16.2	±40.6	±25.9	±18.1	±32.9	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	
2012: February	30	2	4	16	8	146	18	19	78	31	4.9	239,900	274,000	
March	34	3	4	20	8	144	18	19	76	31	4.3	239,800	283,600	
April	34	3	5	16	10	143	16	19	77	30	4.2	236,400	287,900	
May	35	3	4	18	10	144	16	20	77	32	4.2	239,200	280,900	
June	34	1	5	18	10	145	17	20	78	30	4.2	232,600	271,800	
July	33	3	5	16	9	142	16	20	77	29	4.3	237,400	282,300	
August	31	2	5	14	9	145	16	20	79	30	4.7	253,200	305,500	
September	30	3	3	16	8	146	15	21	78	31	4.8	254,600	297,700	
October	29	2	4	14	8	149	15	23	82	30	5.2	247,200	285,400	
November (r)	28	2	3	17	6	150	15	24	81	31	5.4	245,000	290,700	
December (r)	27	2	3	16	6	149	15	24	79	32	5.5	260,100	301,100	
2013: January (r)	30	2	3	15	10	150	14	24	81	31	4.9	239,600	295,200	
<b>February (p)</b>	<b>33</b>	<b>2</b>	<b>4</b>	<b>15</b>	<b>12</b>	<b>152</b>	<b>15</b>	<b>23</b>	<b>85</b>	<b>28</b>	<b>4.6</b>	<b>246,800</b>	<b>313,700</b>	
Average RSE (%) <sup>3</sup>	9	29	20	12	17	4	11	10	7	8	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 \$199,999	\$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 <sup>1</sup>								
2011:	306	50	68	99	46	20	17	6
2012: (r)	367	46	74	120	62	33	23	9
RSE (%)	4	9	8	6	7	9	10	14
2012: February	30	4	6	12	5	2	1	(Z)
March	34	5	7	11	5	3	2	1
April	34	5	7	11	5	3	2	1
May	35	4	8	12	5	3	2	1
June	34	5	8	11	5	3	2	1
July	33	3	8	11	6	3	1	1
August	31	3	5	11	5	3	3	(Z)
September	30	4	6	9	6	3	2	1
October	29	3	6	10	5	2	1	1
November (r)	28	4	6	9	5	2	2	(Z)
December (r)	27	2	5	8	6	3	2	1
2013: January (r)	30	4	6	11	4	2	2	1
<b>February (p)</b>	<b>33</b>	<b>3</b>	<b>7</b>	<b>11</b>	<b>4</b>	<b>4</b>	<b>2</b>	<b>2</b>
Average RSE (%) <sup>2</sup>	9	21	19	14	18	27	28	39
Percent distribution								
2011:	100	16	22	32	15	7	5	2
2012: (r)	100	12	20	33	17	9	6	3
2012: February	100	12	20	39	16	7	5	1
March	100	16	20	33	15	9	5	2
April	100	15	21	32	15	9	6	3
May	100	13	22	34	16	9	5	2
June	100	15	22	33	16	8	5	2
July	100	10	25	32	17	9	4	2
August	100	10	18	35	15	11	10	2
September	100	12	19	31	18	11	6	3
October	100	11	22	34	18	8	5	2
November (r)	100	14	20	31	17	7	8	2
December (r)	100	9	18	30	23	11	6	3
2013: January (r)	100	14	19	35	15	7	8	3
<b>February (p)</b>	<b>100</b>	<b>9</b>	<b>21</b>	<b>34</b>	<b>14</b>	<b>11</b>	<b>6</b>	<b>5</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	
2011:	306	75	91	140	150	23	68	59	6.7
2012: (r)	367	112	124	131	149	23	83	43	4.7
RSE (%)	4	7	4	5	4	7	4	5	8
2012: February	30	10	9	11	146	25	67	54	7.5
March	34	11	10	13	144	25	70	49	7.9
April	34	10	11	12	143	24	72	47	7.8
May	35	9	13	12	144	26	75	44	7.7
June	34	11	13	11	145	23	79	42	8.0
July	33	10	11	12	142	23	81	39	8.8
August	31	9	12	10	145	25	81	39	8.3
September	30	10	11	10	146	22	85	39	6.6
October	29	9	10	10	149	23	86	41	6.1
November (r)	28	8	10	10	150	24	84	42	5.3
December (r)	27	8	8	10	149	23	83	43	4.7
2013: January (r)	30	9	10	11	150	24	83	43	4.8
<b>February (p)</b>	<b>33</b>	<b>11</b>	<b>11</b>	<b>12</b>	<b>152</b>	<b>27</b>	<b>83</b>	<b>42</b>	<b>5.0</b>
Average RSE (%) <sup>2</sup>	9	10	10	11	4	8	5	6	8

(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.