

**U.S. Census Bureau News**  
**Joint Release**  
**U.S. Department of Housing and Urban Development**

**U.S. Department of Commerce • Washington, D.C. 20233**

**FOR IMMEDIATE RELEASE THURSDAY, JANUARY 19, 2006 AT 8:30 A.M. EST**

Erica Filipek or Raemeka Gant  
Manufacturing and Construction Division  
(301) 763-5160

CB06-09

**NEW RESIDENTIAL CONSTRUCTION IN DECEMBER 2005**

The U.S. Census Bureau and the Department of Housing and Urban Development jointly announced the following new residential construction statistics for December 2005:

**BUILDING PERMITS**

Privately-owned housing units authorized by building permits in December were at a seasonally adjusted annual rate of 2,068,000. This is 4.4 percent ( $\pm 0.9\%$ ) below the revised November rate of 2,163,000 and is 0.6 percent ( $\pm 1.2\%$ )\* below the December 2004 estimate of 2,081,000.

Single-family authorizations in December were at a rate of 1,637,000; this is 5.0 percent ( $\pm 0.9\%$ ) below the November figure of 1,724,000. Authorizations of units in buildings with five units or more were at a rate of 347,000 in December.

An estimated 2,141,200 housing units were authorized by building permits in 2005. This is 3.4 percent ( $\pm 0.7\%$ ) above the 2004 figure of 2,071,100.

**HOUSING STARTS**

Privately-owned housing starts in December were at a seasonally adjusted annual rate of 1,933,000. This is 8.9 percent ( $\pm 8.6\%$ ) below the revised November estimate of 2,121,000 and is 5.7 percent ( $\pm 8.1\%$ )\* below the December 2004 rate of 2,050,000.

Single-family housing starts in December 2005 were at a rate of 1,577,000; this is 12.3 percent ( $\pm 7.6\%$ ) below the November figure of 1,798,000. The December rate for units in buildings with five units or more was 322,000.

An estimated 2,064,700 housing units were started in 2005. This is 5.6 percent ( $\pm 1.9\%$ ) above the 2004 figure of 1,955,800.

**HOUSING COMPLETIONS**

Privately-owned housing completions in December were at a seasonally adjusted annual rate of 1,953,000. This is 3.8 percent ( $\pm 9.4\%$ )\* above the revised November estimate of 1,882,000 and is 2.2 percent ( $\pm 8.9\%$ )\* above the December 2004 rate of 1,911,000.

Single-family housing completions in December 2005 were at a rate of 1,665,000; this is 3.8 percent ( $\pm 9.8\%$ )\* above the November figure of 1,604,000. The December rate for units in buildings with five units or more was 245,000.

An estimated 1,930,300 housing units were completed in 2005. This is 4.8 percent ( $\pm 2.6\%$ ) above the 2004 figure of 1,841,900.

*New Residential Construction data for January 2006 will be released on Thursday, February 16, 2006, at 8:30 A.M. EST.*

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

**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 4 months to establish an underlying trend for building permit authorizations, 6 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 "2.5 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. On average, the preliminary seasonally adjusted estimates of total building permits, housing starts and housing completions are revised about one percent. 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 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												
2004: December	2,081	1,620	90	371	191	123	392	304	948	768	550	425
2005: January	2,136	1,635	84	417	195	119	356	280	1,040	807	545	429
February	2,093	1,624	83	386	189	116	381	300	974	777	549	431
March	2,021	1,552	85	384	184	107	349	269	961	756	527	420
April	2,148	1,640	78	430	200	117	379	289	1,011	795	558	439
May	2,062	1,628	85	349	191	120	354	282	968	781	549	445
June	2,132	1,653	87	392	213	124	361	286	1,032	810	526	433
July	2,171	1,690	99	382	200	130	379	297	1,010	809	582	454
August	2,138	1,676	86	376	186	130	353	287	1,064	830	535	429
September	2,219	1,767	88	364	208	139	362	296	1,036	843	613	489
October	2,103	1,707	82	314	189	125	369	303	1,009	833	536	446
November <sup>f</sup>	2,163	1,724	81	358	205	122	380	300	1,022	868	556	434
<b>December<sup>d</sup></b>	<b>2,068</b>	<b>1,637</b>	<b>84</b>	<b>347</b>	<b>208</b>	<b>116</b>	<b>350</b>	<b>260</b>	<b>1,010</b>	<b>844</b>	<b>500</b>	<b>417</b>
Average RSE (%) <sup>1</sup>	1	1	3	1	1	2	2	3	1	1	1	1
<b>Percent Change:</b>												
<i>December 2005 from November 2005</i>	<i>-4.4%</i>	<i>-5.0%</i>	<i>3.7%</i>	<i>-3.1%</i>	<i>1.5%</i>	<i>-4.9%</i>	<i>-7.9%</i>	<i>-13.3%</i>	<i>-1.2%</i>	<i>-2.8%</i>	<i>-10.1%</i>	<i>-3.9%</i>
<i>90% Confidence Interval<sup>3</sup></i>	<i>± 0.9</i>	<i>± 0.9</i>	<i>± 2.2</i>	<i>± 3.0</i>	<i>± 1.4</i>	<i>± 1.9</i>	<i>± 4.8</i>	<i>± 5.7</i>	<i>± 1.2</i>	<i>± 1.3</i>	<i>± 0.9</i>	<i>± 1.0</i>
<i>December 2005 from December 2004</i>	<i>-0.6%</i>	<i>1.0%</i>	<i>-6.7%</i>	<i>-6.5%</i>	<i>8.9%</i>	<i>-5.7%</i>	<i>-10.7%</i>	<i>-14.5%</i>	<i>6.5%</i>	<i>9.9%</i>	<i>-9.1%</i>	<i>-1.9%</i>
<i>90% Confidence Interval<sup>3</sup></i>	<i>± 1.2</i>	<i>± 1.1</i>	<i>± 5.0</i>	<i>± 2.3</i>	<i>± 2.1</i>	<i>± 2.9</i>	<i>± 4.6</i>	<i>± 5.5</i>	<i>± 1.5</i>	<i>± 1.7</i>	<i>± 1.3</i>	<i>± 1.5</i>
Not seasonally adjusted												
2004	2,070.1	1,613.4	90.4	366.2	197.0	131.8	370.5	295.5	960.8	756.1	541.9	430.0
2005 <sup>f2</sup>	2,141.2	1,678.7	84.6	377.9	199.7	124.5	362.6	287.7	1,023.6	820.2	555.3	446.2
RSE (%)	(Z)	(Z)	2	(Z)	1	1	1	1	(Z)	(Z)	1	1
<i>Year to Year Percent Change<sup>4</sup></i>	<i>3.4%</i>	<i>4.0%</i>	<i>-6.4%</i>	<i>3.2%</i>	<i>1.4%</i>	<i>-5.5%</i>	<i>-2.1%</i>	<i>-2.6%</i>	<i>6.5%</i>	<i>8.5%</i>	<i>2.5%</i>	<i>3.8%</i>
<i>90% Confidence Interval<sup>3</sup></i>	<i>± 0.7</i>	<i>± 0.8</i>	<i>± 2.7</i>	<i>± 1.0</i>	<i>± 1.7</i>	<i>± 2.2</i>	<i>± 1.3</i>	<i>± 1.5</i>	<i>± 0.5</i>	<i>± 0.6</i>	<i>± 1.0</i>	<i>± 1.1</i>
2004: December	155.2	113.8	6.8	34.6	14.4	8.5	26.4	19.0	71.5	55.4	42.9	31.0
2005: January	138.2	105.1	4.8	28.2	11.1	6.6	16.8	13.3	74.4	57.3	35.9	28.0
February	145.4	113.0	5.4	27.1	11.0	6.4	21.3	17.2	74.5	59.0	38.6	30.3
March	185.6	147.6	7.8	30.2	15.1	9.1	30.4	24.5	90.8	73.5	49.3	40.4
April	192.2	151.7	6.9	33.7	17.8	10.7	35.6	28.5	89.1	72.1	49.7	40.3
May	189.9	153.7	7.6	28.6	18.3	12.1	34.9	28.6	88.2	71.5	48.5	41.4
June	207.9	164.1	8.9	34.9	22.2	12.9	35.5	29.3	96.0	78.0	54.2	43.9
July	182.9	143.7	7.5	31.7	18.0	11.9	33.3	26.5	84.1	67.0	47.5	38.3
August	201.2	159.3	8.4	33.5	18.0	12.5	35.2	28.3	98.1	78.2	49.9	40.4
September	191.3	150.0	7.9	33.3	18.4	12.5	33.5	27.0	86.1	69.2	53.3	41.3
October	172.6	137.5	7.1	28.0	16.0	10.8	34.1	26.9	79.7	65.0	42.8	34.8
November <sup>f</sup>	159.8	123.4	6.6	29.7	16.6	9.4	30.0	22.3	73.3	61.4	39.9	30.4
<b>December<sup>d</sup></b>	<b>146.8</b>	<b>110.2</b>	<b>6.0</b>	<b>30.5</b>	<b>14.9</b>	<b>7.8</b>	<b>21.8</b>	<b>15.4</b>	<b>73.1</b>	<b>58.4</b>	<b>36.9</b>	<b>28.7</b>
Average RSE (%) <sup>1</sup>	1	1	3	1	1	2	2	3	1	1	1	1

<sup>p</sup>Preliminary. <sup>r</sup>Revised. 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 Relative standard error is less than 0.5 percent.

<sup>1</sup>Average RSE for the latest 6-month period. <sup>2</sup>Reflects revisions not distributed to months.

<sup>3</sup>See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals.

<sup>4</sup>Computed using unrounded data.

**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								
2004: December	215.5	138.1	10.6	66.8	28.8	10.1	26.4	17.6	109.3	77.0	51.1	33.5
2005: January	202.1	131.5	9.1	61.5	27.9	12.3	26.5	19.5	102.5	68.6	45.2	31.2
February	197.7	131.2	9.1	57.4	27.0	12.0	25.8	20.2	100.9	67.1	44.0	31.9
March	221.2	154.0	9.1	58.1	24.0	11.2	30.0	24.1	118.0	82.8	49.2	35.8
April	229.5	164.9	8.6	56.0	25.9	13.4	35.7	29.1	112.5	79.7	55.4	42.7
May	219.6	157.6	8.9	53.1	26.8	14.7	31.1	25.8	112.0	79.0	49.7	38.2
June	232.6	170.3	9.7	52.6	29.3	15.5	31.1	25.0	113.8	83.5	58.4	46.3
July	222.0	161.4	9.4	51.2	28.5	15.6	30.2	24.3	107.5	79.6	55.8	42.0
August	231.2	165.0	9.8	56.4	27.8	16.4	30.5	23.9	120.8	87.4	52.1	37.3
September	231.2	166.9	7.9	56.5	27.1	17.0	27.6	22.0	122.9	88.3	53.6	39.7
October <sup>f</sup>	220.3	160.3	8.7	51.4	26.7	15.5	30.5	23.5	113.5	83.1	49.6	38.1
November <sup>f</sup>	216.1	157.0	8.6	50.5	27.4	15.3	27.8	21.7	112.5	84.6	48.4	35.5
<b>December<sup>p</sup></b>	<b>224.8</b>	<b>165.8</b>	<b>9.7</b>	<b>49.3</b>	<b>27.7</b>	<b>14.9</b>	<b>29.2</b>	<b>22.1</b>	<b>114.8</b>	<b>90.6</b>	<b>53.1</b>	<b>38.2</b>
Average RSE (%) <sup>1</sup>	3	4	14	7	8	13	9	10	6	7	7	8
<b>Percent Change:<sup>2</sup></b>												
<b>December 2005 from November 2005</b>	<b>4.0%</b>	<b>5.6%</b>	<b>13.7%</b>	<b>-2.4%</b>	<b>1.2%</b>	<b>-2.5%</b>	<b>5.1%</b>	<b>1.8%</b>	<b>2.0%</b>	<b>7.1%</b>	<b>9.6%</b>	<b>7.6%</b>
<b>90% Confidence Interval<sup>3</sup></b>	<b>± 4.1</b>	<b>± 4.8</b>	<b>± 17.1</b>	<b>± 7.6</b>	<b>± 6.2</b>	<b>± 7.5</b>	<b>± 9.8</b>	<b>± 11.5</b>	<b>± 7.1</b>	<b>± 7.8</b>	<b>± 6.5</b>	<b>± 8.2</b>
<b>December 2005 from December 2004</b>	<b>4.3%</b>	<b>20.0%</b>	<b>-8.3%</b>	<b>-26.1%</b>	<b>-3.7%</b>	<b>47.9%</b>	<b>10.7%</b>	<b>25.7%</b>	<b>5.1%</b>	<b>17.7%</b>	<b>3.9%</b>	<b>13.9%</b>
<b>90% Confidence Interval<sup>3</sup></b>	<b>± 9.0</b>	<b>± 10.6</b>	<b>± 29.0</b>	<b>± 13.0</b>	<b>± 15.9</b>	<b>± 47.7</b>	<b>± 24.9</b>	<b>± 37.3</b>	<b>± 14.6</b>	<b>± 12.9</b>	<b>± 14.5</b>	<b>± 18.5</b>

<sup>p</sup>Preliminary. <sup>f</sup>Revised. RSE Relative Standard Error.<sup>1</sup>Average RSE for the latest 6-month period.<sup>2</sup>Computed using unrounded data.<sup>3</sup>See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals

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												
2004: December	2,050	1,713	(S)	289	195	140	379	332	955	785	521	456
2005: January	2,188	1,769	(S)	371	164	131	332	276	1,138	927	554	435
February	2,228	1,808	(S)	368	207	155	433	352	1,018	849	570	452
March	1,833	1,550	(S)	249	210	136	311	295	830	710	482	409
April	2,027	1,640	(S)	340	189	125	326	273	1,021	849	491	393
May	2,041	1,724	(S)	280	185	137	387	331	926	794	543	462
June	2,065	1,716	(S)	312	194	148	341	300	1,033	837	497	431
July	2,062	1,732	(S)	294	196	137	369	320	986	826	511	449
August	2,081	1,719	(S)	319	203	134	376	304	935	800	567	481
September	2,160	1,791	(S)	310	195	145	378	322	1,014	859	573	465
October <sup>f</sup>	2,051	1,732	(S)	286	170	144	334	300	1,027	847	520	441
November <sup>f</sup>	2,121	1,798	(S)	290	200	133	386	327	982	855	553	483
<b>December<sup>d</sup></b>	<b>1,933</b>	<b>1,577</b>	<b>(S)</b>	<b>322</b>	<b>172</b>	<b>127</b>	<b>295</b>	<b>253</b>	<b>1,033</b>	<b>819</b>	<b>433</b>	<b>378</b>
Average RSE (%) <sup>1</sup>	3	3	(X)	11	12	14	7	7	5	5	6	7
<b>Percent Change:</b>												
<i>December 2005 from November 2005</i>	<i>-8.9%</i>	<i>-12.3%</i>	<i>(S)</i>	<i>11.0%</i>	<i>-14.0%</i>	<i>-4.5%</i>	<i>-23.6%</i>	<i>-22.6%</i>	<i>5.2%</i>	<i>-4.2%</i>	<i>-21.7%</i>	<i>-21.7%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 8.6</i>	<i>± 7.6</i>	<i>(X)</i>	<i>± 29.8</i>	<i>± 24.1</i>	<i>± 22.1</i>	<i>± 12.5</i>	<i>± 11.6</i>	<i>± 15.6</i>	<i>± 13.8</i>	<i>± 11.1</i>	<i>± 12.6</i>
<i>December 2005 from December 2004</i>	<i>-5.7%</i>	<i>-7.9%</i>	<i>(S)</i>	<i>11.4%</i>	<i>-11.8%</i>	<i>-9.3%</i>	<i>-22.2%</i>	<i>-23.8%</i>	<i>8.2%</i>	<i>4.3%</i>	<i>-16.9%</i>	<i>-17.1%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 8.1</i>	<i>± 7.2</i>	<i>(X)</i>	<i>± 35.0</i>	<i>± 20.5</i>	<i>± 24.3</i>	<i>± 15.2</i>	<i>± 13.8</i>	<i>± 15.0</i>	<i>± 13.2</i>	<i>± 11.6</i>	<i>± 13.3</i>
Not seasonally adjusted												
2004	1,955.8	1,610.5	42.3	303.0	175.4	127.7	355.7	306.4	908.5	743.4	516.2	433.1
2005 <sup>p</sup>	2,064.7	1,714.3	40.9	309.5	190.5	137.5	356.9	306.0	992.3	829.4	525.0	441.3
RSE (%)	1	1	10	4	3	5	2	1	1	2	2	2
<b>Year to Year Percent Change<sup>3</sup></b>	<b>5.6%</b>	<b>6.4%</b>	<b>-3.3%</b>	<b>2.1%</b>	<b>8.6%</b>	<b>7.7%</b>	<b>0.3%</b>	<b>-0.1%</b>	<b>9.2%</b>	<b>11.6%</b>	<b>1.7%</b>	<b>1.9%</b>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 1.9</i>	<i>± 2.3</i>	<i>± 21.8</i>	<i>± 7.5</i>	<i>± 6.5</i>	<i>± 10.3</i>	<i>± 4.0</i>	<i>± 4.3</i>	<i>± 2.8</i>	<i>± 3.6</i>	<i>± 3.5</i>	<i>± 4.4</i>
2004: December	140.2	115.4	3.6	21.3	14.4	10.3	24.4	20.9	65.6	53.2	35.8	31.0
2005: January	142.9	114.3	3.3	25.3	8.7	6.5	15.9	12.1	80.2	65.9	37.9	29.8
February	149.1	121.1	3.5	24.5	11.1	7.7	23.8	18.4	74.7	63.4	39.5	31.6
March	156.2	133.4	2.8	20.0	16.5	10.5	24.8	23.5	72.7	63.1	42.2	36.3
April	184.6	151.5	4.0	29.1	16.9	11.4	29.6	25.1	95.5	80.7	42.7	34.3
May	197.9	170.4	3.2	24.4	17.6	13.5	40.2	35.4	85.6	74.1	54.5	47.5
June	192.8	162.8	3.2	26.9	19.5	15.5	35.0	31.4	93.1	76.2	45.3	39.6
July	187.6	158.0	3.2	26.3	18.3	13.0	34.5	30.1	88.3	74.0	46.5	41.0
August	192.0	158.6	3.9	29.5	19.8	13.4	36.7	30.1	83.7	71.2	51.8	43.9
September	187.9	154.0	5.4	28.5	17.7	13.1	35.8	30.6	84.7	70.5	49.7	39.7
October <sup>f</sup>	180.4	150.7	3.0	26.6	15.4	13.1	30.3	27.1	89.8	73.0	44.9	37.6
November <sup>f</sup>	160.8	133.8	2.8	24.2	16.3	10.7	31.8	26.8	72.3	61.7	40.4	34.6
<b>December<sup>p</sup></b>	<b>132.3</b>	<b>105.6</b>	<b>2.6</b>	<b>24.1</b>	<b>12.7</b>	<b>9.3</b>	<b>18.4</b>	<b>15.3</b>	<b>71.7</b>	<b>55.7</b>	<b>29.5</b>	<b>25.4</b>
Average RSE (%) <sup>1</sup>	3	3	24	11	12	14	7	7	5	5	6	7

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

<sup>1</sup> Average RSE for the latest 6-month period.

<sup>2</sup> See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals.

<sup>3</sup> Computed using unrounded data.

**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												
2004: December	1,282	893	(S)	351	148	85	227	178	561	383	346	247
2005: January	1,307	909	(S)	360	152	85	228	178	580	399	347	247
February	1,327	923	(S)	367	153	87	231	179	589	405	354	252
March	1,314	913	(S)	364	158	88	228	177	581	401	347	247
April	1,323	912	(S)	373	165	88	223	172	591	410	344	242
May	1,324	915	(S)	372	165	89	220	170	589	410	350	246
June	1,330	914	(S)	377	166	87	217	168	595	413	352	246
July	1,342	922	(S)	382	170	88	218	169	600	416	354	249
August	1,358	932	(S)	389	170	89	219	169	607	421	362	253
September	1,376	942	(S)	395	173	92	223	171	610	424	370	255
October <sup>f</sup>	1,372	952	(S)	383	172	95	221	172	613	428	366	257
November <sup>f</sup>	1,395	974	(S)	384	174	94	226	176	620	438	375	266
<b>December<sup>d</sup></b>	<b>1,406</b>	<b>979</b>	<b>(S)</b>	<b>392</b>	<b>173</b>	<b>94</b>	<b>224</b>	<b>174</b>	<b>632</b>	<b>443</b>	<b>377</b>	<b>268</b>
Average RSE (%) <sup>1</sup>	2	2	(X)	3	4	7	4	4	3	3	3	3
<b>Percent Change:</b>												
<i>December 2005 from November 2005</i>	<i>0.8%</i>	<i>0.5%</i>	<i>(S)</i>	<i>2.1%</i>	<i>-0.6%</i>	<i>0.0%</i>	<i>-0.9%</i>	<i>-1.1%</i>	<i>1.9%</i>	<i>1.1%</i>	<i>0.5%</i>	<i>0.8%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 0.7</i>	<i>± 0.8</i>	<i>(X)</i>	<i>± 1.5</i>	<i>± 1.6</i>	<i>± 2.2</i>	<i>± 1.2</i>	<i>± 1.3</i>	<i>± 1.2</i>	<i>± 1.2</i>	<i>± 1.4</i>	<i>± 1.9</i>
<i>December 2005 from December 2004</i>	<i>9.7%</i>	<i>9.6%</i>	<i>(S)</i>	<i>11.7%</i>	<i>16.9%</i>	<i>10.6%</i>	<i>-1.3%</i>	<i>-2.2%</i>	<i>12.7%</i>	<i>15.7%</i>	<i>9.0%</i>	<i>8.5%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 2.6</i>	<i>± 3.3</i>	<i>(X)</i>	<i>± 5.2</i>	<i>± 8.3</i>	<i>± 12.7</i>	<i>± 5.8</i>	<i>± 6.2</i>	<i>± 5.0</i>	<i>± 5.9</i>	<i>± 5.0</i>	<i>± 5.6</i>
Not seasonally adjusted												
2004: December	1,237.1	850.3	38.1	348.7	146.8	83.7	222.4	174.0	536.4	359.0	331.6	233.6
2005: January	1,252.9	856.0	38.0	358.9	147.8	81.3	216.5	166.3	555.6	375.1	333.0	233.2
February	1,270.3	866.4	37.0	366.9	146.5	80.4	214.8	163.3	568.3	384.4	340.6	238.3
March	1,278.2	874.0	37.3	366.9	154.2	83.4	214.9	163.8	571.0	389.4	338.1	237.3
April	1,311.9	896.2	38.4	377.3	162.2	84.5	215.6	163.6	593.1	410.2	341.0	237.9
May	1,334.2	922.3	36.9	375.0	164.9	88.1	218.8	168.2	597.4	417.3	353.1	248.8
June	1,355.3	939.2	38.5	377.6	168.0	88.7	222.3	172.9	607.0	425.4	358.0	252.2
July	1,383.5	961.7	37.9	383.8	174.0	91.6	225.9	177.2	618.8	434.2	364.7	258.7
August	1,398.2	978.4	36.2	383.6	174.0	94.3	227.8	178.4	623.3	439.8	373.1	265.9
September	1,413.2	983.8	38.3	391.1	176.8	96.7	232.7	181.5	623.9	439.3	379.8	266.2
October <sup>f</sup>	1,405.5	985.0	37.0	383.5	175.6	98.6	230.8	181.7	623.6	438.7	375.5	266.0
November <sup>f</sup>	1,408.0	982.8	37.4	387.8	177.7	97.1	232.4	182.0	620.3	436.2	377.7	267.4
<b>December<sup>d</sup></b>	<b>1,360.9</b>	<b>936.2</b>	<b>35.1</b>	<b>389.7</b>	<b>170.9</b>	<b>92.5</b>	<b>220.6</b>	<b>170.9</b>	<b>605.6</b>	<b>417.9</b>	<b>363.7</b>	<b>254.8</b>
Average RSE (%) <sup>1</sup>	2	2	9	3	4	7	4	4	3	3	3	3

<sup>d</sup>Preliminary. <sup>f</sup>Revised. 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.

<sup>1</sup>Average RSE for the latest 6-month period.

<sup>2</sup>See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals

**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												
2004: December	1,911	1,649	(S)	234	144	133	360	315	845	701	562	500
2005: January	1,883	1,576	(S)	261	154	128	331	308	862	700	536	440
February	1,922	1,622	(S)	248	187	128	385	327	893	774	457	393
March	1,797	1,534	(S)	234	151	111	333	299	811	692	502	432
April	1,944	1,638	(S)	277	166	140	353	316	915	745	510	437
May	2,097	1,744	(S)	305	169	128	437	370	963	786	528	460
June	1,963	1,682	(S)	249	204	178	370	320	920	761	469	423
July	1,889	1,652	(S)	199	145	125	338	298	886	768	520	461
August	1,933	1,630	(S)	255	206	131	356	308	857	737	514	454
September	1,953	1,665	(S)	255	167	120	333	287	941	808	512	450
October <sup>f</sup>	1,948	1,594	(S)	326	149	105	344	293	942	780	513	416
November <sup>f</sup>	1,882	1,604	(S)	253	153	138	340	291	899	753	490	422
<b>December<sup>d</sup></b>	<b>1,953</b>	<b>1,665</b>	<b>(S)</b>	<b>245</b>	<b>190</b>	<b>142</b>	<b>332</b>	<b>296</b>	<b>925</b>	<b>790</b>	<b>506</b>	<b>437</b>
Average RSE (%) <sup>1</sup>	4	4	(X)	12	13	13	8	7	6	6	7	7
<b>Percent Change:</b>												
<i>December 2005 from November 2005</i>	<i>3.8%</i>	<i>3.8%</i>	<i>(S)</i>	<i>-3.2%</i>	<i>24.2%</i>	<i>2.9%</i>	<i>-2.4%</i>	<i>1.7%</i>	<i>2.9%</i>	<i>4.9%</i>	<i>3.3%</i>	<i>3.6%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 9.4</i>	<i>± 9.8</i>	<i>(X)</i>	<i>± 32.2</i>	<i>± 38.4</i>	<i>± 35.6</i>	<i>± 20.1</i>	<i>± 22.8</i>	<i>± 14.3</i>	<i>± 14.3</i>	<i>± 18.0</i>	<i>± 19.9</i>
<i>December 2005 from December 2004</i>	<i>2.2%</i>	<i>1.0%</i>	<i>(S)</i>	<i>4.7%</i>	<i>31.9%</i>	<i>6.8%</i>	<i>-7.8%</i>	<i>-6.0%</i>	<i>9.5%</i>	<i>12.7%</i>	<i>-10.0%</i>	<i>-12.6%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 8.9</i>	<i>± 9.6</i>	<i>(X)</i>	<i>± 23.3</i>	<i>± 35.3</i>	<i>± 35.2</i>	<i>± 12.0</i>	<i>± 13.1</i>	<i>± 11.1</i>	<i>± 11.7</i>	<i>± 20.1</i>	<i>± 21.7</i>
Not seasonally adjusted												
2004	1,841.9	1,531.5	23.5	286.9	155.9	118.9	362.4	303.6	840.4	699.8	483.3	409.2
2005 <sup>p</sup>	1,930.3	1,634.1	37.7	258.5	171.3	131.6	352.7	307.6	901.9	758.9	504.4	436.0
RSE (%)	1	1	10	3	4	4	2	2	2	2	2	2
<b>Year to Year Percent Change<sup>3</sup></b>	<b>4.8%</b>	<b>6.7%</b>	<b>60.6%</b>	<b>-9.9%</b>	<b>9.9%</b>	<b>10.7%</b>	<b>-2.7%</b>	<b>1.3%</b>	<b>7.3%</b>	<b>8.4%</b>	<b>4.4%</b>	<b>6.5%</b>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 2.6</i>	<i>± 2.7</i>	<i>± 31.2</i>	<i>± 6.3</i>	<i>± 9.3</i>	<i>± 10.0</i>	<i>± 5.3</i>	<i>± 5.5</i>	<i>± 4.0</i>	<i>± 4.1</i>	<i>± 5.4</i>	<i>± 6.3</i>
2004: December	184.1	160.8	2.4	20.8	13.8	12.8	33.6	29.7	82.5	69.7	54.2	48.6
2005: January	130.9	109.8	3.2	18.0	10.9	9.1	21.7	20.2	60.5	49.4	37.8	31.2
February	132.0	111.7	3.5	16.7	12.8	8.8	25.4	21.5	61.9	53.8	31.9	27.5
March	135.7	116.7	2.1	17.0	10.4	7.5	23.3	20.9	62.5	53.9	39.5	34.4
April	150.7	126.7	2.2	21.8	12.3	10.3	27.3	24.4	71.0	57.7	40.1	34.4
May	176.3	145.3	4.2	26.8	14.1	10.5	36.5	30.6	81.7	66.2	44.1	38.0
June	171.0	144.5	3.0	23.4	16.9	14.4	31.0	26.3	81.9	66.9	41.2	36.9
July	158.5	136.3	3.5	18.6	12.3	10.3	28.8	25.1	74.1	63.1	43.3	37.8
August	178.3	145.0	5.2	28.1	19.9	11.6	33.8	28.5	78.7	65.5	46.0	39.4
September	172.0	147.8	2.8	21.4	15.1	11.1	31.3	27.4	80.7	69.5	45.0	39.7
October <sup>f</sup>	175.7	147.1	2.2	26.3	13.9	10.3	31.9	27.8	84.5	71.4	45.4	37.6
November <sup>f</sup>	162.7	141.9	1.9	18.9	13.8	12.7	31.0	27.3	76.2	65.2	41.8	36.7
<b>December<sup>d</sup></b>	<b>186.5</b>	<b>161.3</b>	<b>3.8</b>	<b>21.5</b>	<b>19.0</b>	<b>14.8</b>	<b>30.9</b>	<b>27.7</b>	<b>88.3</b>	<b>76.4</b>	<b>48.4</b>	<b>42.3</b>
Average RSE (%) <sup>1</sup>	4	4	30	12	13	13	8	7	6	6	7	7

<sup>p</sup>Preliminary. <sup>f</sup>Revised. 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.

<sup>1</sup>Average RSE for the latest 6-month period.

<sup>2</sup>See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals.

<sup>3</sup>Computed using unrounded data.