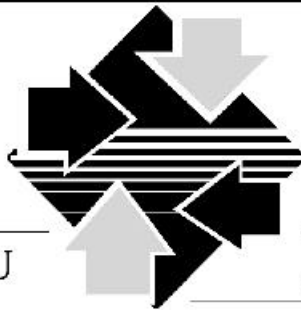




U.S. Department
of Commerce



U.S. Department
of Housing and Urban
Development

USCENSUSBUREAU

Joint Release

U.S. Census Bureau
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CB01-153

NEW RESIDENTIAL CONSTRUCTION IN AUGUST 2001

BUILDING PERMITS

Privately-owned housing units authorized by building permits in August were at a seasonally adjusted annual rate of 1,560,000, according to estimates reported today by the U.S. Commerce Department's Census Bureau. This is 1 (± 1) percent below the revised July rate of 1,571,000, but is 1 (± 1) percent above the August 2000 estimate of 1,544,000.

Single-family authorizations in August 2001 were at a rate of 1,201,000; this is 1 (± 1) percent below the revised July figure of 1,211,000. Authorizations of units in buildings with five units or more were at a rate of 289,000 in August.

HOUSING STARTS

Privately-owned housing starts in August were at a seasonally adjusted annual rate of 1,527,000. This is 7 (± 6) percent below the revised July estimate of 1,641,000, but is virtually unchanged (± 6 percent) from the August 2000 rate of 1,531,000.

Single-family housing starts in August 2001 were at a rate of 1,247,000; this is 2 (± 7) percent below the revised July figure of 1,278,000. The August estimate for units in buildings with five units or more was 252,000.

HOUSING COMPLETIONS

Privately-owned housing completions in August were at a seasonally adjusted annual rate of 1,577,000, according to estimates released jointly today by the U.S. Census Bureau and the U.S. Department of Housing and Urban Development. This is virtually unchanged (± 8 percent) from the revised July estimate of 1,574,000 and is virtually unchanged (± 7 percent) from the August 2000 rate of 1,583,000.

Single-family housing completions in August 2001 were at a rate of 1,244,000; this is 1 (± 8) percent below the revised July figure of 1,254,000. The August rate for units in buildings with five units or more was 303,000.

EXPLANATORY NOTES

In interpreting changes in the statistics in this release, note that month-to-month changes in seasonally adjusted statistics often show movements which may be irregular. It may take 3 months to establish an underlying trend for building permit authorizations, 5 months for total starts, and 6 months for total completions. The statistics in this release are estimated from sample surveys and are subject to sampling variability as well as nonsampling error including bias and variance from response, nonreporting, and undercoverage. Estimated relative standard errors of the most recent data are shown in the tables. Whenever a statement such as "2 (± 3) percent above" appears in the text, this indicates the range (-1 to +5 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 contains zero, it is uncertain whether there was an increase or decrease; that is, the change is not statistically significant. For any comparison cited without a confidence interval, the change is statistically significant. On average, the preliminary seasonally adjusted estimates of total building permits, housing starts and housing completions are revised about 1 percent. Explanations of confidence intervals and sampling variability can be found on our web site listed below.

*New Residential Construction data for September 2001 will be released on
Wednesday, October 17, 2001, at 8:30 A.M. EDT.*

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

Table 1. New Privately-Owned Housing Units Authorized in Permit-Issuing Places

[Thousands of units. Detail may not add to total because of rounding]

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Seasonally adjusted annual rate												
2000: August	1,544	1,169	67	308	155	118	303	235	679	517	407	299
September	1,549	1,173	67	309	167	122	300	231	698	517	384	303
October	1,562	1,212	66	284	160	126	325	242	686	536	391	308
November	1,614	1,203	64	347	165	120	292	238	737	530	420	315
December	1,553	1,187	60	306	154	120	274	212	683	523	442	332
2001: January	1,724	1,283	60	381	147	114	352	287	758	558	467	324
February	1,663	1,228	68	367	187	115	328	245	733	545	415	323
March	1,627	1,209	70	348	146	104	331	253	726	537	424	315
April	1,587	1,218	66	303	149	103	313	239	708	561	417	315
May	1,621	1,205	67	349	145	110	318	247	749	547	409	301
June	1,587	1,225	78	284	142	109	342	253	712	568	391	295
July ^r	1,571	1,211	62	298	161	114	324	246	703	550	383	301
August^p	1,560	1,201	70	289	153	116	310	245	683	537	414	303
Average RSE (%) ¹	1	(Z)	4	2	2	2	2	1	1	1	1	1
Not seasonally adjusted												
1999	1,663.5	1,246.7	65.8	351.1	164.9	127.1	345.4	262.1	748.9	550.4	404.3	307.1
2000	1,592.3	1,198.1	64.9	329.3	165.1	122.3	323.8	245.4	701.9	529.7	401.5	300.7
RSE (%)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2000: First 8 months ²	1,089.4	828.9	41.8	218.7	111.1	81.9	222.0	169.8	482.4	371.7	274.0	205.4
2001: First 8 months ²	1,117.0	857.8	45.5	213.6	105.2	77.0	220.8	172.6	501.4	390.5	289.6	217.7
RSE (%)	(Z)	(Z)	2	(Z)	2	1	1	1	1	1	1	1
2000: August	146.8	111.6	6.4	28.9	15.3	11.4	30.8	23.4	62.5	48.5	38.3	28.2
September	131.4	95.8	5.8	29.8	14.2	10.2	26.6	20.2	58.3	40.8	32.2	24.5
October	134.8	102.8	6.5	25.5	14.1	11.2	31.3	22.6	57.3	43.8	32.0	25.2
November	121.0	87.7	5.3	28.0	13.5	9.3	23.0	17.5	54.0	38.4	30.5	22.4
December	102.9	73.7	4.1	25.2	10.3	7.5	15.2	11.2	47.0	33.4	30.5	21.5
2001: January	114.8	84.2	3.6	27.1	8.6	6.5	16.9	12.6	56.3	42.2	33.0	22.9
February	111.8	83.4	4.6	23.8	10.5	6.2	18.4	13.3	54.3	42.0	28.6	21.9
March	144.7	110.6	6.0	28.1	12.1	8.8	27.9	22.1	66.8	50.8	37.8	28.9
April	143.0	113.6	5.8	23.6	13.3	9.7	30.6	24.6	62.8	50.7	36.3	28.7
May	155.8	121.7	6.2	27.9	14.4	11.6	33.8	26.9	69.3	53.1	38.3	30.0
June	151.1	116.7	7.4	27.0	14.4	10.9	32.4	25.5	64.9	51.8	39.4	28.5
July ^r	138.3	108.1	5.3	24.9	15.0	10.9	29.9	23.5	60.5	47.3	33.0	26.4
August^p	147.3	112.8	6.5	28.0	14.9	11.2	30.4	24.1	63.1	49.6	38.8	27.8
Average RSE (%) ¹	1	(Z)	4	2	2	2	2	1	1	1	1	1

^pPreliminary. ^rRevised. RSE Relative standard error.

S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards.

X Not applicable. Z Less than 0.5 percent.

¹Average RSE for the latest 6-month period.

²Reflects revisions not distributed to months.

Table 2. New Privately-Owned Housing Units Authorized, but Not Started, at End of Period

[Not seasonally adjusted. Thousands of units. Detail may not add to total because of rounding]

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
2000: August	133.2	84.7	5.5	43.0	19.5	11.7	18.7	14.3	66.0	40.2	28.9	18.4
September	133.6	82.2	5.2	46.1	19.1	9.7	18.3	13.6	69.3	40.4	26.8	18.5
October	128.5	80.9	4.2	43.4	16.7	10.0	18.4	12.6	64.4	38.2	29.1	20.1
November	129.8	81.9	4.3	43.6	16.9	9.5	17.5	13.5	68.0	39.9	27.3	19.0
December	131.1	78.6	5.0	47.5	15.3	7.9	18.1	12.8	67.9	40.2	29.8	17.7
2001: January	140.7	82.9	4.3	53.6	16.6	8.4	18.3	12.4	71.6	41.5	34.2	20.6
February	142.7	83.4	6.0	53.2	18.3	8.9	18.9	14.1	69.8	39.7	35.6	20.6
March	155.0	95.4	4.8	54.8	18.1	10.4	20.7	16.5	77.6	46.0	38.6	22.4
April	149.8	92.3	4.4	53.1	15.3	9.0	24.5	18.1	73.6	43.3	36.4	22.0
May	152.0	93.8	5.5	52.7	17.1	10.4	22.6	17.2	77.2	45.8	35.1	20.4
June ^r	150.9	94.0	6.1	50.8	17.8	10.3	21.2	15.6	75.0	46.3	37.0	21.8
July ^r	138.7	88.3	4.6	45.8	16.8	10.0	21.6	17.5	66.6	40.4	33.7	20.4
August^p	148.9	94.9	6.1	47.9	16.1	9.7	21.4	17.3	72.8	44.7	38.5	23.3
Average RSE (%) ¹	4	4	15	7	8	8	8	9	5	6	8	11

^pPreliminary. ^rRevised. RSE Relative Standard Error. Z Less than 500 units or less than 0.5 percent.

¹Average RSE for the latest 6-month period.

Note: These data represent the number of housing units authorized in all months up to and including the last day of the reporting period and not started as of that date without regard to the months of original permit issuance. Cancelled, abandoned, expired, and revoked permits are excluded.

Table 3. New Privately-Owned Housing Units Started

[Thousands of units. Detail may not add to total because of rounding]

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Seasonally adjusted annual rate												
2000: August	1,531	1,228	(S)	255	141	108	301	259	698	563	391	298
September	1,508	1,196	(S)	276	158	134	303	239	660	532	387	291
October	1,527	1,218	(S)	271	172	121	315	251	715	572	325	274
November	1,559	1,209	(S)	306	146	116	325	245	669	523	419	325
December	1,532	1,236	(S)	259	173	131	239	210	679	527	441	368
2001: January	1,666	1,336	(S)	290	124	107	339	296	785	634	418	299
February	1,623	1,288	(S)	310	145	112	328	256	767	603	383	317
March	1,592	1,208	(S)	339	155	94	340	270	707	542	390	302
April	1,626	1,295	(S)	289	179	121	299	260	735	598	413	316
May	1,610	1,285	(S)	296	127	99	345	275	719	581	419	330
June ^r	1,634	1,292	(S)	288	139	110	343	274	758	623	394	285
July ^r	1,641	1,278	(S)	326	168	114	318	243	774	617	381	304
August^p	1,527	1,247	(S)	252	155	118	339	290	666	560	367	279
Average RSE (%) ¹	3	3	(X)	10	9	7	7	6	4	4	5	5
Not seasonally adjusted												
1999	1,640.9	1,302.4	31.9	306.6	155.7	126.4	347.3	288.7	746.0	579.5	391.9	307.7
2000	1,568.7	1,230.9	38.7	299.1	154.5	118.3	317.5	260.4	713.6	555.6	383.1	296.5
RSE (%)	1	1	11	3	2	3	2	3	2	2	1	2
2000: First 8 months	1,082.4	854.2	25.3	202.9	99.6	76.4	220.0	183.7	499.4	390.6	263.4	203.5
2001: First 8 months	1,099.3	879.8	24.6	194.9	99.2	72.8	222.6	182.7	505.4	412.0	272.1	212.3
RSE (%)	3	3	19	9	7	7	7	6	4	4	6	6
2000: August	141.4	113.6	4.4	23.5	13.8	10.8	29.1	25.2	62.6	50.2	36.0	27.4
September	128.9	101.5	3.2	24.2	13.9	11.8	27.5	21.9	54.7	43.4	32.8	24.4
October	139.7	108.2	3.9	27.6	16.3	11.1	31.1	24.6	63.8	49.3	28.4	23.2
November	117.1	88.8	3.5	24.8	12.5	10.1	25.1	18.6	48.8	37.0	30.7	23.1
December	100.7	78.2	2.8	19.6	12.1	8.9	13.8	11.6	46.9	35.4	27.8	22.3
2001: January	106.4	83.9	2.7	19.8	6.6	5.4	16.8	13.9	54.1	43.8	28.9	20.8
February	108.2	85.6	1.7	20.9	8.0	5.8	18.1	13.3	56.0	45.0	26.0	21.6
March	133.2	104.3	3.4	25.5	11.9	7.3	26.4	21.2	61.1	48.7	33.8	27.2
April	151.3	122.2	3.7	25.4	15.7	10.6	28.6	25.1	68.3	56.3	38.7	30.2
May	154.0	125.8	2.5	25.6	12.2	9.7	35.6	29.6	66.4	54.5	39.8	32.1
June ^r	155.2	125.8	4.6	24.8	13.4	10.9	35.4	29.4	70.6	59.0	35.8	26.5
July ^r	152.8	119.4	3.4	30.0	16.1	11.2	29.8	22.8	70.3	55.9	36.6	29.5
August^p	138.3	112.8	2.6	22.9	15.4	12.0	31.9	27.4	58.4	48.8	32.5	24.5
Average RSE (%) ¹	3	3	21	10	9	7	7	6	4	4	5	5

^pPreliminary. ^rRevised. RSE Relative standard error.

S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards.

X Not applicable. Z Less than 0.5 percent.

¹Average RSE for the latest 6-month period.

Table 4. New Privately-Owned Housing Units Under Construction at End of Period

[Thousands of units. Detail may not add to total because of rounding]

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Seasonally adjusted												
2000: August	975	659	(S)	289	106	73	200	150	429	284	240	152
September	971	658	(S)	285	106	74	197	148	424	282	244	154
October	971	659	(S)	283	107	74	197	148	424	283	243	154
November	969	655	(S)	285	108	75	197	146	417	277	247	157
December	965	652	(S)	283	111	76	192	143	413	273	249	160
2001: January	985	669	(S)	284	110	76	194	146	426	284	255	163
February	989	675	(S)	283	111	77	195	146	427	287	256	165
March	1,002	676	(S)	293	114	76	199	147	429	285	260	168
April	1,006	682	(S)	291	116	77	197	147	431	290	262	168
May	1,016	688	(S)	299	115	75	202	149	432	292	267	172
June ^r	1,012	688	(S)	294	112	73	206	150	428	295	266	170
July ^r	1,011	688	(S)	294	114	73	199	144	430	298	268	173
August^p	1,005	687	(S)	289	115	73	201	149	425	298	264	167
Average RSE (%) ¹	2	2	(X)	3	3	5	5	6	2	3	3	4
Not seasonally adjusted												
2000: August	1,009.9	694.5	27.3	288.1	109.2	76.2	210.0	160.3	441.1	296.3	249.6	161.8
September	998.9	687.9	27.9	283.1	107.8	76.2	205.0	156.7	434.4	292.6	251.7	162.4
October	997.3	684.1	28.7	284.5	110.1	77.0	206.8	157.6	431.8	290.3	248.6	159.3
November	980.2	662.7	28.9	288.6	111.3	77.8	202.5	151.2	417.9	276.0	248.6	157.8
December	933.8	623.4	29.7	280.7	110.0	75.2	186.6	138.4	397.6	258.1	239.5	151.6
2001: January	940.8	627.8	31.4	281.6	107.4	73.7	182.4	134.6	406.4	265.8	244.6	153.7
February	939.1	628.5	31.0	279.6	106.0	72.1	180.0	131.8	408.5	270.0	244.6	154.6
March	967.0	644.0	32.3	290.7	109.8	72.1	187.2	135.4	417.8	275.7	252.1	160.7
April	996.2	669.4	33.2	293.5	114.3	74.9	191.2	140.8	431.0	288.7	259.7	165.1
May	1,027.6	696.5	29.8	301.4	115.1	75.1	203.4	149.6	440.1	298.8	269.0	172.9
June ^r	1,038.3	710.9	30.0	297.4	113.8	74.0	211.5	155.3	440.6	306.4	272.4	175.3
July ^r	1,047.9	721.4	29.5	297.0	116.4	75.0	207.7	152.2	446.1	312.6	277.7	181.6
August^p	1,041.6	724.6	28.8	288.2	118.0	76.4	210.9	158.6	438.8	311.9	273.9	177.7
Average RSE (%) ¹	2	2	10	3	3	5	5	6	2	3	3	4

^pPreliminary. ^rRevised. RSE Relative standard error.

S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards.

X Not applicable. Z Less than 500 units or less than 0.5 percent.

¹Average RSE for the latest 6-month period.

Table 5. New Privately-Owned Housing Units Completed

[Thousands of units. Detail may not add to total because of rounding]

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Seasonally adjusted annual rate												
2000: August	1,583	1,235	(S)	323	136	117	362	288	719	554	366	276
September	1,526	1,181	(S)	318	158	121	344	264	682	533	342	263
October	1,509	1,172	(S)	299	147	106	300	234	730	566	332	266
November	1,548	1,236	(S)	275	130	105	324	258	733	588	361	285
December	1,527	1,228	(S)	281	127	117	309	256	708	563	383	292
2001: January	1,424	1,090	(S)	313	154	95	309	253	622	493	339	249
February	1,531	1,201	(S)	304	135	109	311	256	728	549	357	287
March	1,478	1,207	(S)	238	130	109	289	254	690	561	369	283
April	1,569	1,232	(S)	308	147	106	324	255	703	551	395	320
May	1,499	1,225	(S)	223	136	114	289	252	699	557	375	302
June ^r	1,643	1,275	(S)	322	166	136	317	267	779	585	381	287
July ^r	1,574	1,254	(S)	286	127	114	363	293	737	578	347	269
August^p	1,577	1,244	(S)	303	145	117	289	217	730	577	413	333
Average RSE (%) ¹	4	4	(X)	10	10	10	9	8	5	5	7	8
Not seasonally adjusted												
1999	1,604.9	1,270.4	35.2	299.3	142.7	114.7	334.7	276.2	732.7	569.7	394.8	309.9
2000	1,573.7	1,241.8	27.3	304.7	146.1	120.4	334.4	268.9	729.3	565.9	363.9	286.5
RSE (%)	1	1	10	3	3	2	3	3	1	2	2	2
2000: First 8 months	1,022.0	800.5	17.1	204.3	94.1	78.1	214.4	171.5	476.2	364.4	237.2	186.5
2001: First 8 months	985.8	774.0	22.5	189.3	89.9	70.7	194.6	157.6	461.4	359.1	240.0	186.7
RSE (%)	4	4	18	10	12	11	13	9	4	5	6	7
2000: August	144.0	108.9	2.5	32.6	12.2	10.4	33.4	25.9	65.0	48.4	33.4	24.3
September	135.5	105.8	2.3	27.4	14.8	11.6	32.0	25.1	58.6	45.8	30.2	23.4
October	136.9	107.6	3.3	26.0	13.5	9.9	28.8	23.1	64.8	50.5	29.8	24.1
November	135.1	110.7	2.9	21.5	11.3	9.4	30.1	24.9	63.2	51.8	30.6	24.6
December	144.1	117.1	1.6	25.4	12.3	11.4	29.1	24.3	66.6	53.4	36.1	27.9
2001: January	100.0	77.1	1.5	21.5	10.8	6.7	20.9	17.1	44.1	35.2	24.2	18.0
February	106.1	83.3	1.8	21.0	9.2	7.4	19.2	15.4	52.5	40.1	25.2	20.3
March	114.4	93.4	2.5	18.4	9.6	7.9	20.3	17.6	55.8	45.8	28.7	22.1
April	121.5	95.4	2.3	23.9	10.9	7.8	24.6	19.2	54.9	43.1	31.1	25.3
May	122.0	99.6	4.1	18.2	11.0	9.3	23.4	20.3	56.8	45.2	30.7	24.8
June ^r	143.9	110.8	4.1	29.0	14.6	11.9	28.0	23.5	68.2	50.7	33.1	24.6
July ^r	134.2	104.7	3.1	26.3	10.8	9.6	31.2	24.8	62.9	48.2	29.3	22.1
August^p	143.8	109.8	3.0	31.0	12.9	10.1	27.0	19.6	66.3	50.7	37.6	29.4
Average RSE (%) ¹	4	4	23	10	10	10	9	8	5	5	7	8

^pPreliminary. ^rRevised. RSE Relative standard error.

S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards.

X Not applicable. Z Less than 0.5 percent.

¹Average RSE for the latest 6-month period.