New and Existing Single Family Home Prices, U.S.

	NEW HOME PRICES						EXISTING HOME PRICES							
	MEDIAN (1)	PCT CHANGE (2)	MEAN (3)	PCT CHANGE (4)	QUALITY ADJ INDX (5)	PCT CHANGE (6)	MEDIAN (7)	PCT CHANGE (8)	MEAN (9)	PCT CHANGE (10)	FHFA INDEX (11)	PCT CHANGE (12)	C/S INDEX (13)	PCT CHANGE (14)
2020	336.9	4.8%	391.9	2.1%	140.0	3.3%	300.2	9.3%	334.5	7.8%	293.8	7.9%	222.1	6.1%
2021	397.1	17.9%	464.2	18.4%	161.3	15.2%	357.1	19.0%	372.8	11.4%	342.9	16.7%	260.0	17.1%
2022	457.8	15.3%	540.0	16.3%	189.4	17.4%	392.8	10.0%			390.4	13.9%	298.5	14.8%
2023	428.6	-6.4%	514.0	-4.8%	186.0	-1.8%	394.1	0.3%			409.4	5.0%	305.7	2.4%
2023 - Aug	440.9	2.1%	530.4	2.9%	185.4	0.5%	410.2	2.9%			410.0	5.8%	309.2	2.7%
Sep	426.1	-1.9%	515.0	3.7%	187.7	-0.9%	397.4	2.0%			413.1	6.3%	311.4	4.1%
Oct	417.5	-9.3%	498.8	-5.2%	190.8	-0.5%	396.0	3.0%			414.7	6.5%	313.1	4.8%
Nov	429.6	0.4%	489.0	-3.4%	191.3	0.8%	392.2	3.6%			416.7	6.9%	314.0	5.2%
Dec	418.3	-2.2%	493.0	-4.5%	190.0	0.2%	385.8	3.7%			417.7	6.9%	314.6	5.7%
Jan	430.4	5.4%	527.8	8.4%	189.2	0.3%	382.9	4.8%			417.4	6.7%	315.9	6.2%
Feb	420.9	-2.9%	509.7	2.1%	187.4	0.8%	388.0	5.4%			422.9	7.2%	317.6	6.6%
Mar	436.4	-0.6%	522.5	0.6%	188.4	1.9%	396.6	4.5%			423.2	6.9%	318.6	6.5%
2024 - Apr	415.3	-0.5%	500.6	-0.1%	189.9	3.4%	411.1	5.4%			424.5	6.6%	319.5	6.3%
May	414.3	-1.6%	499.3	0.7%	191.5	5.3%	422.4	5.2%			424.7	5.9%	320.4	6.0%
Jun	413.6	-1.0%	496.9	-2.1%	191.9	5.8%	432.9	4.1%			424.7	5.3%	321.0	5.5%
Jul	429.0	-1.6%	508.2	0.1%	192.6	5.1%	427.2	3.9%			425.2	4.5%	321.6	4.9%
Aug	420.6	-4.6%	492.7	-7.1%	193.2	4.2%	422.1	2.9%						

For greater detail and analysis of these and other data, go to HousingEconomics.com

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(1),(3),(7),(9) Sales prices are in thousands of dollars, not seasonally adjusted. (2),(4),(6),(8),(10),(12),(14) Year-over-year percent change. NA = Not available.

(5) 2005 = 100.0. The price index is designed to measure changes over time in the sales price of new single family homes which are the same with respect to several important characteristics, including: floor area, geographic division, inside or outside of a metropolitan areas (MSAs), number of fireplaces, bathrooms and bedrooms, type of parking facility, type of heating, foundation and exterior, and whether unit has a deck. The weights for the index are the proportion of all housing units sold in 2005 of that type.

(11) This index measures average price changes from repeat sales or refinancings of the same single-family homes, whose mortgages have been purchased or securitized by the Fannie Mae or Freddie Mac. 1980 Q1 = 100.00.

(13) The S&P/Case-Shiller® U.S. National Home Price Index is a composite of single-family home price indices for the nine U.S. Census divisions, calculated quarterly. Not seasonally adjusted. 2000 Q1 = 100.00

Sources: (1),(3),(5) U.S. Bureau of the Census, Construction Reports, Series C-25, New One Family Homes Sold and For Sale.
(7),(9) National Association of Realtors, Home Sales. (11) Office of Federal Housing Enterprise Oversight, Home Price Index.
(13) Standard & Poor's, Fiserv Inc. and MacroMarkets LLC.

Prepared by Economics Department, NAHB. Available at www.HousingEconomics.com