



U.S. Department
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U.S. Department
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Joint Release

U.S. Census Bureau

Dan Sansbury (301) 457-1321
Erica Filipek (301) 457-1336

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NEW RESIDENTIAL CONSTRUCTION IN DECEMBER 2001

BUILDING PERMITS

Privately-owned housing units authorized by building permits in December were at a seasonally adjusted annual rate of 1,653,000, according to estimates reported today by the U.S. Commerce Department's Census Bureau. This is 4 (± 1) percent above the revised November rate of 1,595,000, and is 6 (± 1) percent above the December 2000 estimate of 1,553,000.

Single-family authorizations in December 2001 were at a rate of 1,249,000; this is 3 (± 1) percent above the revised November figure of 1,211,000. Authorizations of units in buildings with five units or more were at a rate of 325,000 in December.

An estimated 1,612,100 housing units were authorized by building permits in 2001. This is 1 (± 1) above the 2000 figure of 1,592,300.

HOUSING STARTS

Privately-owned housing starts in December were at a seasonally adjusted annual rate of 1,570,000. This is 3 (± 6) percent below the revised November estimate of 1,625,000, but is 2 (± 7) percent above the December 2000 rate of 1,532,000.

Single-family housing starts in December 2001 were at a rate of 1,293,000; this is 4 (± 7) percent above the revised November figure of 1,248,000. The December estimate for units in buildings with five units or more was 263,000.

An estimated 1,603,100 privately owned housing units were started in 2001. This is 2 (± 1) above the 2000 figure of 1,568,700.

HOUSING COMPLETIONS

Privately-owned housing completions in December were at a seasonally adjusted annual rate of 1,654,000, according to estimates released jointly today by the U.S. Census Bureau and the U.S. Department of Housing and Urban Development. This is 5 (± 8) percent above the revised November estimate of 1,576,000 and is 8 (± 9) percent above the December 2000 rate of 1,527,000.

Single-family housing completions in December 2001 were at a rate of 1,318,000; this is 4 (± 8) percent above the revised November figure of 1,265,000. The December rate for units in buildings with five units or more was 296,000.

An estimated 1,566,700 privately owned housing units were completed in 2001. This is virtually unchanged (± 2 percent) from the 2000 figure of 1,573,700.

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 January 2002 will be released on
Tuesday, February 19, 2002, at 8:30 A.M. EST.*

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: 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	1,571	1,211	62	298	161	114	324	246	703	550	383	301
August	1,571	1,210	71	290	152	116	308	243	701	544	410	307
September	1,528	1,164	65	299	141	111	307	232	684	529	396	292
October	1,485	1,140	61	284	153	112	291	225	676	528	365	275
November ^f	1,595	1,211	66	318	154	112	329	248	740	561	372	290
December^p	1,653	1,249	79	325	167	123	365	263	752	576	369	287
Average RSE (%) ¹	1	(Z)	4	2	2	2	2	1	1	1	1	1
Not seasonally adjusted												
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
2001 ^{p2}	1,612.1	1,222.2	68.8	321.1	157.7	115.2	323.3	246.3	725.6	556.3	405.6	304.4
RSE (%)	(Z)	(Z)	2	(Z)	2	1	1	1	1	1	1	1
2000: 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	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	148.5	113.8	6.6	28.1	14.8	11.3	30.2	23.9	65.0	50.3	38.5	28.3
September	123.0	90.3	5.4	27.3	11.5	8.9	26.7	19.4	53.5	39.4	31.3	22.6
October	133.3	101.3	6.2	25.9	14.1	10.5	29.1	21.9	58.2	45.1	31.9	23.8
November ^f	120.0	87.9	5.2	26.9	12.5	8.7	25.4	18.4	55.8	40.8	26.3	20.0
December^p	109.6	78.4	5.5	25.7	11.2	7.8	20.9	14.1	51.5	37.2	26.0	19.3
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: 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	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	137.6	87.6	4.5	45.5	16.7	9.9	21.5	17.3	65.8	40.3	33.5	20.2
August	145.5	92.1	5.8	47.6	15.9	9.5	20.3	16.1	72.5	44.7	36.9	21.9
September	135.2	81.8	5.5	47.9	15.2	7.9	21.9	15.4	65.0	37.7	33.0	20.7
October ^r	127.7	78.0	6.2	43.4	15.5	9.1	19.6	14.3	58.7	33.7	34.0	20.9
November ^r	127.0	78.9	5.2	43.0	13.4	8.0	17.7	12.5	62.7	37.6	33.1	20.8
December^p	131.9	77.6	6.3	48.0	14.2	7.6	17.6	12.4	67.9	37.7	32.2	19.9
Average RSE (%) ¹	4	5	15	8	9	11	9	10	6	6	7	12

^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: 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	1,634	1,292	(S)	288	139	110	343	274	758	623	394	285
July	1,660	1,290	(S)	329	165	114	321	248	781	620	393	308
August	1,559	1,271	(S)	261	153	120	349	293	676	563	381	295
September	1,585	1,265	(S)	274	140	118	287	255	747	598	411	294
October ^f	1,518	1,225	(S)	260	143	110	316	245	728	596	331	274
November ^f	1,625	1,248	(S)	340	171	100	376	298	705	548	373	302
December^p	1,570	1,293	(S)	263	144	119	335	278	687	580	404	316
Average RSE (%) ¹	3	3	(X)	10	9	9	7	7	4	5	6	6
Not seasonally adjusted												
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
2001 ^p	1,603.1	1,274.7	36.1	292.3	149.5	111.1	330.3	269.7	731.5	590.5	391.8	303.5
RSE (%)	1	1	9	3	1	1	2	3	1	2	1	1
2000: 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	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	154.6	120.5	3.8	30.3	15.9	11.2	30.1	23.4	71.0	56.2	37.6	29.8
August	141.5	115.4	2.4	23.6	15.3	12.3	32.8	27.7	59.3	49.1	34.0	26.2
September	133.1	105.2	4.0	23.9	12.5	10.6	25.2	22.4	61.0	48.1	34.4	24.2
October ^f	139.8	110.3	3.4	26.1	13.5	10.3	31.9	24.8	65.5	52.3	28.8	23.1
November ^f	121.7	91.1	3.0	27.6	14.3	8.5	29.2	22.9	50.9	38.2	27.3	21.5
December^p	104.3	84.5	1.0	18.8	10.3	8.6	20.2	16.1	47.0	39.4	26.7	20.4
Average RSE (%) ¹	3	3	22	10	9	9	7	7	4	5	6	6

^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: 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	1,012	688	(S)	294	112	73	206	150	428	295	266	170
July	1,019	693	(S)	296	116	74	200	145	433	300	270	174
August	1,009	691	(S)	289	118	75	200	149	425	297	266	170
September	1,015	691	(S)	294	120	77	200	149	425	295	270	170
October ^f	1,009	682	(S)	294	119	75	199	145	425	294	266	168
November ^f	1,009	679	(S)	296	118	73	201	146	428	295	262	165
December^p	1,006	679	(S)	295	117	72	206	151	422	292	261	164
Average RSE (%) ¹	2	2	(X)	3	3	4	5	6	2	3	4	4
Not seasonally adjusted												
2000: 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	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	1,056.3	725.7	30.3	300.2	118.3	75.6	209.7	153.7	448.2	313.8	280.0	182.5
August	1,046.2	729.5	28.9	287.8	120.6	77.9	210.9	160.1	437.6	310.5	276.9	181.1
September	1,043.3	721.6	29.8	291.9	122.4	79.3	208.3	157.7	434.0	305.0	278.6	179.6
October ^f	1,035.6	706.6	33.6	295.4	122.2	77.9	207.3	152.9	433.7	301.9	272.4	173.9
November ^f	1,018.7	685.1	34.0	299.6	121.4	75.4	205.5	149.9	428.2	294.0	263.8	165.8
December^p	971.0	647.8	31.2	292.0	115.4	71.2	200.7	145.9	403.4	275.3	251.5	155.4
Average RSE (%) ¹	2	2	11	3	3	4	5	6	2	3	4	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: 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	1,643	1,275	(S)	322	166	136	317	267	779	585	381	287
July	1,583	1,269	(S)	280	126	112	367	299	735	583	355	275
August	1,620	1,276	(S)	314	139	113	315	239	760	600	406	324
September	1,543	1,258	(S)	254	121	95	305	263	742	606	375	294
October ^f	1,577	1,317	(S)	234	162	121	306	275	722	597	387	324
November ^f	1,576	1,265	(S)	278	142	116	335	262	669	545	430	342
December^p	1,654	1,318	(S)	296	175	133	270	210	783	630	426	345
Average RSE (%) ¹	3	4	(X)	10	10	10	8	8	5	5	7	8
Not seasonally adjusted												
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
2001 ^p	1,566.7	1,252.6	33.7	280.4	144.7	114.2	312.0	257.3	724.8	576.3	385.3	304.9
RSE (%)	1	1	11	3	2	3	2	3	2	2	2	2
2000: 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	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	134.7	105.8	3.1	25.8	10.7	9.5	31.5	25.2	62.6	48.6	29.9	22.5
August	148.5	113.0	3.1	32.3	12.4	9.7	29.2	21.3	69.5	53.0	37.4	28.9
September	137.2	113.0	2.6	21.6	11.1	8.9	28.6	25.0	64.8	53.2	32.7	25.8
October ^f	143.6	121.2	2.3	20.1	14.5	11.0	29.8	27.2	64.5	53.7	34.7	29.3
November ^f	136.8	112.5	2.6	21.7	12.7	10.7	31.1	25.4	56.1	46.4	36.9	30.0
December^p	158.1	127.6	3.6	26.9	17.1	13.3	25.4	20.0	75.0	61.1	40.6	33.2
Average RSE (%) ¹	3	4	22	10	10	10	8	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.