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

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## NEW RESIDENTIAL CONSTRUCTION IN MAY 2006

The U.S. Census Bureau and the Department of Housing and Urban Development jointly announced the following new residential construction statistics for May 2006:

### BUILDING PERMITS

Privately-owned housing units authorized by building permits in May were at a seasonally adjusted annual rate of 1,932,000. This is 2.1 percent ( $\pm 1.2\%$ ) below the revised April rate of 1,973,000 and is 8.5 percent ( $\pm 1.1\%$ ) below the revised May 2005 estimate of 2,111,000.

Single-family authorizations in May were at a rate of 1,466,000; this is 2.1 percent ( $\pm 1.0\%$ ) below the April figure of 1,497,000. Authorizations of units in buildings with five units or more were at a rate of 383,000 in May.

### HOUSING STARTS

Privately-owned housing starts in May were at a seasonally adjusted annual rate of 1,957,000. This is 5.0 percent ( $\pm 7.0\%$ )\* above the revised April estimate of 1,863,000, but is 3.8 percent ( $\pm 5.5\%$ )\* below the May 2005 rate of 2,034,000.

Single-family housing starts in May were at a rate of 1,586,000; this is 2.1 percent ( $\pm 7.8\%$ )\* above the April figure of 1,553,000. The May rate for units in buildings with five units or more was 321,000.

### HOUSING COMPLETIONS

Privately-owned housing completions in May were at a seasonally adjusted annual rate of 1,878,000. This is 8.0 percent ( $\pm 9.1\%$ )\* below the revised April estimate of 2,041,000 and is 10.1 percent ( $\pm 7.4\%$ ) below the May 2005 rate of 2,089,000.

Single-family housing completions in May were at a rate of 1,622,000; this is 6.0 percent ( $\pm 9.9\%$ )\* below the April figure of 1,725,000. The May rate for units in buildings with five units or more was 226,000.

*New Residential Construction data for June 2006 will be released on Wednesday, July 19, 2006, at 8:30 A.M. EDT.*

*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, 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 "2.5 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.

*Unadjusted estimates of housing units authorized by building permits for January through December 2005 and seasonally adjusted estimates for January 2004 through April 2006 have been revised to correct errors in the calculation of estimated data for some jurisdictions which did not report all twelve months of their permit activity for 2005.*

\* 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: <sup>f</sup> January	1,952	1,539	93	320	191	131	362	288	898	711	501	409
February	1,966	1,564	87	315	187	131	351	297	913	721	515	415
March	2,066	1,648	100	318	207	150	376	307	949	759	534	432
April	2,070	1,617	94	359	200	145	380	297	952	746	538	429
May	2,150	1,675	89	386	202	136	370	299	1,022	787	556	453
June	2,020	1,615	83	322	207	139	350	289	931	761	532	426
July	2,112	1,620	106	386	198	127	363	289	986	764	565	440
August	2,056	1,609	83	364	180	119	384	306	958	754	534	430
September	2,041	1,586	80	375	200	122	383	294	931	749	527	421
October	2,097	1,593	87	417	183	121	368	285	1,020	771	526	416
November	2,079	1,572	92	415	203	128	343	279	948	728	585	437
December	2,082	1,613	90	379	190	124	392	298	946	768	554	423
2005: <sup>f</sup> January	2,144	1,651	79	414	201	123	339	265	1,046	824	558	439
February	2,121	1,636	89	396	199	123	364	286	994	785	564	442
March	2,084	1,600	80	404	183	112	345	267	1,004	779	552	442
April	2,177	1,671	76	430	203	121	374	285	1,039	820	561	445
May	2,111	1,669	82	360	207	126	359	279	986	807	559	457
June	2,188	1,690	86	412	214	126	361	280	1,068	831	545	453
July	2,206	1,722	99	385	206	134	371	290	1,045	836	584	462
August	2,205	1,706	87	412	206	135	351	281	1,100	848	548	442
September	2,240	1,778	87	375	211	141	351	282	1,062	861	616	494
October	2,131	1,717	81	333	198	129	353	289	1,041	849	539	450
November	2,191	1,716	81	394	210	125	351	286	1,065	868	565	437
December	2,107	1,642	84	381	209	121	319	239	1,062	847	517	435
2006: January <sup>f</sup>	2,195	1,664	103	428	210	130	384	274	1,071	842	530	418
February <sup>f</sup>	2,147	1,624	87	436	205	126	358	259	1,019	832	565	407
March <sup>f</sup>	2,085	1,555	83	447	208	126	335	251	1,039	808	503	370
April <sup>f</sup>	1,973	1,497	72	404	186	115	293	237	993	764	501	381
<b>May<sup>p</sup></b>	<b>1,932</b>	<b>1,466</b>	<b>83</b>	<b>383</b>	<b>163</b>	<b>103</b>	<b>303</b>	<b>232</b>	<b>963</b>	<b>763</b>	<b>503</b>	<b>368</b>
Average RSE (%) <sup>1</sup>	1	1	3	1	1	2	2	3	1	1	1	1
<b>Percent Change:</b>												
<i>May 2006 from April 2006</i>	<b>-2.1%</b>	<b>-2.1%</b>	<b>15.3%</b>	<b>-5.2%</b>	<b>-12.4%</b>	<b>-10.4%</b>	<b>3.4%</b>	<b>-2.1%</b>	<b>-3.0%</b>	<b>-0.1%</b>	<b>0.4%</b>	<b>-3.4%</b>
<i>90% Confidence Interval<sup>2</sup></i>	$\pm 1.2$	$\pm 1.0$	$\pm 1.7$	$\pm 5.4$	$\pm 4.1$	$\pm 5.1$	$\pm 4.2$	$\pm 4.7$	$\pm 2.0$	$\pm 2.2$	$\pm 1.0$	$\pm 1.1$
<i>May 2006 from May 2005</i>	<b>-8.5%</b>	<b>-12.2%</b>	<b>1.2%</b>	<b>6.4%</b>	<b>-21.3%</b>	<b>-18.3%</b>	<b>-15.6%</b>	<b>-16.8%</b>	<b>-2.3%</b>	<b>-5.5%</b>	<b>-10.0%</b>	<b>-19.5%</b>
<i>90% Confidence Interval<sup>2</sup></i>	$\pm 1.1$	$\pm 0.9$	$\pm 3.5$	$\pm 1.8$	$\pm 3.1$	$\pm 3.8$	$\pm 4.2$	$\pm 4.7$	$\pm 1.2$	$\pm 1.3$	$\pm 1.2$	$\pm 1.4$

See footnotes at end of table.

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

[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								
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>f</sup>	2,155.3	1,682.0	84.0	389.3	203.8	126.6	353.9	278.7	1,039.0	826.8	558.6	450.0
RSE (%)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2005: Year to Date <sup>3</sup>	868.3	683.5	32.6	152.2	75.2	46.7	138.9	112.3	426.5	339.7	227.7	184.8
2006: Year to Date <sup>3</sup>	846.1	648.0	33.2	164.9	74.0	46.0	125.5	96.8	431.0	342.0	215.6	163.2
RSE (%)	(Z)	1	2	(Z)	2	2	1	2	1	(Z)	1	1
<i>Year to Date Percent Change<sup>4</sup></i>	<i>-2.6%</i>	<i>-5.2%</i>	<i>1.8%</i>	<i>8.3%</i>	<i>-1.7%</i>	<i>-1.5%</i>	<i>-9.6%</i>	<i>-13.9%</i>	<i>1.0%</i>	<i>0.7%</i>	<i>-5.3%</i>	<i>-11.7%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 0.9</i>	<i>± 0.9</i>	<i>± 2.8</i>	<i>± 1.5</i>	<i>± 3.2</i>	<i>± 4.1</i>	<i>± 2.2</i>	<i>± 2.5</i>	<i>± 0.7</i>	<i>± 0.8</i>	<i>± 1.4</i>	<i>± 1.6</i>
2004: January	132.0	103.4	5.8	22.8	11.2	7.5	18.0	14.7	68.0	53.2	34.9	28.0
February	137.1	108.4	5.6	23.1	10.7	7.4	20.5	17.1	70.0	55.0	35.9	29.0
March	190.7	154.8	9.3	26.6	17.4	12.7	33.4	27.4	89.9	73.7	49.9	41.0
April	192.5	155.0	8.6	28.9	18.5	13.9	36.9	30.4	87.7	70.2	49.5	40.5
May	188.4	150.2	7.4	30.8	18.8	12.9	33.7	28.2	87.4	68.0	48.5	41.0
June	197.1	159.3	8.6	29.2	21.3	14.3	34.7	29.6	87.6	73.0	53.5	42.5
July	185.9	145.3	8.6	32.1	18.5	12.1	32.7	27.2	85.1	66.5	49.6	39.6
August	185.2	145.6	7.7	31.9	16.5	11.2	36.8	28.9	85.8	67.7	46.2	37.9
September	174.9	134.5	6.8	33.6	17.6	10.8	35.1	26.6	75.4	60.6	46.8	36.5
October	174.5	128.5	7.6	38.4	15.6	10.4	34.3	25.6	82.7	60.2	41.9	32.4
November	156.4	114.6	7.6	34.2	16.5	10.1	28.0	21.1	69.7	52.8	42.3	30.7
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: <sup>f</sup> January	139.7	106.9	4.5	28.3	11.4	6.8	16.4	12.7	75.0	58.6	36.9	28.7
February	149.4	114.8	5.9	28.6	11.5	6.9	21.4	16.5	76.3	60.2	40.2	31.3
March	190.5	150.6	7.3	32.6	15.1	9.6	29.7	23.9	94.8	75.3	50.9	41.8
April	193.2	152.7	6.7	33.9	18.0	11.0	35.0	27.7	90.7	73.8	49.6	40.1
May	193.1	156.0	7.4	29.7	19.9	12.7	34.3	27.7	89.3	72.9	49.5	42.7
June	211.9	166.2	8.7	37.1	22.1	13.0	34.8	28.4	99.2	79.2	55.8	45.6
July	185.5	145.9	7.6	31.9	18.3	12.1	32.7	26.0	86.5	68.7	48.0	39.1
August	208.0	161.9	8.4	37.7	20.1	13.0	35.3	27.5	101.3	79.7	51.3	41.7
September	193.7	151.3	7.8	34.6	18.6	12.7	32.3	25.8	88.9	70.7	53.9	42.2
October	176.0	139.1	7.1	29.8	16.8	11.2	32.9	25.9	82.6	66.4	43.7	35.6
November	162.9	124.0	6.5	32.3	17.1	9.7	28.4	21.6	76.6	61.9	40.8	30.8
December	151.3	112.5	6.1	32.7	15.0	8.0	20.5	14.8	77.8	59.3	38.1	30.4
2006: January	149.1	112.6	6.5	30.0	12.4	7.6	19.7	13.9	81.5	62.9	35.4	28.3
February	152.0	114.6	5.8	31.5	11.9	7.0	21.3	14.9	78.5	63.8	40.4	28.9
March	191.3	145.4	7.4	38.5	17.4	10.6	28.4	22.1	98.7	77.9	46.8	34.8
April	164.9	129.4	5.9	29.6	15.6	10.1	26.1	22.0	81.6	64.7	41.6	32.6
<b>May<sup>p</sup></b>	<b>182.7</b>	<b>142.5</b>	<b>7.7</b>	<b>32.5</b>	<b>16.5</b>	<b>10.7</b>	<b>29.8</b>	<b>23.7</b>	<b>88.1</b>	<b>71.6</b>	<b>48.2</b>	<b>36.5</b>
Average RSE (%) <sup>1</sup>	1	1	3	1	1	2	2	3	1	1	1	1

<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. Z Relative standard error is less than 0.5 percent.

<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>Reflects revisions not distributed to months.

<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								
2005: 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	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	217.6	158.7	8.4	50.4	27.3	15.3	27.9	21.5	112.9	85.5	49.5	36.4
December	223.3	161.9	10.1	51.3	27.9	13.5	28.9	21.5	109.8	85.8	56.7	41.1
2006: January	215.7	156.9	9.9	48.8	27.4	13.3	28.6	20.8	104.6	82.1	55.2	40.7
February	214.9	152.6	9.9	52.4	27.3	14.8	30.3	20.2	105.4	81.7	51.9	36.0
March <sup>f</sup>	234.1	167.6	10.5	56.0	30.8	17.0	34.8	26.1	112.0	84.7	56.5	39.8
April <sup>f</sup>	233.0	164.7	9.4	58.9	30.0	15.8	30.7	23.1	112.9	84.8	59.4	40.9
<b>May<sup>b</sup></b>	<b>225.2</b>	<b>158.2</b>	<b>9.1</b>	<b>57.9</b>	<b>29.1</b>	<b>14.2</b>	<b>30.2</b>	<b>22.7</b>	<b>110.1</b>	<b>82.8</b>	<b>55.8</b>	<b>38.5</b>
Average RSE (%) <sup>1</sup>	6	7	16	7	12	15	10	13	10	12	7	8
<i>Percent Change:<sup>2</sup></i>												
<b>May 2006 from April 2006</b>	<b>-3.3%</b>	<b>-3.9%</b>	<b>-3.4%</b>	<b>-1.6%</b>	<b>-2.9%</b>	<b>-10.5%</b>	<b>-1.6%</b>	<b>-2.1%</b>	<b>-2.4%</b>	<b>-2.3%</b>	<b>-6.1%</b>	<b>-5.8%</b>
<i>90% Confidence Interval<sup>3</sup></i>	<i>± 3.3</i>	<i>± 4.6</i>	<i>± 12.0</i>	<i>± 4.8</i>	<i>± 3.9</i>	<i>± 7.4</i>	<i>± 8.9</i>	<i>± 12.8</i>	<i>± 5.1</i>	<i>± 6.7</i>	<i>± 5.7</i>	<i>± 8.0</i>
<b>May 2006 from May 2005</b>	<b>2.6%</b>	<b>0.4%</b>	<b>2.4%</b>	<b>9.0%</b>	<b>8.9%</b>	<b>-3.4%</b>	<b>-2.8%</b>	<b>-12.0%</b>	<b>-1.7%</b>	<b>4.9%</b>	<b>12.1%</b>	<b>1.0%</b>
<i>90% Confidence Interval<sup>3</sup></i>	<i>± 9.8</i>	<i>± 11.7</i>	<i>± 27.7</i>	<i>± 14.8</i>	<i>± 25.3</i>	<i>± 32.6</i>	<i>± 16.2</i>	<i>± 15.5</i>	<i>± 16.9</i>	<i>± 20.4</i>	<i>± 13.8</i>	<i>± 13.0</i>

<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								
<b>Seasonally adjusted annual rate</b>												
2005: May	2,034	1,717	(S)	280	185	137	383	327	923	791	543	462
June	2,078	1,724	(S)	316	195	148	342	301	1,045	846	496	429
July	2,070	1,740	(S)	294	196	137	367	318	995	835	512	450
August	2,075	1,713	(S)	319	204	135	375	303	925	790	571	485
September	2,158	1,790	(S)	310	195	145	377	321	1,014	860	572	464
October	2,046	1,726	(S)	287	170	144	336	302	1,029	848	511	432
November	2,131	1,795	(S)	298	197	132	385	319	995	863	554	481
December	2,002	1,633	(S)	338	167	129	295	250	1,104	871	436	383
2006: January	2,265	1,814	(S)	424	241	175	369	332	1,136	901	519	406
February	2,132	1,812	(S)	285	186	145	326	298	1,038	882	582	487
March <sup>f</sup>	1,972	1,615	(S)	321	166	128	294	238	1,023	856	489	393
April <sup>f</sup>	1,863	1,553	(S)	256	180	136	349	289	885	740	449	388
<b>May<sup>p</sup></b>	<b>1,957</b>	<b>1,586</b>	<b>(S)</b>	<b>321</b>	<b>183</b>	<b>135</b>	<b>294</b>	<b>244</b>	<b>960</b>	<b>801</b>	<b>520</b>	<b>406</b>
Average RSE (%) <sup>1</sup>	3	4	(X)	11	9	13	8	8	5	5	5	6
<b>Percent Change:</b>												
<i>May 2006 from April 2006</i>	<i>5.0%</i>	<i>2.1%</i>	<i>(S)</i>	<i>25.4%</i>	<i>1.7%</i>	<i>-0.7%</i>	<i>-15.8%</i>	<i>-15.6%</i>	<i>8.5%</i>	<i>8.2%</i>	<i>15.8%</i>	<i>4.6%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 7.0</i>	<i>± 7.8</i>	<i>(X)</i>	<i>± 24.0</i>	<i>± 12.1</i>	<i>± 12.0</i>	<i>± 14.7</i>	<i>± 15.5</i>	<i>± 11.0</i>	<i>± 12.2</i>	<i>± 15.0</i>	<i>± 14.1</i>
<i>May 2006 from May 2005</i>	<i>-3.8%</i>	<i>-7.6%</i>	<i>(S)</i>	<i>14.6%</i>	<i>-1.1%</i>	<i>-1.5%</i>	<i>-23.2%</i>	<i>-25.4%</i>	<i>4.0%</i>	<i>1.3%</i>	<i>-4.2%</i>	<i>-12.1%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 5.5</i>	<i>± 5.6</i>	<i>(X)</i>	<i>± 28.6</i>	<i>± 14.3</i>	<i>± 11.7</i>	<i>± 12.1</i>	<i>± 12.8</i>	<i>± 9.6</i>	<i>± 9.6</i>	<i>± 9.3</i>	<i>± 9.3</i>
<b>Not seasonally adjusted</b>												
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	2,068.3	1,715.8	41.1	311.4	189.7	137.5	357.4	305.7	996.1	831.2	525.1	441.4
RSE (%)	1	1	10	4	3	5	2	1	1	2	2	2
2005: Year to Date	830.8	690.8	16.7	123.2	70.8	49.5	134.3	114.5	408.7	347.2	216.9	179.6
2006: Year to Date	816.5	676.3	16.0	124.2	69.8	51.4	118.9	100.6	420.5	354.0	207.3	170.2
RSE (%)	1	1	11	6	6	9	2	3	2	2	2	3
<i>Year to Date Percent Change<sup>3</sup></i>	<i>-1.7%</i>	<i>-2.1%</i>	<i>-4.4%</i>	<i>0.8%</i>	<i>-1.5%</i>	<i>3.9%</i>	<i>-11.5%</i>	<i>-12.1%</i>	<i>2.9%</i>	<i>2.0%</i>	<i>-4.4%</i>	<i>-5.3%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 2.9</i>	<i>± 3.1</i>	<i>± 25.8</i>	<i>± 11.3</i>	<i>± 10.1</i>	<i>± 11.1</i>	<i>± 5.4</i>	<i>± 5.6</i>	<i>± 5.1</i>	<i>± 5.1</i>	<i>± 4.4</i>	<i>± 4.3</i>
2005: 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	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	160.7	133.1	3.2	24.4	15.9	10.6	32.2	26.8	72.1	61.2	40.5	34.5
December	136.0	107.9	2.4	25.8	12.3	9.4	18.5	15.1	75.7	58.0	29.5	25.5
2006: January	153.0	121.0	1.9	30.1	13.3	8.6	18.0	15.4	84.7	68.0	37.0	29.0
February	145.1	123.6	2.4	19.1	10.1	7.4	17.1	15.2	77.7	67.2	40.2	33.9
March <sup>f</sup>	165.9	137.7	2.8	25.4	12.9	9.9	22.4	18.0	89.7	76.5	41.0	33.4
April <sup>f</sup>	163.1	137.3	4.5	21.3	16.1	12.4	30.9	26.0	78.1	66.1	37.9	32.8
<b>May<sup>p</sup></b>	<b>189.3</b>	<b>156.7</b>	<b>4.4</b>	<b>28.3</b>	<b>17.5</b>	<b>13.2</b>	<b>30.4</b>	<b>26.0</b>	<b>90.3</b>	<b>76.3</b>	<b>51.2</b>	<b>41.2</b>
Average RSE (%) <sup>1</sup>	3	4	22	11	9	13	8	8	5	5	5	6

<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								
<b>Seasonally adjusted</b>												
2005: May	1,325	916	(S)	372	164	88	221	171	590	411	350	246
June	1,331	915	(S)	377	166	87	218	169	595	413	352	246
July	1,343	923	(S)	382	170	88	218	169	601	417	354	249
August	1,360	934	(S)	389	171	90	219	169	608	422	362	253
September	1,378	943	(S)	396	173	92	223	171	611	424	371	256
October	1,373	952	(S)	384	172	95	221	172	613	428	367	257
November	1,393	969	(S)	386	174	94	226	175	619	436	374	264
December	1,401	972	(S)	394	173	95	225	173	631	441	372	263
2006: January	1,418	986	(S)	399	176	99	226	174	645	451	371	262
February	1,424	991	(S)	402	178	102	224	173	647	453	375	263
March <sup>f</sup>	1,420	983	(S)	408	176	101	223	172	643	446	378	264
April <sup>f</sup>	1,392	958	(S)	403	172	101	221	169	629	432	370	256
<b>May<sup>p</sup></b>	<b>1,401</b>	<b>957</b>	<b>(S)</b>	<b>413</b>	<b>172</b>	<b>100</b>	<b>221</b>	<b>167</b>	<b>636</b>	<b>437</b>	<b>372</b>	<b>253</b>
Average RSE (%) <sup>1</sup>	1	2	(X)	3	4	7	4	5	2	3	3	4
<b>Percent Change:</b>												
<i>May 2006 from April 2006</i>	<i>0.6%</i>	<i>-0.1%</i>	<i>(S)</i>	<i>2.5%</i>	<i>0.0%</i>	<i>-1.0%</i>	<i>0.0%</i>	<i>-1.2%</i>	<i>1.1%</i>	<i>1.2%</i>	<i>0.5%</i>	<i>-1.2%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 1.0</i>	<i>± 1.4</i>	<i>(X)</i>	<i>± 1.2</i>	<i>± 1.3</i>	<i>± 2.1</i>	<i>± 1.7</i>	<i>± 2.5</i>	<i>± 1.8</i>	<i>± 2.4</i>	<i>± 1.6</i>	<i>± 1.9</i>
<i>May 2006 from May 2005</i>	<i>5.7%</i>	<i>4.5%</i>	<i>(S)</i>	<i>11.0%</i>	<i>4.9%</i>	<i>13.6%</i>	<i>0.0%</i>	<i>-2.3%</i>	<i>7.8%</i>	<i>6.3%</i>	<i>6.3%</i>	<i>2.8%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 2.3</i>	<i>± 2.9</i>	<i>(X)</i>	<i>± 4.7</i>	<i>± 8.2</i>	<i>± 9.9</i>	<i>± 5.4</i>	<i>± 6.3</i>	<i>± 4.3</i>	<i>± 4.6</i>	<i>± 4.4</i>	<i>± 5.1</i>
<b>Not seasonally adjusted</b>												
2005: 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	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	1,402.6	977.5	37.9	387.3	177.0	96.5	232.6	181.7	617.4	433.8	375.5	265.5
December	1,355.9	929.1	35.0	391.8	171.9	93.9	221.4	169.6	604.2	415.4	358.4	250.2
2006: January	1,369.3	936.7	33.2	399.4	171.9	94.6	217.3	165.5	620.9	426.7	359.2	249.9
February	1,371.2	938.7	30.6	401.9	170.3	94.1	211.3	160.8	625.8	431.9	363.8	251.9
March <sup>f</sup>	1,382.3	943.1	29.6	409.7	170.2	95.3	211.3	159.8	632.6	434.7	368.2	253.3
April <sup>f</sup>	1,377.3	938.9	30.8	407.6	169.0	97.2	213.0	160.8	631.4	432.6	363.9	248.3
<b>May<sup>p</sup></b>	<b>1,406.3</b>	<b>960.2</b>	<b>31.6</b>	<b>414.5</b>	<b>172.0</b>	<b>99.3</b>	<b>217.2</b>	<b>162.9</b>	<b>643.6</b>	<b>444.0</b>	<b>373.4</b>	<b>254.0</b>
Average RSE (%) <sup>1</sup>	1	2	9	3	4	7	4	5	2	3	3	4

<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

**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								
<b>Seasonally adjusted annual rate</b>												
2005: May	2,089	1,740	(S)	301	168	128	429	363	964	789	528	460
June	1,977	1,696	(S)	249	202	176	371	321	935	776	469	423
July	1,883	1,646	(S)	199	143	123	342	302	880	762	518	459
August	1,954	1,652	(S)	255	208	133	359	311	876	756	511	452
September	1,944	1,653	(S)	258	167	119	334	288	930	796	513	450
October	1,967	1,615	(S)	325	153	109	344	293	958	797	512	416
November	1,909	1,630	(S)	254	158	143	338	291	911	764	502	432
December	1,953	1,668	(S)	243	178	137	327	293	936	797	512	441
2006: January	2,044	1,652	(S)	345	184	122	354	307	995	798	511	425
February	2,038	1,728	(S)	239	206	128	319	294	971	846	542	460
March <sup>f</sup>	2,203	1,869	(S)	286	189	137	364	311	1,112	951	538	470
April <sup>f</sup>	2,041	1,725	(S)	284	242	151	336	290	966	844	497	440
<b>May<sup>p</sup></b>	<b>1,878</b>	<b>1,622</b>	<b>(S)</b>	<b>226</b>	<b>163</b>	<b>140</b>	<b>308</b>	<b>288</b>	<b>904</b>	<b>759</b>	<b>503</b>	<b>435</b>
Average RSE (%) <sup>1</sup>	4	4	(X)	12	13	15	9	9	6	6	7	7
<b>Percent Change:</b>												
<i>May 2006 from April 2006</i>	<b>-8.0%</b>	<b>-6.0%</b>	<b>(S)</b>	<b>-20.4%</b>	<b>-32.6%</b>	<b>-7.3%</b>	<b>-8.3%</b>	<b>-0.7%</b>	<b>-6.4%</b>	<b>-10.1%</b>	<b>1.2%</b>	<b>-1.1%</b>
<i>90% Confidence Interval<sup>2</sup></i>	$\pm 9.1$	$\pm 9.9$	(X)	$\pm 25.5$	$\pm 18.4$	$\pm 22.6$	$\pm 21.3$	$\pm 25.1$	$\pm 11.3$	$\pm 12.7$	$\pm 17.3$	$\pm 17.9$
<i>May 2006 from May 2005</i>	<b>-10.1%</b>	<b>-6.8%</b>	<b>(S)</b>	<b>-24.9%</b>	<b>-3.0%</b>	<b>9.4%</b>	<b>-28.2%</b>	<b>-20.7%</b>	<b>-6.2%</b>	<b>-3.8%</b>	<b>-4.7%</b>	<b>-5.4%</b>
<i>90% Confidence Interval<sup>2</sup></i>	$\pm 7.4$	$\pm 7.8$	(X)	$\pm 19.3$	$\pm 30.2$	$\pm 35.8$	$\pm 12.4$	$\pm 12.7$	$\pm 13.5$	$\pm 14.4$	$\pm 14.2$	$\pm 15.3$
<b>Not seasonally adjusted</b>												
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	1,931.4	1,635.9	37.5	258.0	170.7	131.7	351.9	307.2	903.7	760.5	505.1	436.5
RSE (%)	1	1	10	3	4	4	2	2	2	2	2	2
2005: Year to Date	725.6	610.2	15.3	100.2	60.5	46.2	134.2	117.5	337.6	280.9	193.3	165.6
2006: Year to Date	770.1	649.9	16.8	103.4	71.0	48.4	123.1	108.8	378.7	322.4	197.3	170.3
RSE (%)	2	2	13	6	9	8	4	3	3	3	3	3
<i>Year to Date Percent Change<sup>3</sup></i>	<b>6.1%</b>	<b>6.5%</b>	<b>10.0%</b>	<b>3.2%</b>	<b>17.4%</b>	<b>4.6%</b>	<b>-8.3%</b>	<b>-7.3%</b>	<b>12.2%</b>	<b>14.8%</b>	<b>2.0%</b>	<b>2.9%</b>
<i>90% Confidence Interval<sup>2</sup></i>	$\pm 3.9$	$\pm 3.7$	$\pm 31.3$	$\pm 12.6$	$\pm 20.2$	$\pm 16.3$	$\pm 6.3$	$\pm 6.1$	$\pm 7.0$	$\pm 6.7$	$\pm 6.5$	$\pm 7.0$
2005: 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	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	162.8	142.2	1.9	18.8	14.4	13.3	30.5	27.0	76.0	65.1	41.9	36.8
December	187.5	162.8	3.6	21.1	17.8	14.2	30.6	27.6	90.2	78.1	48.9	42.8
2006: January	142.4	115.1	3.2	24.0	13.3	8.9	23.5	20.2	69.8	56.1	35.8	29.8
February	141.7	120.8	4.8	16.1	14.0	8.7	21.3	19.5	68.5	60.1	38.0	32.5
March <sup>f</sup>	169.2	144.9	3.5	20.8	12.7	9.0	26.1	22.3	87.6	75.9	42.8	37.8
April <sup>f</sup>	160.2	134.9	2.6	22.6	18.1	10.8	26.5	22.8	76.8	67.1	38.8	34.3
<b>May<sup>p</sup></b>	<b>156.7</b>	<b>134.2</b>	<b>2.7</b>	<b>19.9</b>	<b>13.0</b>	<b>10.9</b>	<b>25.7</b>	<b>24.0</b>	<b>76.1</b>	<b>63.3</b>	<b>41.9</b>	<b>36.0</b>
Average RSE (%) <sup>1</sup>	4	4	25	12	13	15	9	9	6	6	7	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.