

Housing Starts

December 1995/January 1996



U.S. Department of Commerce
Economics and Statistics Administration
BUREAU OF THE CENSUS

C20/96-1
Issued March 1996

This issue contains revised seasonally adjusted annual rates for January 1993 through November 1995 for new privately owned housing units started (see table 1). Seasonally adjusted estimates of manufacturers' shipments of mobile homes for January 1993 through October 1995 have also been revised, and are shown in table 5.

The appendix to this report (beginning on page A-1) includes information on survey definitions, sample design, data compilation, seasonal adjustment, and the reliability of the data.

New Privately Owned Housing Units Started

Seasonally adjusted annual rate in thousands

— Seasonally adjusted annual rate
— 4-month moving average



Note: Total includes units started in structures with two to four units.

Questions regarding these data may be directed to Erica Filipek, Construction Starts Branch, Telephone 301-457-4703.

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HOUSING STARTS AND BUILDING PERMITS

Privately owned housing units were started in January 1996 at an estimated seasonally adjusted annual rate of 1,446,000. This is 4 (± 8) percent above the December 1995 rate of 1,385,000. The December rate is 5 (± 7) percent below the revised November rate of 1,458,000.

Single-family housing starts in January 1996 were at a rate of 1,132,000; this is 1 (± 7) percent above the December rate of 1,116,000. The December figure is 1 (± 7) percent below the November rate of 1,129,000. The January rate for units in buildings with five units or more was 283,000; the December rate was 239,000. The January rate for units in buildings with two to four units was 31,000; the December rate was 30,000.

An estimated 1,350,500 privately owned housing units were started in 1995. This is 7 (± 1) percent below the 1994 figure of 1,457,000.

The seasonally adjusted annual rate of housing units authorized by building permits in the 19,000 permit-issuing places in January 1996 was 1,373,000; this is 7 (± 1) percent below the December 1995 rate of 1,478,000. The December rate is 2 (± 1) percent above the revised November rate of 1,448,000.

Single-family authorizations in January were at a rate of 1,045,000; this is 6 (± 1) percent below the December rate of 1,110,000. The December figure is 4 (± 1) percent above the November rate of 1,069,000. Authorizations of units in buildings with five units or more were at a rate of 259,000 in January; this is 15 percent below the December figure of 304,000. The January rate of permit-authorized units in buildings with two to four units was 69,000; the December rate was 64,000.

An estimated 1,333,000 housing units were authorized by building permits in 1995. This is 3 (± 1) percent below the 1994 figure of 1,371,600.

In interpreting changes in housing starts and building permits, 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 total starts and 3 months for total building permit authorizations.

The statistics in this report are estimated from sample surveys and are subject to sampling variability as well as errors of response and nonreporting. Estimated average relative standard errors of preliminary 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. 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. The appendix to this report includes explanations of confidence intervals and sampling variability. On average, the preliminary seasonally adjusted estimates of total housing starts and building permits are revised about ± 1 percent.

Housing starts and building permits data do not include mobile home units. Mobile home statistics are shown in table 5.

NOTICE TO SUBSCRIBERS

Because of the partial Government shutdown, we were unable to publish a December 1995 report based on preliminary December data. The first published data for December are found in this report. Your subscription will automatically be extended by one month to cover this missing issue.

HISTORICAL DATA

Historical data on housing starts and residential permit authorizations are available from Construction Starts Branch, Manufacturing and Construction Statistics Division, Bureau of the Census, Washington, DC 20233. Telephone 301-457-4703.

A list of tables and special supplements is shown below:

Title	C20 issues				
New privately owned housing units started, by purpose of construction (quarterly and annual data).....	96-1	95-10	95-7	95-4	95-1
Total time from start of construction to completion of private residential buildings (annual data).....	95-3	94-3	93-3	92-3	91-4
Total time from authorization of construction to start for private residential buildings (annual data).....	95-3	94-3	93-3	92-3	91-4
New privately owned housing units, by intended use and design at time of start (annual data).....	95-2	94-2	93-2	92-2	91-3
New mobile homes (quarterly and annual data).....	96-1	95-9	95-6	95-5	95-3

Table 1. New Privately Owned Housing Units Started

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

Period	Total	In structures with—				Inside MSA's ¹	Outside MSA's ¹	North-east	Midwest	South	West
		1 unit	2 units	3 and 4 units	5 units or more						
ANNUAL DATA											
1986	1,805.4	1,179.4	36.1	47.9	542.0	1,546.3	259.1	293.5	295.8	733.1	483.0
1987	1,620.5	1,146.4	27.8	37.5	408.7	1,372.2	248.2	269.0	297.9	633.9	419.8
1988	1,488.1	1,081.3	23.4	35.4	348.0	1,243.0	245.1	235.3	274.0	574.9	403.9
1989	1,376.1	1,003.3	19.9	35.3	317.6	1,128.1	248.0	178.5	265.8	536.2	395.7
1990	1,192.7	894.8	16.1	21.4	260.4	946.9	245.7	131.3	253.2	479.3	328.9
1991	1,013.9	840.4	15.5	20.1	137.9	789.2	224.7	112.9	233.0	414.1	254.0
1992	1,199.7	1,029.9	12.4	18.3	139.0	931.5	268.2	126.7	287.8	496.9	288.3
1993	1,287.6	1,125.7	11.1	18.3	132.6	1,031.9	255.8	126.5	297.7	561.8	301.7
1994	1,457.0	1,198.4	14.8	20.2	223.5	1,183.1	273.9	138.2	328.9	639.1	350.8
1995 ¹	1,350.5	1,073.2	14.3	19.5	243.5	1,103.6	246.9	117.4	289.2	612.9	331.0
MONTHLY DATA											
Not Seasonally Adjusted											
1995: January	84.5	63.6	0.8	1.5	18.7	71.9	12.6	6.3	11.9	44.1	22.2
February	81.6	65.3	1.4	1.0	13.8	69.0	12.6	5.9	12.7	40.2	22.9
March	103.8	85.3	1.4	1.8	15.3	85.3	18.5	9.5	20.7	49.3	24.2
April	116.9	93.9	1.1	1.1	20.8	94.0	22.9	9.6	25.9	53.5	27.9
May	130.5	102.3	1.3	1.8	25.0	106.7	23.7	13.1	27.7	56.5	33.2
June	123.4	100.5	1.6	1.9	19.4	96.9	26.5	13.1	31.0	49.5	29.9
July	129.1	102.0	1.8	1.9	23.4	103.7	25.4	10.6	26.6	61.9	30.0
August	135.8	108.5	0.6	2.1	24.6	109.9	25.9	12.0	33.7	56.7	33.4
September	122.4	97.7	1.7	1.7	21.3	100.6	21.7	10.4	28.6	51.7	31.7
October [†]	126.2	101.5	0.8	1.6	22.2	101.6	24.5	12.1	29.6	53.6	30.9
November [†]	107.2	82.0	1.2	1.6	22.4	88.0	19.2	8.6	24.7	51.6	22.3
December [*]	89.2	70.6	0.5	1.5	16.6	76.0	13.3	6.3	16.2	44.3	22.4
1996: January ^p	90.3	68.0	0.7	1.1	20.5	77.3	13.0	5.0	14.8	43.1	27.4
Seasonally Adjusted Annual Rate											
1993: [†] January	1,210	1,091	27		92	(NA)	(NA)	130	303	556	221
February	1,210	1,063	22		125	(NA)	(NA)	125	295	533	257
March	1,083	950	28		105	(NA)	(NA)	93	246	459	285
April	1,258	1,110	28		120	(NA)	(NA)	119	258	563	318
May	1,260	1,128	25		107	(NA)	(NA)	117	301	555	287
June	1,280	1,081	34		165	(NA)	(NA)	128	287	548	317
July	1,254	1,086	51		117	(NA)	(NA)	132	284	560	278
August	1,300	1,162	19		119	(NA)	(NA)	124	293	562	321
September	1,343	1,143	30		170	(NA)	(NA)	148	312	567	316
October	1,392	1,209	35		148	(NA)	(NA)	126	361	590	315
November	1,376	1,228	28		120	(NA)	(NA)	139	303	605	329
December	1,533	1,316	22		195	(NA)	(NA)	132	337	699	365
1994: [†] January	1,277	1,142	22		113	(NA)	(NA)	95	261	554	367
February	1,333	1,124	31		178	(NA)	(NA)	131	269	601	332
March	1,531	1,280	31		220	(NA)	(NA)	131	360	658	382
April	1,491	1,230	35		226	(NA)	(NA)	158	363	622	348
May	1,507	1,220	36		251	(NA)	(NA)	135	334	696	342
June	1,401	1,187	18		196	(NA)	(NA)	141	310	618	332
July	1,431	1,221	29		181	(NA)	(NA)	133	340	585	373
August	1,454	1,161	43		250	(NA)	(NA)	148	310	679	317
September	1,483	1,210	38		235	(NA)	(NA)	133	328	653	369
October	1,437	1,145	37		255	(NA)	(NA)	125	310	648	354
November	1,504	1,177	60		267	(NA)	(NA)	169	361	637	337
December	1,505	1,207	34		264	(NA)	(NA)	134	330	694	347
1995: [†] January	1,370	1,062	38		270	(NA)	(NA)	117	284	629	340
February	1,322	1,051	44		227	(NA)	(NA)	132	280	562	348
March	1,241	992	35		214	(NA)	(NA)	137	275	553	276
April	1,278	1,017	25		236	(NA)	(NA)	108	276	577	317
May	1,300	1,005	36		259	(NA)	(NA)	129	256	576	339
June	1,301	1,036	35		230	(NA)	(NA)	124	289	567	321
July	1,450	1,125	39		286	(NA)	(NA)	115	290	713	332
August	1,401	1,135	28		238	(NA)	(NA)	119	320	626	336
September	1,401	1,130	39		232	(NA)	(NA)	116	308	616	361
October	1,351	1,109	31		211	(NA)	(NA)	120	278	606	347
November	1,458	1,129	32		297	(NA)	(NA)	103	318	708	329
December [*]	1,385	1,116	30		239	(NA)	(NA)	90	296	656	343
1996: January ^p	1,446	1,132	31		283	(NA)	(NA)	95	346	610	395
AVERAGE RELATIVE STANDARD ERRORS²											
Annual	(percent)	1	1	10	5	1	3	1	2	2	1
Monthly	(percent)	3	3	14	11	9	7	7	6	4	6

¹Metropolitan statistical areas. ²Average Relative Standard Errors (Avg. RSE): Annual—Avg. RSE for the last 2 years; Monthly—Avg. RSE for the latest 6-month period (January-June or July-December). ^{*}Although released for the first time, the December 1995 data include late reports and corrections normally associated with the first revision. NA Not available. ^pPreliminary. [†]Revised.

Table 2. 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—				Inside MSA's ¹	Outside MSA's ¹	Total	In structures with—		Total	In structures with—		Total	In structures with—		Total	In structures with—		
		1 unit	2 units	3 and 4 units	5 units or more				1 unit	2 units or more		1 unit	2 units or more		1 unit	2 units or more		1 unit	2 units or more	
ANNUAL DATA																				
17,000-Place Series																				
1991	948.8	753.5	22.0	21.1	152.1	766.8	182.0	109.8	91.8	18.0	215.4	168.1	47.3	375.7	308.4	67.2	247.9	185.2	62.7	
1992	1,094.9	910.7	23.3	22.5	138.4	888.5	206.5	124.8	108.5	16.3	259.0	204.4	54.6	442.5	382.2	60.2	268.6	215.6	53.0	
1993	1,199.1	986.5	26.7	25.6	160.2	1,009.0	190.1	133.5	113.7	19.8	276.6	218.4	58.3	500.7	419.5	81.2	288.2	235.0	53.2	
19,000-Place Series																				
1994	1,371.6	1,068.5	31.4	30.8	241.0	1,144.1	227.5	138.5	119.1	19.4	305.2	233.6	71.6	585.5	453.0	132.5	342.4	262.8	79.7	
1995 ²	1,333.0	999.1	33.3	32.0	268.6	1,109.8	223.2	123.0	104.0	19.0	291.9	217.6	74.3	587.0	434.4	152.6	331.1	243.1	88.0	
MONTHLY DATA																				
Not Seasonally Adjusted																				
1994:																				
January	80.7	63.4	1.8	2.0	13.4	68.6	12.1	5.0	4.5	0.5	12.2	9.6	2.6	40.6	31.7	8.9	22.8	17.6	5.2	
February	81.7	69.2	1.5	2.1	8.9	70.0	11.7	5.3	4.8	0.6	13.9	11.6	2.2	40.0	34.2	5.9	22.5	18.6	3.9	
March	126.4	104.0	2.9	2.7	16.8	106.8	19.5	10.3	8.8	1.5	27.1	22.6	4.6	56.4	46.0	10.4	32.5	26.7	5.9	
April	127.6	102.0	2.9	2.7	20.0	105.8	21.8	12.6	11.0	1.5	29.6	24.2	5.3	54.4	42.2	12.2	31.1	24.5	6.6	
May	131.4	107.7	3.0	3.0	17.8	107.9	23.4	14.3	12.8	1.5	32.8	25.7	7.1	52.9	43.2	9.7	31.4	25.9	5.4	
June	138.8	109.2	3.0	3.0	23.5	114.8	24.0	15.6	13.3	2.3	31.6	25.4	6.2	54.6	43.4	11.2	37.0	27.1	9.9	
July	114.8	90.9	2.4	2.4	19.1	94.4	20.4	14.7	12.8	2.0	27.3	21.2	6.0	46.2	35.9	10.3	26.6	21.0	5.6	
August	131.5	100.9	2.9	2.8	24.9	108.9	22.7	14.2	11.9	2.3	30.7	22.8	8.0	54.1	42.1	12.0	32.5	24.2	8.3	
September	127.2	91.5	2.7	2.6	30.3	106.5	20.7	12.3	10.5	1.7	28.3	20.8	7.5	54.3	38.2	16.2	32.2	22.0	10.2	
October	117.0	85.9	3.1	3.1	24.9	96.4	20.5	11.9	10.2	1.7	29.9	20.1	9.8	46.0	34.3	11.8	29.2	21.3	7.9	
November	100.5	74.8	3.1	2.3	20.3	85.0	15.5	11.5	9.8	1.7	23.0	16.8	6.2	43.4	31.0	12.4	22.6	17.2	5.4	
December	94.2	68.9	2.1	2.1	21.0	78.9	15.3	10.8	8.7	2.1	18.8	12.8	6.0	42.6	30.9	11.6	22.0	16.5	5.5	
1995:																				
January	79.1	58.9	1.9	2.1	16.2	68.0	11.1	6.5	5.6	0.9	12.3	8.5	3.8	41.5	30.2	11.3	18.8	14.6	4.2	
February	81.3	60.3	2.0	1.4	17.6	69.7	11.6	5.5	4.6	0.9	13.7	10.3	3.4	39.4	29.4	10.0	22.7	15.9	6.8	
March	113.4	86.0	3.1	3.0	21.3	94.3	19.1	10.2	8.6	1.7	24.1	18.4	5.7	53.9	40.0	13.8	25.2	19.0	6.2	
April	110.2	83.2	2.8	2.5	21.6	90.1	20.1	11.3	9.2	2.0	24.9	19.3	5.7	47.2	35.4	11.9	26.8	19.4	7.4	
May	122.7	95.4	3.4	2.7	21.3	100.6	22.2	12.0	10.5	1.5	29.5	22.5	7.0	50.6	38.9	11.7	30.6	23.4	7.1	
June	129.3	97.5	3.3	3.3	25.1	106.0	23.3	12.1	10.2	1.8	29.3	22.9	6.4	53.4	39.9	13.6	34.5	24.6	9.9	
July	116.4	88.5	2.3	2.4	23.2	94.9	21.4	10.5	9.2	1.3	27.0	20.6	6.4	49.2	37.2	12.0	29.8	21.5	8.3	
August	132.3	101.0	3.2	3.0	25.1	109.4	22.9	11.9	10.3	1.6	31.3	22.9	8.5	56.0	42.4	13.6	33.0	25.4	7.6	
September	121.6	89.5	3.0	3.1	26.0	100.9	20.7	10.8	9.2	1.7	27.5	19.9	7.6	54.2	39.8	14.4	29.1	20.7	8.4	
October	121.1	90.3	3.2	3.3	24.2	99.7	21.4	11.7	9.7	2.0	30.6	21.4	9.2	51.7	37.8	13.8	27.1	21.4	5.7	
November ^f	107.2	77.8	3.0	3.0	23.5	89.7	17.5	10.2	7.9	2.3	24.3	17.9	6.3	46.4	33.2	13.3	26.3	18.8	7.5	
December ^g	96.7	68.4	2.0	2.0	24.2	83.8	12.9	7.9	6.6	1.3	17.3	12.3	5.0	43.6	30.5	13.1	27.8	19.0	8.8	
1996:																				
January ^p	87.5	65.2	2.3	2.1	18.0	76.2	11.3	5.4	4.3	1.1	14.3	10.1	4.1	44.1	33.8	10.3	23.7	17.0	6.7	

See footnotes at end of table.

Table 2. 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—				Inside MSA's ¹	Outside MSA's ¹	Total	In structures with—		Total	In structures with—		Total	In structures with—		Total	In structures with—	
		1 unit	2 units	3 and 4 units	5 units or more				1 unit	2 units or more		1 unit	2 units or more		1 unit	2 units or more		1 unit	2 units or more
MONTHLY DATA—Con.																			
Seasonally Adjusted Annual Rate																			
1994:	January	1,386	1,113	68	205	(NA)	(NA)	103	99	4	299	256	43	597	467	130	387	291	96
	February	1,271	1,063	56	152	(NA)	(NA)	109	99	10	279	229	50	549	464	85	334	271	63
	March	1,335	1,074	61	200	(NA)	(NA)	123	106	17	302	240	62	572	456	116	338	272	66
	April	1,375	1,067	61	247	(NA)	(NA)	136	116	20	301	231	70	594	457	137	344	263	81
	May	1,377	1,101	65	211	(NA)	(NA)	142	123	19	307	236	71	583	468	115	345	274	71
	June	1,350	1,062	60	228	(NA)	(NA)	146	125	21	299	231	68	560	448	112	345	258	87
	July	1,347	1,049	61	237	(NA)	(NA)	160	136	24	303	229	74	572	435	137	312	249	63
	August	1,386	1,063	59	264	(NA)	(NA)	143	121	22	306	227	79	590	454	136	347	261	86
	September	1,426	1,066	61	299	(NA)	(NA)	136	120	16	297	229	68	616	454	162	377	263	114
	October	1,401	1,046	69	286	(NA)	(NA)	131	114	17	324	228	96	592	441	151	354	263	91
	November	1,358	1,025	68	265	(NA)	(NA)	138	119	19	304	233	71	599	429	170	317	244	73
	December	1,420	1,105	61	254	(NA)	(NA)	168	132	36	325	252	73	616	471	145	311	250	61
1995:	January	1,293	990	66	237	(NA)	(NA)	128	119	9	285	215	70	578	425	153	302	231	71
	February	1,282	931	54	297	(NA)	(NA)	115	96	19	280	204	76	547	400	147	340	231	109
	March	1,235	911	67	257	(NA)	(NA)	125	106	19	275	200	75	564	407	157	271	198	73
	April	1,243	905	61	277	(NA)	(NA)	128	101	27	269	192	77	540	397	143	306	215	91
	May	1,243	930	63	250	(NA)	(NA)	115	96	19	266	196	70	539	402	137	323	236	87
	June	1,275	958	65	252	(NA)	(NA)	114	97	17	280	210	70	556	416	140	325	235	90
	July	1,355	1,011	61	283	(NA)	(NA)	113	97	16	297	221	76	601	443	158	344	250	94
	August	1,368	1,044	63	261	(NA)	(NA)	118	103	15	304	224	80	601	450	151	345	267	78
	September	1,405	1,073	72	260	(NA)	(NA)	124	107	17	299	227	72	631	483	148	351	256	95
	October	1,384	1,051	68	265	(NA)	(NA)	122	103	19	310	229	81	629	465	164	323	254	69
	November ^r	1,448	1,069	73	306	(NA)	(NA)	122	97	25	318	243	75	641	462	179	367	267	100
	December ^r	1,478	1,110	64	304	(NA)	(NA)	129	104	25	306	247	59	646	475	171	397	284	113
1996:	January ^p	1,373	1,045	69	259	(NA)	(NA)	104	90	14	312	238	74	587	456	131	370	261	109
AVERAGE RELATIVE STANDARD ERRORS³																			
Annual	(percent)	(Z)	(Z)	2	3	1	(Z)	2	1	1	1	1	2	1	1	1	1	1	1
Monthly	(percent)	1	1	5	5	1	1	3	2	2	4	1	4	1	1	2	1	1	1

¹Metropolitan statistical areas.

²Reflects revisions not distributed to months.

³Average Relative Standard Errors (Avg. RSE): Annual—RSE for the latest year; Monthly—Avg. RSE for the latest 6-month period (January-June or July-December).

*Although released for the first time, the December 1995 data include late reports and corrections normally associated with the first revision. NA Not available. ^pPreliminary. ^rRevised. X Not applicable. Z Less than 0.5 percent.

Table 3. New Privately Owned Housing Units Authorized, but Not Started, in Permit-Issuing Places at End of Period

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

Authorized, but not started at end of period	United States				Northeast				Midwest				South				West			
	Total	In structures with—			Total	In structures with—			Total	In structures with—			Total	In structures with—			Total	In structures with—		
		1 unit	2 to 4 units	5 units or more		1 unit	2 to 4 units	5 units or more		1 unit	2 to 4 units	5 units or more		1 unit	2 to 4 units	5 units or more		1 unit	2 to 4 units	5 units or more
END OF YEAR																				
14,000-Place Series																				
1976	204.5	77.8	14.0	112.7	40.8	14.4	1.4	25.0	22.5	10.0	2.9	9.5	87.5	30.5	3.0	54.1	53.8	23.0	6.8	24.1
1977	231.8	90.7	12.9	128.2	42.4	12.5	1.0	28.9	32.2	14.1	2.5	15.6	94.9	35.9	3.3	55.7	62.3	28.2	6.1	28.0
1978	207.8	86.7	15.1	106.0	39.6	14.3	1.3	24.0	26.5	12.6	3.0	10.9	83.6	32.0	4.4	47.2	58.1	27.8	6.4	23.9
16,000-Place Series																				
1979	184.1	77.3	14.4	92.4	32.6	12.3	1.1	19.3	19.6	7.7	2.7	9.2	85.3	32.9	5.1	47.4	46.4	24.4	5.5	16.6
1980	173.6	70.1	15.3	88.2	26.0	12.3	1.2	12.6	17.5	6.8	2.9	7.8	88.5	32.9	6.5	49.1	41.6	18.1	4.8	18.7
1981	145.5	60.1	10.7	74.7	23.3	11.5	0.9	10.8	10.0	5.0	1.7	3.2	77.5	29.8	4.9	42.8	34.7	13.8	3.1	17.9
1982	167.8	66.9	11.6	89.3	19.4	9.4	1.0	9.0	10.4	4.5	1.7	4.2	100.3	38.5	5.9	55.9	37.7	14.5	2.9	20.2
1983	178.0	68.9	13.0	96.1	21.9	12.6	1.1	8.2	12.2	5.2	1.8	5.1	104.2	33.6	6.8	63.8	39.8	17.4	3.3	19.0
1984	192.5	66.2	10.2	116.1	23.2	10.8	1.2	11.2	14.0	5.1	1.5	7.5	109.4	34.5	4.8	70.1	45.8	15.7	2.7	27.4
17,000-Place Series																				
1985	223.3	80.6	13.7	129.0	36.9	19.2	2.1	15.7	20.4	5.8	2.2	12.4	120.6	43.3	5.7	71.6	45.4	12.3	3.8	29.3
1986	205.2	92.8	12.3	100.2	34.4	21.2	2.4	10.8	21.1	6.4	2.3	12.4	91.3	43.5	3.8	43.9	58.4	21.7	3.7	33.0
1987	155.0	79.3	11.1	64.6	36.8	23.3	2.1	11.4	11.9	6.5	2.2	3.2	68.6	33.8	3.5	31.4	37.7	15.7	3.3	18.6
1988	156.4	76.4	9.9	70.1	32.9	20.0	1.9	11.0	15.5	5.9	2.3	7.3	64.0	30.4	2.9	30.7	44.0	20.1	2.7	21.1
1989	173.9	93.1	8.4	72.5	34.1	25.1	1.6	7.4	18.0	7.5	1.8	8.7	73.5	34.3	2.1	37.1	48.3	26.2	2.8	19.2
1990	131.6	75.0	8.5	48.1	25.8	20.0	1.3	4.5	14.2	5.7	2.2	6.3	55.1	27.3	2.1	25.7	36.5	22.0	2.9	11.6
1991	126.3	71.1	4.7	50.6	24.4	17.3	0.7	6.4	16.9	6.4	1.4	9.1	51.3	26.0	1.3	24.0	33.8	21.4	1.4	11.1
1992	108.7	71.9	5.1	31.7	18.6	13.5	0.7	4.5	13.4	8.8	1.7	2.9	49.8	33.3	1.3	15.2	26.9	16.3	1.5	9.1
1993	118.9	72.5	3.7	42.8	22.3	15.4	0.5	6.4	14.3	8.6	1.2	4.5	58.5	35.2	1.0	22.3	23.8	13.2	1.0	9.6
1994	115.6	66.0	3.6	46.1	17.1	12.2	0.4	4.5	13.1	8.3	1.2	3.7	58.1	31.2	1.1	25.8	27.3	14.2	1.0	12.1
19,000-Place Series																				
1995*	144.4	82.2	4.6	57.6	18.5	13.7	0.6	4.3	19.2	13.2	1.4	4.5	73.2	38.2	1.4	33.7	33.5	17.1	1.2	15.1
END OF MONTH																				
1995: January	113.4	65.8	3.5	44.0	16.5	11.3	0.4	4.8	13.0	7.4	1.1	4.5	58.7	32.7	1.1	24.8	25.2	14.4	0.9	9.8
February	113.6	64.7	3.7	45.2	16.1	11.4	0.5	4.2	13.6	8.7	1.1	3.8	59.4	32.0	1.2	26.2	24.5	12.5	1.0	11.0
March	127.7	72.9	4.3	50.4	16.8	12.1	0.5	4.2	17.6	12.4	1.4	3.9	67.3	35.6	1.4	30.3	26.0	12.8	1.1	12.1
April	125.9	70.8	5.0	50.0	18.4	12.4	0.6	5.4	18.0	12.5	1.6	4.0	63.4	32.5	1.6	29.3	26.1	13.5	1.3	11.4
May	124.5	72.9	5.3	46.4	18.0	13.1	0.6	4.4	19.7	13.9	1.8	3.9	61.8	32.6	1.6	27.6	25.0	13.3	1.3	10.5
June	134.5	78.5	5.7	50.3	17.0	13.3	0.6	3.1	19.2	14.0	2.1	3.1	69.8	37.1	1.6	31.1	28.5	14.0	1.5	13.0
July	129.9	73.0	4.5	52.3	16.4	12.7	0.4	3.2	19.8	13.6	1.5	4.6	65.2	33.5	1.3	30.5	28.5	13.2	1.3	14.0
August	130.4	77.1	4.6	48.7	16.0	12.0	0.4	3.7	18.1	13.3	1.5	3.2	67.3	37.8	1.3	28.2	28.9	14.0	1.4	13.6
September	133.7	77.6	3.8	52.4	16.8	12.7	0.3	3.8	17.8	12.3	1.2	4.3	71.8	39.8	1.2	30.8	27.3	12.8	1.1	13.4
October*	128.7	74.9	3.6	50.2	15.8	11.7	0.3	3.8	18.2	12.2	1.3	4.7	71.8	39.1	1.0	31.7	23.0	11.9	1.0	10.0
November*	135.2	79.7	4.0	51.5	17.3	12.3	0.4	4.6	18.8	12.7	1.3	4.8	71.4	39.9	1.2	30.4	27.6	14.8	1.0	11.8
December*	144.4	82.2	4.6	57.6	18.5	13.7	0.6	4.3	19.2	13.2	1.4	4.5	73.2	38.2	1.4	33.7	33.5	17.1	1.2	15.1
1996: January ^P	139.1	80.5	5.7	52.8	18.5	13.6	0.7	4.2	18.1	12.0	2.0	4.2	72.3	39.9	1.4	30.9	30.1	15.0	1.6	13.5
AVERAGE RELATIVE STANDARD ERRORS¹																				
End of period . . . (percent) . .	3	4	9	6	11	14	40	19	11	10	19	36	5	5	13	8	5	7	13	8

¹Average Relative Standard Errors: Average for the latest 6-month period (January-June or July-December).

*Although released for the first time, the December 1995 data include late reports and corrections normally associated with the first revision. ^PPreliminary. ^RRevised.

Note: These backlog 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 from the backlog.

Table 4. New Privately Owned Housing Units Started by Location and Type of Structure

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

Period	United States			Inside MSA's ¹			Outside MSA's ¹			Northeast			Midwest			South			West		
	In structures with—		Total ²	In structures with—		Total ²	In structures with—		Total ²	In structures with—		Total ²	In structures with—		Total ²	In structures with—		Total ²	In structures with—		Total ²
	Total ²	1 unit		5 units or more	1 unit		5 units or more	1 unit		5 units or more	1 unit		5 units or more	1 unit		5 units or more	1 unit		5 units or more	1 unit	
ANNUAL DATA																					
1976	1,538	1,162	289	1,043	739	241	494	424	48	169	127	34	400	294	83	569	464	86	400	277	86
1977	1,987	1,451	414	1,377	943	347	610	508	68	202	156	36	465	337	99	783	588	163	538	370	117
1978	2,020	1,433	462	1,432	941	396	588	492	66	200	147	43	451	325	98	824	604	185	545	358	137
1979	1,745	1,194	429	1,241	790	362	505	405	67	178	123	46	349	243	80	748	522	184	470	306	119
1980	1,292	852	331	914	563	271	379	289	59	125	87	30	218	142	56	643	428	165	306	196	80
1981	1,084	705	288	760	458	236	324	247	52	117	84	25	165	110	40	562	363	153	240	148	69
1982	1,062	663	320	785	452	274	277	211	46	117	79	31	149	99	38	591	357	189	205	127	61
1983	1,703	1,068	522	1,351	795	464	352	272	58	168	123	35	218	153	48	935	557	317	382	234	121
1984	1,750	1,084	544	1,415	830	491	335	254	53	204	158	35	243	167	60	866	528	274	436	230	175
1985	1,742	1,072	576	1,494	882	535	248	190	41	252	182	55	240	148	77	782	504	240	468	239	204
1986	1,805	1,179	542	1,546	970	508	259	209	34	294	228	50	296	188	91	733	504	201	483	261	200
1987	1,620	1,146	409	1,372	934	385	248	212	24	269	204	50	298	203	81	634	485	129	420	255	148
1988	1,488	1,081	348	1,243	874	323	245	207	25	235	181	42	274	194	66	575	443	115	404	264	125
1989	1,376	1,003	318	1,128	798	289	248	205	29	178	132	37	266	190	62	536	409	109	396	272	108
1990	1,193	895	260	947	685	233	246	210	27	131	104	21	253	193	50	479	371	99	329	226	91
1991	1,014	840	138	789	648	117	225	193	21	113	99	8	233	191	31	414	353	51	254	197	47
1992	1,200	1,030	139	932	793	117	268	237	22	127	112	11	288	236	42	497	438	50	288	244	36
1993	1,288	1,126	133	1,032	897	114	256	229	19	126	116	8	298	251	37	562	498	55	302	261	33
1994	1,457	1,198	224	1,183	958	200	274	241	23	138	123	12	329	268	50	639	522	107	351	286	54
1995	1,351	1,073	243	1,104	858	220	247	215	23	117	102	12	289	233	46	613	483	119	331	256	66
QUARTERLY DATA																					
1992: 1st quarter	262	219	36	210	174	30	52	44	6	25	20	4	54	42	9	118	102	14	66	55	9
2nd quarter	341	296	34	260	224	29	81	72	5	37	33	2	87	73	12	137	122	12	80	69	9
3rd quarter	322	276	38	246	208	32	77	68	6	34	31	2	82	66	14	127	114	11	79	66	11
4th quarter	275	239	30	216	187	25	59	52	5	31	28	3	65	55	8	115	101	12	64	54	7
1993: 1st quarter	241	213	22	198	176	18	43	38	4	19	17	1	46	40	4	119	107	10	57	49	6
2nd quarter	367	324	35	289	253	30	79	71	5	36	34	2	89	74	12	156	140	13	87	76	8
3rd quarter	356	309	37	284	245	33	71	64	4	38	35	3	86	73	9	147	130	15	85	71	11
4th quarter	324	279	38	261	224	33	63	56	6	33	30	2	78	64	12	140	121	17	73	64	8
1994: 1st quarter	294	253	35	248	212	32	46	41	4	20	17	3	51	45	5	142	121	19	80	69	9
2nd quarter	423	354	60	339	279	53	84	75	7	43	39	3	104	86	16	180	148	29	95	81	12
3rd quarter	398	326	62	317	254	55	81	72	6	39	35	4	94	77	14	167	137	27	98	77	17
4th quarter	343	266	66	279	212	60	63	54	7	36	32	3	79	60	15	150	115	32	78	58	16
1995: 1st quarter	270	214	48	226	177	44	44	37	4	22	19	2	45	36	8	134	106	24	69	54	14
2nd quarter	371	297	65	298	232	59	73	65	6	36	29	5	85	70	12	160	127	30	91	70	19
3rd quarter	387	308	69	314	245	62	73	63	7	33	30	2	89	72	14	170	133	35	95	73	19
4th quarter*	323	254	61	266	205	55	57	49	6	27	23	3	71	56	13	149	117	30	76	58	15
AVERAGE RELATIVE STANDARD ERRORS³																					
Annual (percent) . .	1	1	1	1	1	1	3	4	6	1	1	9	2	2	4	2	3	2	1	2	2
Quarterly (percent) . .	2	2	5	2	2	5	5	5	22	2	2	12	4	3	14	3	4	6	3	2	8

¹Metropolitan statistical areas.

²Includes units started in structures with two to four units.

³Average Relative Standard Errors (Avg. RSE): Annual—Avg. RSE for the last 2 years; Quarterly—Avg. RSE for the latest 2-quarter period (quarter 1-quarter 2 or quarter 3-quarter 4).

*Although released for the first time, the December 1995 data include late reports and corrections normally associated with the first revision. P Preliminary. R Revised.

Table 5. New Mobile Homes: Placements, Average Sales Price, Dealers' Inventories, and Manufacturers' Shipments

[Placements and inventory figures may not add to total because of rounding]

Period	Placed for residential use										Number on dealer lots at end of period (thousands)					Mobile home shipments ¹ (1,000)	
	Number (1,000)					Average sales price (dollars)					United States	North-east	Mid-west	South	West		
	United States	North-east	Mid-west	South	West	United States	North-east	Mid-west	South	West							
ANNUAL DATA																	
1991	174.3	14.3	35.4	97.6	27.0	27,700	30,400	27,600	24,500	38,600	49.3	4.4	10.0	29.1	5.9	170.9	
1992	212.0	15.0	42.2	124.4	30.4	28,400	30,900	28,800	25,400	39,000	50.9	3.9	9.1	31.7	6.2	210.5	
1993	242.5	15.4	44.5	146.7	35.9	30,500	32,000	31,400	27,700	40,500	61.4	4.2	10.6	39.2	7.3	254.3	
1994	286.1	16.2	53.0	174.4	42.5	33,500	33,900	34,600	30,500	44,600	72.3	3.9	12.4	47.4	8.6	303.9	
1995	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	339.9	
MONTHLY DATA																	
Not Seasonally Adjusted																	
1994:	January	14.3	0.6	2.4	9.1	2.3	33,400	33,100	32,200	30,300	46,900	65.2	4.2	11.4	41.9	7.7	20.9
	February	17.9	0.6	2.5	12.3	2.5	31,200	33,100	31,500	28,700	43,900	68.1	4.6	12.5	42.3	8.6	21.6
	March	21.8	0.7	3.6	14.3	3.3	32,100	34,200	33,700	29,200	43,400	70.2	4.6	13.4	43.2	9.0	26.6
	April	24.0	1.2	4.0	15.3	3.5	31,900	33,800	32,800	29,400	41,400	72.0	4.7	14.1	43.9	9.3	24.8
	May	27.5	1.6	5.0	16.9	4.0	32,100	32,800	32,300	29,000	44,800	70.2	4.5	14.2	42.8	8.7	26.0
	June	27.3	1.3	5.2	16.6	4.2	34,300	36,600	35,200	31,300	44,800	70.5	4.7	14.2	43.0	8.7	27.9
	July	26.3	2.0	5.3	15.4	3.7	32,600	34,900	34,300	29,300	42,600	68.1	4.3	13.4	42.1	8.3	22.3
	August	26.5	1.9	5.4	15.2	4.0	33,500	33,200	35,500	30,000	44,600	69.5	4.5	13.1	43.7	8.1	29.0
	September	24.5	1.7	4.6	14.5	3.7	34,800	33,700	36,800	30,900	47,800	70.0	4.1	13.3	44.3	8.3	27.4
	October	27.5	2.1	5.7	15.6	4.3	34,700	33,100	35,300	32,000	45,400	69.4	3.9	12.9	44.6	8.0	28.0
	November	25.8	1.5	5.2	15.7	3.5	34,600	31,300	35,700	32,100	45,600	69.5	3.9	12.1	45.2	8.2	26.0
	December	22.4	1.1	4.3	13.5	3.5	35,700	38,700	36,500	33,200	44,100	72.3	3.9	12.4	47.4	8.6	23.5
1995:	January	20.5	0.9	2.6	14.8	2.3	35,600	36,300	33,800	34,100	47,700	72.7	3.9	13.4	46.5	9.0	25.7
	February	19.7	0.9	3.0	13.3	2.6	34,800	37,600	34,300	32,800	44,100	76.9	4.1	14.5	48.4	10.0	24.3
	March	25.0	0.9	3.8	17.1	3.0	34,100	33,300	35,000	31,800	46,600	80.1	4.5	15.0	49.7	10.9	29.2
	April	23.8	0.8	3.8	15.9	3.3	33,800	37,300	34,100	31,200	45,700	80.7	4.8	15.9	48.9	11.1	26.1
	May	27.6	1.2	4.6	18.3	3.6	35,400	37,300	36,400	33,100	45,300	83.2	5.1	16.7	49.4	12.0	30.0
	June	29.3	1.4	5.7	18.7	3.5	36,000	35,900	34,500	34,300	47,300	85.0	5.1	16.9	50.6	12.5	30.7
	July [†]	24.5	1.5	5.1	14.5	3.4	36,200	37,600	36,900	33,700	46,000	84.0	4.8	16.5	50.6	12.2	24.7
	August [†]	28.3	1.7	5.6	16.6	4.3	38,100	38,300	39,800	34,900	48,400	88.6	4.8	16.9	54.7	12.3	33.0
	September [†]	24.6	1.5	5.7	14.2	3.2	35,300	34,800	35,700	32,700	47,300	88.4	4.6	15.9	55.6	12.4	29.7
	October [†]	28.4	1.6	6.5	17.0	3.3	39,200	42,800	43,200	35,100	51,100	95.4	5.5	16.8	60.6	12.5	31.9
	November	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	29.4	
	December	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	24.1	
Seasonally Adjusted²																	
1993:	January	217	13	34	135	35	(X)	(X)	(X)	(X)	(X)	54	4	10	32	6	248
	February	213	14	30	132	36	(X)	(X)	(X)	(X)	(X)	56	4	11	34	6	248
	March	232	13	41	144	35	(X)	(X)	(X)	(X)	(X)	58	4	12	35	7	241
	April	241	19	40	149	34	(X)	(X)	(X)	(X)	(X)	58	4	12	35	7	241
	May	245	16	47	145	37	(X)	(X)	(X)	(X)	(X)	57	4	11	35	7	240
	June	234	18	42	139	35	(X)	(X)	(X)	(X)	(X)	58	4	11	35	7	246
	July	270	15	49	164	42	(X)	(X)	(X)	(X)	(X)	55	4	11	34	7	253
	August	247	14	47	149	37	(X)	(X)	(X)	(X)	(X)	56	4	11	34	7	256
	September	254	12	50	154	37	(X)	(X)	(X)	(X)	(X)	58	5	11	35	7	263
	October	229	15	41	146	28	(X)	(X)	(X)	(X)	(X)	61	5	11	37	8	266
	November	248	15	46	145	42	(X)	(X)	(X)	(X)	(X)	61	5	11	38	7	275
	December	259	19	52	154	34	(X)	(X)	(X)	(X)	(X)	63	5	12	39	8	281
1994:	January	259	15	61	142	40	(X)	(X)	(X)	(X)	(X)	64	4	12	40	7	294
	February	282	14	58	171	39	(X)	(X)	(X)	(X)	(X)	65	5	12	41	8	290
	March	277	11	59	164	42	(X)	(X)	(X)	(X)	(X)	66	4	12	42	8	297
	April	282	15	51	174	42	(X)	(X)	(X)	(X)	(X)	66	4	13	43	8	296
	May	299	16	49	191	42	(X)	(X)	(X)	(X)	(X)	69	4	13	43	8	298
	June	276	12	48	171	45	(X)	(X)	(X)	(X)	(X)	69	4	13	43	8	302
	July	299	20	54	184	41	(X)	(X)	(X)	(X)	(X)	71	4	14	44	9	302
	August	262	17	48	157	39	(X)	(X)	(X)	(X)	(X)	73	4	14	46	9	306
	September	280	18	48	170	45	(X)	(X)	(X)	(X)	(X)	73	4	14	46	9	308
	October	305	20	53	186	45	(X)	(X)	(X)	(X)	(X)	73	4	14	46	9	315
	November	313	17	59	196	42	(X)	(X)	(X)	(X)	(X)	71	4	13	45	9	318
	December	319	16	64	191	47	(X)	(X)	(X)	(X)	(X)	73	4	13	47	9	328
1995:	January	357	22	65	230	40	(X)	(X)	(X)	(X)	(X)	72	4	14	45	9	345
	February	314	20	67	186	41	(X)	(X)	(X)	(X)	(X)	74	4	14	46	9	325
	March	304	14	60	192	38	(X)	(X)	(X)	(X)	(X)	76	4	14	48	10	326
	April	287	10	49	187	41	(X)	(X)	(X)	(X)	(X)	77	4	14	48	10	327
	May	294	12	47	199	36	(X)	(X)	(X)	(X)	(X)	81	5	16	49	11	335
	June	296	13	53	191	39	(X)	(X)	(X)	(X)	(X)	84	5	16	51	12	333
	July [†]	281	15	51	176	38	(X)	(X)	(X)	(X)	(X)	88	5	17	54	13	337
	August [†]	288	16	53	177	42	(X)	(X)	(X)	(X)	(X)	92	5	17	57	13	344
	September [†]	290	16	60	177	38	(X)	(X)	(X)	(X)	(X)	93	5	17	58	13	352
	October [†]	302	15	59	192	36	(X)	(X)	(X)	(X)	(X)	100	6	18	63	14	354
	November	(NA)	(NA)	(NA)	(NA)	(NA)	(X)	(X)	(X)	(X)	(X)	(NA)	(NA)	(NA)	(NA)	355	
	December	(NA)	(NA)	(NA)	(NA)	(NA)	(X)	(X)	(X)	(X)	(X)	(NA)	(NA)	(NA)	(NA)	352	
AVERAGE RELATIVE STANDARD ERRORS³																	
Annual	(percent)	1	4	2	1	2	1	3	1	2	(X)	(X)	(X)	(X)	(X)	(X)	
Monthly	(percent)	4	19	10	4	10	3	15	6	4	7	2	8	4	5	(X)	

¹Seasonally adjusted estimates of manufacturers' shipments of mobile homes for January 1993 through October 1995 have been revised.

²Data for placements and shipments of mobile homes are seasonally adjusted at an annual rate.

³Average Relative Standard Errors (Avg. RSE): Annual—Avg. RSE for the last 2 years; Monthly—Avg. RSE for the latest 6-month period (January-June or July-December).

NA Not available. [†]Preliminary (does not apply to shipments). [‡]Revised (does not apply to shipments). X Not applicable.

Source: Except for manufacturers' shipments, these data are produced by the Commerce Department's Bureau of the Census from a survey sponsored by the Department of Housing and Urban Development. Statistics on shipments are compiled from manufacturers' reports to the National Conference of States on Building Codes and Standards (NCSBCS).

Table 6. New Privately Owned Housing Units Started by Purpose of Construction
 [Thousands of units. Detail may not add to total because of rounding]

Period	In structures with—								
	Total	1 unit					2 units or more		
		Total	For sale ¹	For owner occupancy on owner's land		For rent	Total	For sale	For rent
				Contractor built	Owner built				
ANNUAL DATA									
1976.....	1,538	1,162	705	240	209	8	375	63	312
1977.....	1,987	1,451	904	298	240	9	536	90	446
1978.....	2,020	1,433	901	287	231	14	587	131	456
1979.....	1,745	1,194	742	213	222	17	551	173	378
1980.....	1,292	852	526	149	164	12	440	163	277
1981.....	1,084	705	426	122	148	10	379	158	221
1982.....	1,062	663	409	108	133	12	400	140	259
1983.....	1,703	1,068	713	151	179	24	635	210	425
1984.....	1,750	1,084	728	157	165	33	665	206	459
1985.....	1,742	1,072	713	177	157	26	669	154	515
1986.....	1,805	1,179	782	204	166	27	626	143	483
1987.....	1,620	1,146	732	208	178	28	474	130	344
1988.....	1,488	1,081	709	196	154	22	407	99	307
1989.....	1,376	1,003	648	192	144	19	373	87	286
1990.....	1,193	895	529	196	147	22	298	56	241
1991.....	1,014	840	490	198	138	14	174	41	132
1992.....	1,200	1,030	618	224	168	19	170	41	128
1993.....	1,288	1,126	716	225	162	22	162	44	118
1994.....	1,457	1,198	763	245	169	22	259	52	206
1995 ^P	1,351	1,073	711	198	132	32	277	51	227
QUARTERLY DATA									
1989: 1st quarter.....	304	213	154	33	23	3	91	19	72
2nd quarter.....	404	302	189	58	48	7	102	24	79
3rd quarter.....	366	272	169	56	42	5	94	22	72
4th quarter.....	302	217	136	45	32	4	85	22	63
1990: 1st quarter.....	295	217	148	37	28	4	78	14	64
2nd quarter.....	358	271	158	59	48	6	87	20	67
3rd quarter.....	307	233	131	58	41	4	74	12	62
4th quarter.....	233	174	98	43	28	5	59	10	49
1991: 1st quarter.....	185	147	92	33	19	3	39	8	31
2nd quarter.....	301	254	147	59	45	4	47	12	34
3rd quarter.....	285	240	135	60	42	3	45	12	33
4th quarter.....	243	200	118	47	30	4	43	9	34
1992: 1st quarter.....	262	219	145	42	28	4	44	10	34
2nd quarter.....	341	296	173	67	52	4	44	11	34
3rd quarter.....	322	276	159	64	49	5	46	10	36
4th quarter.....	275	239	145	52	37	5	36	11	25
1993: 1st quarter.....	241	213	142	42	26	3	27	10	18
2nd quarter.....	367	324	204	62	52	6	43	11	32
3rd quarter.....	356	309	192	64	48	5	46	12	34
4th quarter.....	324	279	181	55	38	6	45	11	34
1994: 1st quarter.....	294	253	176	46	26	5	41	12	30
2nd quarter.....	423	354	221	75	54	4	69	14	54
3rd quarter.....	398	326	199	71	50	5	72	16	56
4th quarter.....	342	266	170	52	36	7	77	12	64
1995: 1st quarter.....	270	214	149	37	25	4	56	11	45
2nd quarter.....	371	297	195	54	37	10	74	15	59
3rd quarter ^f	387	308	198	59	42	9	79	13	66
4th quarter ^P	323	254	175	46	26	7	68	12	56
AVERAGE RELATIVE STANDARD ERRORS²									
Annual.....(percent).....	1	2	2	5	6	10	2	9	3
Quarterly.....(percent).....	2	2	3	6	8	17	5	11	6

¹Includes houses already sold when construction started.

²Average Relative Standard Errors (Avg. RSE): Annual—Avg. RSE for the last 2 years; Quarterly—Avg. RSE for the latest 2-quarter period (quarter 1-quarter 2 or quarter 3-quarter 4).

NA Not available. ^PPreliminary. ^rRevised.

Note: Housing units for which purpose of construction was not reported have been distributed proportionally to those for which the information was reported.

Appendix A. Definitions and Survey Description

DEFINITIONS

The start of construction of a privately owned housing unit is when excavation begins for the footings or foundation of a building intended primarily as a housekeeping residential structure and designed for nontransient occupancy. All housing units in a multifamily building are defined as being started when excavation for the building has begun. Beginning with statistics for September 1992, estimates of housing starts include units in residential structures being totally rebuilt on an existing foundation.

A housing unit is a single room or group of rooms intended for occupancy as separate living quarters by a family, by a group of unrelated persons living together, or by a person living alone. Separate living quarters are those in which the occupants do not live and eat with any other persons in the structure and which have direct access from the outside of the building or through a common hall which is used or intended to be used by the occupants of another unit or by the general public.

A housekeeping residential building is one consisting primarily of housing units. New housing starts exclude group quarters (such as dormitories and rooming houses), transient accommodations (such as transient hotels, motels, and tourist courts), mobile homes (trailers), moved or relocated buildings, and housing units created in an existing residential or nonresidential structure. However, in a building combining substantial residential and nonresidential floor areas, every effort is made to include the residential units in these statistics, even though the primary function of the entire building is for nonresidential purposes.

Housing units, as distinguished from mobile homes, include conventional “stick-built” units, prefabricated, panelized, componentized, sectional, and modular units. Except for table 5, mobile homes—single-wide and multiwide—are excluded from the statistics. A mobile home is defined as a portable dwelling constructed to be towed on its own chassis and designed for use without a permanent foundation; it is manufactured with the transportation gear as an integral part of the unit and can be towed from site to site.

Publicly owned housing units (contract awards) are excluded from the statistics. Units in structures built by private developers with partial public subsidies or which are for sale upon completion to local public housing authorities under the HUD “Turnkey” program are both classified as private housing.

The statistics, by type of structure, refer to the structural characteristics of the building. The one-unit structure category includes fully detached, semidetached (semiattached, side-by-side), rowhouses, and townhouses. In the case of attached units, each must be separated from the adjacent unit by a ground-to-roof wall in order to be classified as a one-unit structure. Also, these units must not share heating/air-conditioning systems or interstructural public utilities, such as water supply, power supply, or sewage disposal lines. Units built one on top of another and those built side-by-side which do not have a ground-to-roof wall and/or have common facilities (i.e., attic, basement, heating plant, plumbing, etc.) are classified by the number of units in the structure (i.e., two-unit structure, three-unit structure, etc.). In these statistics, apartment buildings are defined as buildings containing five units or more. Apartments in a conventional-type apartment building may share a common basement, heating plant, stairs, entrance halls, and water supply and sewage disposal facilities. Townhouse apartments, though attached, are not separated by a ground-to-roof wall and/or share some interstructural facilities, such as water supply, sewage disposal, etc.

Ownership is not the criterion for structural classifications in this report. A condominium apartment building is classified with apartment buildings in structures with five units or more, despite the fact that each unit is individually owned. Condominium townhouses may be in the one-unit category if each unit is separated from its neighbor by a ground-to-roof wall (no commonly shared interstructural facilities), or in the multiunit building categories if they are not separated from each other by a ground-to-roof wall (share interstructural facilities).

The standard Census geographic regions are used in the tables of this report. States contained in each region are as follows: **Northeast** — Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut, New York, New Jersey, and Pennsylvania; **Midwest** — Ohio, Indiana, Illinois, Michigan, Wisconsin, Minnesota, Iowa, Missouri, North Dakota, South Dakota, Nebraska, and Kansas; **South** — Delaware, Maryland, District of Columbia, Virginia, West Virginia, North Carolina, South Carolina, Georgia, Florida, Kentucky, Tennessee, Alabama, Mississippi, Arkansas, Louisiana, Oklahoma, and Texas; **West** — Montana, Idaho, Wyoming, Colorado, New Mexico, Arizona, Utah, Nevada, Washington, Oregon, California, Alaska, and Hawaii.

The distribution of housing starts between units inside and outside metropolitan statistical areas (MSA’s) is based

on the definitions published by the Office of Management and Budget in *Metropolitan Statistical Areas*. Data for the period beginning January 1994 are based on the 1992 definitions, as amended June 1993; data for the period January-December 1993 are based on the 1992 definitions; data for January 1984-December 1992 are based on the 1974 definitions, as amended June 1983; data for January 1976-December 1983 are based on the 1974 definitions, as amended August 1975; data for January 1975-December 1975 are based on the 1967 definitions, as amended April 1974; data for January 1974-December 1974 are based on the 1967 definitions, as amended November 1973; data for April 1973-December 1973 are based on the 1967 definitions, as amended February 1973; data for April 1968-March 1973 are based on the 1967 definitions.

SAMPLE DESIGN AND SELECTION

The sample design for the Survey of Construction is a stratified multistage cluster design derived from the Current Population Survey (CPS), 1980 design. Each State was divided into areas made up of counties (towns in New England) and independent cities. These areas were grouped within each State to form strata for the CPS according to metropolitan status and 1980 labor force, race/ethnic origin, population change, and family and housing characteristics. One area from each of the strata was selected with probability proportional to the number of persons 16 years of age and older. The CPS strata were further stratified into 169 strata according to Census region, metropolitan status, building permit activity in 1982, population, and the percent of the population in areas which do not issue permits. One of the CPS selected areas was chosen from each of these 169 strata with probability proportional to the number of persons 16 and older.

Within each of these 169 areas, the sample was selected from two different sample frames: permit-issuing places and land areas not covered by building permit systems.

Each of the 17,000 permit-issuing places was assigned to one of six size classes based on a weighted average of 1978, 1981, and 1982 permit activity. The permit places in each of the 169 areas were grouped into these six size classes and a systematic sample of places was selected from each one of them. Places were selected at different sampling rates in each of the classes so that larger proportions of the places were selected from the larger size classes. For example, all places in the largest size classes fell into sample if they were in the 169 areas, whereas, only an expected 1 in 40 of the places in the smallest size class fell into sample. Approximately 840 permit-issuing places were selected.

Monthly, Census field representatives sample permits from these 840 permit-issuing places. They select permits for one-to-four-unit buildings with probability proportional to the number of units at an overall rate of 1 in 40. All permits for buildings with five units or more are selected.

Within each of the 169 areas, the land not covered by building permit systems, called nonpermit areas, was identified. Small land areas (1980 Census enumeration districts) in these nonpermit areas were grouped into two strata according to the 1980 population. Overall, 1 out of every 120 land areas was selected from the strata with the larger areas and 1 out of 600 was selected from the strata with the smaller areas. Monthly, Census field representatives intensively canvassed about 130 selected land areas looking for all housing units started.

In January 1995, the area covered by building permit systems was expanded to 19,000 permit-issuing places. Canvassing was stopped in those selected land areas now represented by permit-issuing places. Census field representatives continue to canvass monthly about 70 land areas still not covered by building permit systems.

HOUSING STARTS COMPILATION

The compilation of the housing starts series is a multistage process. First, an estimate is made monthly of the number of housing units for which building permits have been issued in all 19,000 permit-issuing places (table 2). The estimate of building permit authorizations is based on a sample of 8,500 of these 19,000 jurisdictions.

Second, for each permit selected in the 840 permit-issuing places, an inquiry is made of the owner or the builder to determine in which month and year the unit(s) covered by the permit was (were) started. In case the units authorized by permits in a particular month are not started by the end of that month, followups are made in successive months to find out when the units were actually started.

From this sample of permits, ratios are calculated (by type of structure) of the number of units started to the number of units covered by permits; separate ratios are calculated for units started from permits of that month and of each preceding month. These ratios, or starts rates, are then applied to the appropriate estimate of the number of units authorized by permits in the corresponding months to provide estimates of the number of units started for each month of authorization.

Having produced estimates of the number of units started with permit authorization, two additional adjustments are made.

1. An upward adjustment of 3.3 percent is made to the number of one-unit structures (single-family houses) started to account for those units started within permit-issuing areas but without permit authorization. (A study spanning a 4 year period indicated that permits were obtained for all buildings with two housing units or more.)
2. Upward imputations are made to account for those units started prior to permit authorization and for late reports.

The estimates for housing units started in the 19,000 permit-issuing places result from the procedures outlined above.

Third, units identified as started in the monthly canvass of nonpermit areas are weighted appropriately to provide an estimate of total housing starts in areas not covered by building permit systems.

Addition of this estimate of starts in nonpermit areas to the estimate of starts in the 19,000 permit-issuing places results in an estimate of total private housing units started (table 1).

STARTS BY TYPE OF STRUCTURE

A total of 14 different sets of starts rates that change from month to month are utilized to calculate the number of housing units started by type of structure in permit places. Eight sets of starts rates are used for one-unit structures: separate sets of rates for metropolitan and nonmetropolitan areas within each of the four regions. For structures with five units or more, separate sets of starts rates are used for each of the four regions. Single sets of starts rates are used for all regions for structures with two units and for structures with three and four units.

Starts by type of structure in nonpermit areas are calculated directly in the estimating procedure described above.

BUILDING PERMITS

Data on housing units authorized by local building permits relate to the time of issuance rather than to the actual start of construction. They do, however, provide some indication of residential building activity in advance of the start of actual construction. Although construction is started on most residential buildings in the same month in which the permit is issued, several months may pass before start of construction.

The 19,000 areas with local building permit systems for which figures are currently given in this report (table 2) account for a major portion of residential building in the United States. For the country as a whole, approximately 96 percent of private housing units are now constructed in permit-issuing places. Beginning with 1994, data are based upon 19,000 places. Data for 1985 through 1994 are for 17,000 places; data for 1978 through 1984 are for 16,000 places; data for 1971 through 1978 are for 14,000 places; data for 1968 through 1972 are for 13,000 places.

Monthly estimates of building permit authorizations are based on reports from a stratified probability sample of 8,500 local building permit jurisdictions. A more detailed description of the sample is provided in the Census Bureau's monthly C40 series, *Housing Units Authorized by Building Permits*.

MOBILE HOME SHIPMENTS

Beginning with the data for November 1977, the statistics on manufacturers' shipments of mobile homes (table 5) produced by the National Conference of States on Building Codes and Standards (NCSBCS) are published in this report in lieu of those previously provided by the Manufactured Housing Institute (MHI). MHI has accepted, and now publishes, the NCSBCS statistics. For further information on NCSBCS data collection procedures, write to NCSBCS, 481 Carlisle Drive, Herndon, Virginia 22070.

A mobile home is defined as a movable dwelling, 10 feet or more wide and 35 feet or more long, designed to be towed on its own chassis, with transportation gear integral to the unit when it leaves the factory, and without need of a permanent foundation. These mobile homes include multi-wides and expandable mobile homes. Excluded are travel trailers, motor homes, and modular housing. The shipments figures are based on reports submitted by manufacturers on the number of mobile homes actually shipped during the survey month. Shipments to dealers may not necessarily be placed for residential use in the same month as they are shipped. The number of mobile "homes" used for nonresidential purposes is not known.

MOBILE HOME PLACEMENTS

Data shown on mobile home placements (table 5) are based on a survey conducted by the Bureau of the Census and sponsored by the Department of Housing and Urban Development.

The methodology for collecting information on new mobile homes for 1974 through 1979 involved contacting a sample of mobile home dealers each month within 137 geographic areas or primary sampling units. The dealers were requested to provide data on the number of mobile homes received from manufacturers, the number placed on a site for residential use, and the number held in inventory.

The methodology used after 1979 involves a monthly sample of new mobile homes shipped by manufacturers. The dealer to whom the sampled unit was shipped is contacted by telephone and asked about the status of the unit. This is done each month until that unit is reported placed.

RELIABILITY OF DATA

The various estimates of privately owned housing units started and privately owned housing units authorized by building permits which are shown in this publication are based on sample surveys and may differ from statistics which would have been obtained from a complete census using the same schedules and procedures. An estimate

based on a sample survey is subject to both sampling error and nonsampling error. The accuracy of a survey result is determined by the joint effects of these errors.

Measures of Sampling Errors

Sampling error reflects the fact that only a particular sample was surveyed rather than the entire population. Each sample selected for the Housing Starts and Building Permits surveys is one of a large number of similar probability samples that, by chance, might have been selected under the same specifications. Estimates derived from the different samples would differ from each other. The standard error, or sampling error, of a survey estimate is a measure of the variation among the estimates from all possible samples and, thus, is a measure of the precision with which an estimate from a particular sample approximates the average from all possible samples.

Estimates of the standard errors have been computed from the sample data for selected statistics in this report. They are presented in the tables in the form of average relative standard errors. The relative standard error equals the standard error divided by the estimated value to which it refers.

The sample estimate and an estimate of its standard error allow us to construct interval estimates with prescribed confidence that the interval includes the average result of all possible samples with the same size and design. For example, suppose table 1 of this report showed that an estimated 110,000 units in one-unit structures were started in a particular month. Further, suppose that the average relative standard error of this estimate is 3 percent. Multiplying 110,000 by 0.03, we obtain 3,300 as the standard error. This means that we are confident, with 2 chances out of 3 being correct, that the average estimate from all possible samples of one-unit structures started during the particular month is between 113,300 and 106,700 units. To increase the probability to about 9 chances out of 10 that the interval contains the average value over all possible samples (this is called a 90-percent confidence interval), multiply 3,300 by 1.6, yielding limits of 115,280 and 104,720 (110,000 units plus or minus 5,280 units). The average estimate of one-unit structures started during the specified month may or may not be contained in any one of these computed intervals; but for a particular sample, one can say that the average estimate from all possible samples is included in the constructed interval with a specified confidence of 90 percent.

Ranges of 90-percent confidence intervals for estimated percent changes are shown in the text. When the range of the confidence interval contains zero, it is unclear whether there was an increase or decrease; that is, the change is not statistically significant.

Nonsampling Errors

As calculated for this report, the coefficient of variation estimates sampling variation but does not measure all

nonsampling error in the data. Nonsampling error consists of both a variance component and a bias component. Bias is the difference, averaged over all possible samples of the same size and design, between the estimate and the true value being estimated. Nonsampling errors are usually attributed to many possible sources: (1) coverage error—failure to accurately represent all population units in the sample, (2) inability to obtain information about all sample cases, (3) response errors, possibly due to definitional difficulties or misreporting, (4) mistakes in recording or coding the data obtained, and (5) other errors of coverage, collection and nonresponse, response, processing, or imputing for missing or inconsistent data. These nonsampling errors also occur in complete censuses. Although no direct measures of these errors have been obtained, precautionary steps have been taken in all phases of the collection, processing, and tabulation of the data to minimize their influence.

As described in the section, “Housing Starts Compilation,” a potential source of bias is the upward adjustment of 3.3 percent made to account for one-unit structures started in permit-issuing areas without permit authorization. Another source is the imputation for units started prior to permit authorization and for late reports. For the Building Permits Survey, estimates are imputed for nonresponse. The final estimates of privately owned housing units started and building permits issued are imputed less than 2 percent.

SEASONAL ADJUSTMENT

For analyzing general trends in the economy, seasonally adjusted data are usually preferred since seasonal adjustment eliminates the effect of changes that normally occur at about the same time and in about the same magnitude every year. For example, suppose that the normal month-to-month change in an unadjusted series between February and March was an increase of 20 percent. Then, an increase in the unadjusted series of less than 20 percent would be viewed as a decrease in the seasonally adjusted series; an increase of exactly 20 percent would be viewed as no change in the adjusted series; and an increase of more than 20 percent would be viewed as an increase in the adjusted series.

The recurring changes in a series that are removed by seasonal adjustment result from such factors as normal changes in weather and differing lengths of months. It should be emphasized that seasonal adjustment does not account for abnormal weather conditions or for year-to-year changes in weather.

Most of the seasonally adjusted series in this report are shown as seasonally adjusted annual rates (SAAR). A SAAR is the seasonally adjusted monthly rate multiplied by 12.

The seasonal adjustment indexes shown in this publication have been developed using X-11-ARIMA, a modification of the X-11 Census Method II seasonal adjustment

program. The computation of the monthly seasonal indexes uses trading-day adjustment factors to account for different patterns of activity among days of the week and the variation in the number of times each day of the week occurs in each particular month.

The X-11-ARIMA program also gives summary statistics which are used in determining the adequacy of the seasonal adjustment. These statistics are summarized in tables A-4 and A-5, and a brief definition of each statistic is given below table A-5. A description of the X-11-ARIMA version appears in "The X-11-ARIMA Seasonal Adjustment Method," by Estela Bee Dagum, Statistics Canada. This publication is available from Statistics Canada, 25-A Coats Building, Ottawa, Ontario, K1A0T6. A description of the test for the impact of trading days is found in Bureau of the Census Technical Paper No. 12, "Estimating Trading-Day Variation in Monthly Economic Time Series" (1967). This paper is available from the Superintendent of Documents, U.S. Government Printing Office, Washington, DC 20402.

An assumption underlying the seasonal adjustment process is that the original series can be separated into a seasonal component, a trading-day component, a trend-cycle component, and an irregular component. The seasonally adjusted series consists of the trend-cycle and irregular components taken together. The trend-cycle component includes the long-term trend and the business cycle. The irregular component is made up of residual variations, such as the sudden impact of political events and the effects of strikes, unusual weather conditions, reporting and sampling errors, etc.

Housing Starts

Seasonal indexes are developed concurrently each month for total private housing starts, by region and by type of structure. With the concurrent seasonal adjustment procedure, each series is run through the X-11-ARIMA program every month as new data become available. The seasonally adjusted U.S. total is the sum of six seasonally adjusted components: single-family structures in each of the four regions, U.S. total for two-to-four unit structures, and U.S. total for structures with five units or more. Also, the unadjusted data for the four regions are seasonally adjusted and subsequently modified so that the seasonally adjusted U.S. total derived from the regions equals the seasonally adjusted U.S. total derived from the structures. The seasonal indexes for private housing starts shown in table A-1 include trading-day adjustment factors which were estimated internally by the regression routine.

Building Permits

Seasonal indexes are also developed concurrently each month for total housing units authorized by building permits, by region and by type of structure. The seasonally adjusted building permits estimates are computed using a procedure similar to that used for housing starts. Regional estimates of units in structures with 2 units or more are not seasonally adjusted directly. These seasonally adjusted annual rates are derived by calculating the differences between the seasonally adjusted regional total and one-unit estimates.

Trading-day adjustment factors for building permits are not estimated internally by the regression routine. The daily pattern obtained empirically from the unadjusted building permits data closely approximates a 5-day week in which Monday through Friday are assigned equal weight and Saturday and Sunday receive zero weights, and, thus, the trading-day adjustment is based on this pattern. (There is no holiday adjustment in the assignment of daily weights.) The seasonal indexes for building permits shown in table A-2 include this trading-day adjustment.

Mobile Home Shipments

Seasonal indexes for mobile home shipments are derived once a year; projected indexes are computed for the upcoming 12 months. Seasonal adjustment of mobile home shipments, beginning in November 1977, is based on shipments from July 1976 through December 1995, as reported by NCSBCS, and adjusted MHI shipments for the period January 1970 through June 1976. Seasonal adjustment of mobile home shipments for the period January 1976 through October 1977 is based on shipments from January 1959 through September 1977 that were provided by MHI, and included estimates for firms not associated with MHI. The seasonal indexes shown in table A-3 include trading-day adjustment factors which were estimated internally by the regression routine.

Mobile Home Placements

Seasonal indexes are developed concurrently for each month for total mobile home placements and mobile homes on dealer lots. The seasonally adjusted U.S. total is the sum of the four regional components. The seasonal indexes shown in table A-3 include trading-day adjustment factors which were estimated internally by the regression routine.

**CENSUS BUREAU CONSTRUCTION REPORTS
AND RELATED PUBLICATIONS**

Current Construction Reports, Series C21: *New Residential Construction in Selected Metropolitan Areas* (quarterly).

Current Construction Reports, Series C22: *Housing Completions* (monthly).

Current Construction Reports, Series C25: *New One-Family Houses Sold* (monthly).

Current Construction Reports, Series C30: *Value of New Construction Put in Place* (monthly).

Current Construction Reports, Series C50: *Expenditures for Residential Improvements and Repairs* (quarterly).

Construction Review: A quarterly publication of the International Trade Administration, U.S. Department of Commerce.

Table A-1. Seasonal Indexes Used to Adjust Housing Units Started

Period	United States implicit index ¹	In structures with—						All units			
		1 unit				2 to 4 units	5 units or more	North-east	Midwest	South	West
		North-east	Midwest	South	West						
1993^f											
January	69.9	59.8	48.1	80.2	75.3	74.3	79.0	65.1	51.2	82.9	76.8
February	73.9	50.1	53.6	85.4	83.7	69.9	74.6	53.0	54.5	85.5	79.1
March	105.8	89.9	96.7	113.2	112.7	106.7	91.1	88.4	95.8	112.9	110.5
April	112.4	112.6	120.1	113.5	106.8	115.1	107.2	110.3	117.1	113.9	108.4
May	115.2	116.1	125.8	111.6	115.8	100.7	108.1	116.2	124.1	111.6	112.4
June	120.4	132.2	135.8	115.1	119.2	126.6	108.1	129.5	133.9	110.3	115.8
July	110.4	119.2	119.3	104.6	111.2	112.2	104.0	116.7	115.3	107.7	113.2
August	112.4	110.4	118.6	107.0	115.0	115.0	118.2	118.9	120.7	105.4	116.1
September	105.9	108.9	112.8	103.2	101.6	103.5	108.5	106.2	111.6	101.0	104.4
October	106.2	114.3	115.2	99.9	99.7	96.0	121.4	113.9	120.2	101.4	101.1
November	89.2	103.4	90.9	87.9	81.5	101.7	94.0	102.8	94.1	89.1	83.2
December	77.3	88.0	66.1	77.7	77.7	80.4	85.5	82.3	64.3	77.2	78.6
1994^f											
January	71.6	57.9	48.7	80.4	75.6	73.5	80.8	64.3	50.4	83.6	77.7
February	75.2	49.1	52.7	86.0	84.2	69.6	73.9	53.0	54.4	85.5	78.8
March	105.3	89.8	97.4	113.9	112.3	109.8	90.7	88.8	96.2	113.6	111.2
April	110.8	111.8	117.3	112.0	104.9	111.2	107.2	108.5	115.8	113.5	108.0
May	118.5	118.4	130.4	115.4	120.6	104.4	111.9	120.3	127.5	115.1	115.7
June	116.8	129.8	131.5	111.4	116.0	124.5	104.0	127.5	130.4	106.4	112.9
July	107.2	115.9	116.0	103.0	108.1	108.4	97.7	112.5	111.4	105.4	110.0
August	115.3	112.3	121.8	108.7	117.6	116.9	121.8	120.7	123.9	106.9	117.8
September	105.3	109.1	111.5	101.6	100.9	104.2	109.5	106.4	111.4	100.6	104.5
October	109.1	116.9	116.8	101.0	100.6	96.1	123.8	115.7	122.5	102.4	102.2
November	90.5	103.8	91.8	88.7	81.7	101.7	92.9	101.1	93.7	89.1	82.6
December	78.5	88.5	66.7	77.3	78.2	82.2	87.8	83.1	65.5	78.1	79.3
1995^f											
January	74.0	58.8	50.7	82.6	78.3	73.1	82.9	65.8	51.3	85.7	79.7
February	74.1	47.9	52.0	86.3	83.8	69.3	73.1	53.3	54.0	85.2	78.5
March	100.3	86.0	93.9	109.6	107.6	108.5	85.9	85.4	92.4	109.1	107.1
April	109.8	112.2	115.6	111.6	104.2	106.2	106.0	107.1	114.0	112.7	107.2
May	120.4	119.0	133.0	117.8	123.0	106.6	115.7	121.5	128.9	117.1	117.1
June	113.9	128.0	128.1	108.8	113.6	125.2	101.3	127.4	129.0	104.8	112.4
July	106.8	116.9	116.4	104.1	109.0	110.1	98.5	112.9	112.0	106.5	110.6
August	116.3	112.7	123.1	109.2	118.0	116.6	123.9	121.1	125.6	107.7	118.1
September	104.8	109.4	110.8	100.8	100.7	105.0	110.1	107.6	111.4	100.6	105.1
October	112.1	121.3	122.0	104.5	104.5	97.2	125.9	118.8	126.5	104.7	105.1
November	88.2	101.9	90.0	87.3	78.8	102.5	90.7	98.8	91.6	85.8	79.7
December [*]	77.3	86.9	66.0	78.1	76.9	78.4	83.1	82.0	64.5	79.7	77.1
1996											
January ^p	74.9	59.9	51.6	80.1	81.2	71.4	86.8	62.9	51.0	84.5	83.0

¹The implicit seasonal index is the ratio of the unadjusted number of housing units started in the United States to the seasonally adjusted national total of housing units started. It provides an indication of the overall seasonality for the particular month.

^{*}Although released for the first time, the December 1995 data include late reports and corrections normally associated with the first revision. ^pPreliminary. ^rRevised.

Note: These seasonal indexes include trading-day adjustment factors.

Table A-2. Seasonal Indexes Used to Adjust Housing Units Authorized in Permit-Issuing Places

Period	United States implicit index ¹	In structures with—						All units			
		1 unit				2 to 4 units	5 units or more	North-east	Midwest	South	West
		North-east	Midwest	South	West						
1993											
January	68.4	54.1	44.7	81.4	72.9	68.8	79.4	60.3	50.8	84.6	73.7
February	76.3	58.0	60.7	88.2	82.6	77.6	70.9	58.1	58.7	86.3	79.8
March	112.5	99.1	111.3	119.5	116.0	108.9	99.7	100.1	105.9	116.8	113.6
April	116.6	118.6	131.2	114.9	116.1	113.6	100.6	115.4	123.0	113.7	112.4
May	109.8	119.5	124.4	105.9	108.7	105.0	96.4	114.2	120.2	102.9	103.4
June	125.2	130.0	133.5	117.8	127.7	123.7	126.4	130.2	128.6	118.8	130.1
July	106.8	117.1	116.6	103.2	105.9	99.8	99.4	114.4	112.8	100.9	106.7
August	109.1	112.9	115.3	106.5	106.5	112.3	108.1	113.3	114.9	104.7	106.8
September	106.9	107.7	110.9	102.5	101.8	104.3	121.3	108.0	114.3	104.8	102.0
October	99.8	107.2	105.7	93.1	97.1	107.8	105.5	109.3	110.8	93.8	98.9
November	86.7	96.6	84.9	85.4	83.1	92.7	90.1	97.2	88.8	85.3	84.0
December	82.3	81.9	62.8	81.7	82.2	86.8	105.0	82.6	73.6	88.4	90.8
1994											
January	69.9	54.0	45.0	81.4	72.8	68.4	78.6	59.5	50.3	83.5	72.5
February	77.2	57.7	61.0	88.4	82.5	76.8	70.7	57.8	58.8	86.4	79.7
March	113.6	99.8	112.6	120.9	117.5	110.2	100.9	100.8	107.3	117.6	114.7
April	111.3	114.0	125.8	110.7	112.1	110.4	96.9	110.9	118.2	110.4	108.9
May	114.5	125.6	130.4	110.9	113.7	109.6	101.0	119.9	126.5	107.7	108.0
June	123.5	128.4	131.9	116.2	126.4	123.0	123.4	128.5	126.4	116.5	128.3
July	102.2	112.7	111.3	98.9	101.1	95.5	96.6	111.5	109.0	97.8	103.3
August	114.0	117.9	120.5	111.2	111.2	117.3	113.3	118.4	120.1	109.4	111.7
September	107.0	105.7	109.0	100.8	100.6	103.1	121.9	106.6	112.8	104.3	101.4
October	100.1	107.3	105.7	93.3	97.0	106.9	104.5	107.7	109.6	92.5	97.7
November	88.8	98.6	86.8	86.8	84.5	95.8	91.7	100.3	91.0	87.0	85.6
December	79.6	79.2	60.8	78.9	79.5	82.1	99.2	78.7	70.8	84.7	87.0
1995											
January	73.5	56.5	47.4	85.3	76.1	72.2	82.1	62.5	52.6	87.5	75.8
February	76.1	57.5	60.8	88.4	82.5	76.1	71.1	57.5	58.6	86.5	79.8
March	110.2	97.0	110.2	118.2	115.0	109.4	99.5	99.5	106.6	116.4	113.4
April	106.5	109.4	120.5	107.0	108.2	105.8	93.7	106.8	112.6	106.2	106.3
May	118.3	131.5	137.4	116.1	119.0	114.5	102.2	125.0	133.1	112.6	113.8
June	121.6	126.3	130.7	115.0	125.3	122.6	119.5	126.6	125.7	115.3	127.3
July	103.0	113.6	111.8	100.8	103.0	92.0	98.4	110.8	108.6	98.0	103.4
August	116.0	120.1	122.3	113.0	114.0	118.7	115.4	120.4	122.5	110.9	113.8
September	104.0	103.0	105.3	98.8	97.0	102.4	120.1	104.5	109.3	102.2	98.8
October	104.9	112.9	111.9	97.7	101.1	114.3	109.8	113.0	116.6	97.2	99.4
November ^r	88.8	97.7	88.4	86.1	84.6	96.8	92.2	99.6	91.0	86.3	85.3
December [*]	78.5	76.3	59.8	76.9	80.2	76.6	95.6	74.9	68.8	82.1	85.3
1996											
January ^p	76.5	57.7	51.2	88.9	78.1	75.3	83.1	61.9	55.1	90.3	76.9

¹The implicit seasonal index is the ratio of the unadjusted number of housing units authorized by building permits in the United States to the seasonally adjusted national total of housing units authorized. It provides an indication of the overall seasonality for the particular month.

^{*}Although released for the first time, the December 1995 data include late reports and corrections normally associated with the first revision. ^pPreliminary. ^rRevised.

Note: These seasonal indexes include trading-day adjustment factors.

Table A-3. Seasonal Indexes Used to Adjust New Mobile Home Placements, Dealer's Inventories, and Manufacturers' Shipments

Period	New mobile homes placed for residential use					New mobile homes on dealer lots at end of period					Mobile home shipments ²
	United States implicit index ¹	North-east	Midwest	South	West	United States implicit index ¹	North-east	Midwest	South	West	
1993											
January	68.0	45.6	45.6	75.5	68.6	101.2	95.0	98.2	104.4	102.1	83.6
February	77.2	51.4	51.4	86.3	76.5	104.2	99.8	105.9	104.2	106.4	88.4
March	97.8	76.7	76.7	105.3	98.2	104.4	103.9	106.8	103.6	108.8	104.7
April	105.0	96.4	96.4	110.7	98.0	105.6	109.3	110.6	102.0	111.0	106.8
May	108.8	121.6	121.6	102.7	114.8	101.8	103.5	105.8	100.6	106.2	101.2
June	118.0	128.3	128.3	114.6	114.6	101.0	106.6	103.8	100.4	101.1	110.6
July	106.6	115.0	115.0	103.9	105.7	97.0	100.4	98.4	95.5	97.4	94.5
August	119.0	133.0	133.0	114.6	114.0	95.2	102.7	95.8	94.4	92.3	111.2
September	105.4	117.1	117.1	101.2	103.7	95.0	96.7	95.6	96.4	91.3	106.9
October	108.0	127.1	127.1	98.5	113.1	95.0	93.5	92.8	97.1	90.2	106.5
November	101.2	106.6	106.6	99.9	97.4	97.8	95.8	93.2	99.4	95.2	97.4
December	87.2	83.2	83.2	87.0	96.3	97.4	92.3	91.1	101.1	96.4	87.5
1994											
January	66.2	46.9	46.9	77.0	69.0	101.8	94.5	98.2	103.8	102.8	85.0
February	76.2	51.8	51.8	86.3	76.6	104.8	99.9	106.2	104.4	106.9	89.4
March	94.4	73.4	73.4	104.6	93.7	106.4	105.2	109.0	104.0	109.1	107.5
April	102.2	94.5	94.5	105.5	100.4	105.8	108.4	109.1	103.1	110.3	100.3
May	110.4	121.3	121.3	106.1	113.1	101.8	103.4	106.4	100.1	105.6	104.5
June	118.6	130.0	130.0	116.5	113.0	102.2	106.3	105.3	99.8	102.5	110.7
July	105.6	118.6	118.6	100.7	107.3	96.0	99.7	96.7	95.2	96.6	88.6
August	121.4	133.8	133.8	116.0	122.9	95.2	102.6	94.8	95.2	91.7	113.7
September	105.0	115.5	115.5	102.4	99.7	95.8	97.4	95.7	96.0	91.9	106.9
October	108.2	128.7	128.7	100.4	113.5	95.0	93.2	92.9	96.4	90.6	106.5
November	99.0	105.7	105.7	96.3	100.8	97.8	96.4	92.7	100.4	94.2	98.0
December	84.2	80.1	80.1	84.6	89.9	99.0	92.5	92.1	101.2	96.6	86.2
1995											
January	69.0	48.2	48.2	77.3	69.0	101.0	93.7	97.9	102.9	99.8	89.3
February	75.2	53.8	53.8	85.6	76.6	104.0	99.3	105.9	104.2	107.0	89.7
March	98.6	75.6	75.6	107.1	95.2	105.4	104.4	107.6	104.3	110.7	107.4
April	99.6	92.5	92.5	102.1	96.9	104.8	107.6	109.7	102.4	111.5	95.8
May	112.6	118.1	118.1	110.6	119.4	102.8	104.0	107.4	100.8	105.7	107.6
June	118.8	128.2	128.2	117.7	109.0	101.2	105.6	106.7	99.3	103.9	110.6
July ^r	104.6	119.4	119.4	98.8	106.2	95.4	99.1	98.0	94.2	97.1	87.8
August ^r	118.0	126.6	126.6	112.6	122.0	96.4	103.1	97.5	95.9	93.2	115.6
September ^r	101.8	114.8	114.8	96.3	102.4	95.0	98.1	92.4	96.5	92.2	101.4
October ^p	112.8	131.2	131.2	106.2	109.6	95.4	95.9	93.8	96.8	90.7	111.3
November	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	99.5
December	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	82.2
1996											
January	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	92.5
February	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	95.5
March	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	99.0
April	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	103.1
May	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	109.0
June	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	100.7
July	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	94.0
August	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	111.6
September	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	101.1
October	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	117.1
November	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	94.9
December	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	85.6

¹The implicit seasonal index is the ratio of the unadjusted United States estimate to the seasonally adjusted United States estimate. It provides an indication of the overall seasonality for the particular month.

²The seasonal indexes for mobile home shipments have been revised.

NA Not available. ^pPreliminary (does not apply to shipments).

Note: These seasonal indexes include trading-day adjustment factors.

Table A-4. Average Percent Changes and Related Measures for Monthly Housing Starts and Permit Authorizations

Series	Average percentage change				Ratio of irregular component to cyclical component (I/C)	Number of months for cyclical dominance (MCD)
	Original series (O)	Seasonally adjusted series (CI)	Irregular component (I)	Cyclical component (C)		
HOUSING STARTS						
U.S. total	12.24	6.05	5.70	1.69	3.37	4
Northeast	24.21	14.43	14.28	1.74	8.22	9
Midwest	25.39	12.73	12.44	1.60	7.75	9
South	11.85	7.94	7.67	1.95	3.94	4
West	13.32	9.10	8.60	2.24	3.84	4
1 unit						
Northeast	24.90	11.65	11.12	2.26	4.91	6
Midwest	26.27	12.66	12.44	1.59	7.82	8
South	11.36	7.04	6.75	1.74	3.87	4
West	13.40	8.53	7.87	2.27	3.47	4
2 to 4 units	25.90	20.57	20.52	2.06	9.96	10
5 units or more	21.05	17.28	16.95	2.42	7.00	7
PERMIT AUTHORIZATIONS						
U.S. total	12.22	5.18	4.40	2.33	1.89	3
Northeast	19.26	9.35	8.86	2.35	3.77	5
Midwest	22.12	8.48	7.73	2.84	2.72	4
South	10.65	6.31	5.74	2.42	2.37	3
West	13.44	7.67	6.78	2.86	2.37	3
1 unit						
Northeast	20.58	7.75	7.12	2.50	2.85	4
Midwest	23.11	7.12	6.00	2.90	2.07	3
South	11.26	5.32	4.57	2.27	2.01	3
West	12.58	6.66	5.70	2.70	2.11	3
2 to 4 units	14.53	8.73	7.97	2.49	3.20	4
5 units or more	17.49	10.97	10.22	3.04	3.36	4

Note: See page A-11 for definitions of the measures shown in this table.

Table A-5. Average Percent Changes and Related Measures for Monthly New Mobile Home Placements, Dealers' Inventories, and Manufacturers' Shipments

Series	Average percentage change				Ratio of irregular component to cyclical component (I/C)	Number of months for cyclical dominance (MCD)
	Original series (O)	Seasonally adjusted series (CI)	Irregular component (I)	Cyclical component (C)		
NEW MOBILE HOMES PLACED FOR RESIDENTIAL USE						
U.S. total	12.23	6.23	5.99	1.39	4.32	5
Northeast	23.03	11.14	11.10	1.16	9.56	12
Midwest	23.03	11.14	11.10	1.16	9.56	12
South	11.18	7.82	7.69	1.13	6.81	7
West	16.77	11.87	11.78	1.09	10.84	12
NEW MOBILE HOMES ON DEALER LOTS AT END OF PERIOD						
U.S. total	2.34	1.76	1.31	1.12	1.17	2
Northeast	5.57	3.84	3.32	1.46	2.28	4
Midwest	4.17	2.85	2.45	1.30	1.89	2
South	2.51	2.13	1.56	1.25	1.24	2
West	3.97	2.94	2.51	1.23	2.05	3
MOBILE HOME SHIPMENTS						
U.S. total	11.61	2.37	1.60	1.35	1.18	2

Definitions of Summary Measures

The following are brief definitions of the measures shown here. More complete explanations appear in *Electronic Computers and Business Indicators* by Julius Shiskin, issued as Occasional Paper 57 by the National Bureau of Economic Research, 1957 (reprinted from the *Journal of Business*, October 1957).

'O' is the average month-to-month percentage change, without regard to sign, in the original series.

'CI' is the average month-to-month percentage change, without regard to sign, in the seasonally adjusted series.

'I' is the average month-to-month percentage change, without regard to sign, for the irregular component, which is obtained by dividing the cyclical component into the seasonally adjusted series.

'C' is the average month-to-month percentage change, without regard to sign, in the cyclical component. 'C' is a smooth, flexible moving average of the seasonally adjusted series.

'I/C' is the average month-to-month percentage change, without regard to sign, of the irregular component divided by the average month-to-month percentage change, without regard to sign, of the cyclical component. It serves as an indication of the series' relative smoothness (small values) or irregularity (large values).

MCD (months for cyclical dominance) gives an estimate of the appropriate time span over which to observe cyclical movement in a monthly series. In deriving MCD, the average (without regard to sign) percentage changes in the irregular and in the cyclical component are computed for 1-month spans (Jan.-Feb., Feb.-Mar., etc.), 2-month spans (Jan.-Mar., Feb.-Apr., etc.), up to 12-month spans. MCD is the shortest span for which the average change (without regard to sign) in the cyclical component is larger than the average change (without regard to sign) in the irregular component; thus, it indicates the point at which fluctuations begin to be more attributable to cyclical than to irregular movements. MCD is small for smooth series and large for erratic series.

Appendix B.

Monthly Revisions to Estimates

Each month the Census Bureau publishes preliminary estimates of Housing Starts and Building Permits. The Census Bureau releases these estimates to provide government and private data users with early measures of new privately owned residential construction activity. A necessary part of the process of issuing these early data involves the issuance of subsequent revisions. The revisions to monthly housing starts and building permit estimates are primarily the result of the replacement of imputed data with data which are reported in subsequent months.

For total housing starts, the range of the difference between the last 12 preliminary and first revision estimates for the same months was from -2.72 percent to 2.38 percent, with a median of 0.16 percent. The range of the difference between preliminary and final estimates was from -5.45 percent to 3.77 percent, with a median of 1.12 percent. The preliminary-to-final difference for total building permits over the last 12 months ranged from -0.79 percent to 1.98 percent, with a median of 0.85 percent.

Analysis of Revisions to Monthly Seasonally Adjusted Estimates of Housing Starts and Building Permits

Series	Percent changes between estimates— last 12 months					
	First revision versus preliminary			Final versus preliminary		
	Range		Median	Range		Median
	From	To		From	To	
HOUSING STARTS						
U.S. total	-2.72	2.38	0.16	-5.45	3.77	1.12
In structures with-						
1 unit.....	-11.30	8.25	0.74	-6.81	8.58	1.64
2 to 4 units	-46.27	52.00	-3.99	-47.76	81.58	-4.23
5 units or more	-17.26	28.45	1.33	-15.29	16.33	0.42
Northeast.....	-11.54	14.05	0.88	-4.24	15.70	1.73
Midwest.....	-4.73	2.67	0.94	-5.40	4.38	1.83
South.....	-2.95	3.65	0.09	-8.50	7.77	1.45
West.....	-1.12	5.03	0.61	-6.75	6.04	0.00
BUILDING PERMITS¹						
U.S. total	-0.79	1.98	0.85	-0.79	1.98	0.85
In structures with-						
1 unit.....	-6.95	11.70	0.10	-6.95	11.70	0.10
2 to 4 units	-25.42	131.03	-2.09	-25.42	131.03	-2.09
5 units or more	-24.09	26.60	0.72	-24.09	26.60	0.72
Northeast.....	-8.76	17.86	0.81	-8.76	17.86	0.81
Midwest.....	-1.62	5.92	0.00	-1.62	5.92	0.00
South.....	-0.37	6.22	1.07	-0.37	6.22	1.07
West.....	-2.55	1.94	-0.15	-2.55	1.94	-0.15

¹For the building permit series, the first revision is the final estimate.

Supplement.

Survey of New Mobile Home Placements

During the third quarter of 1995, an estimated 77,300 new mobile homes were placed for residential use. Of these, 38,500 were single-wide homes and 37,700 were double-wides. The average sales price of all homes placed in the third quarter was \$36,600. The average price of a single-wide home was \$26,800 compared with \$45,700 for double-wides. Average prices of all homes placed in the third quarter of 1995 ranged from \$33,800 in the South to \$47,300 in the West. The number of homes on dealer lots at the end of September 1995 was 88,400.

In this supplement, quarterly and annual data are provided for mobile homes placed, average sales prices, and dealers' inventories. These are shown for the United States and the four Census regions. The survey is conducted by the Bureau of the Census and sponsored by the Department of Housing and Urban Development.

The methodology for collecting information on new mobile homes for 1974 through 1979 involved contacting a sample of mobile home dealers each month within 137 geographic areas or primary sampling units. The dealers were requested to provide data on the number of mobile homes received from manufacturers, the number placed on a site for residential use, and the number held in inventory.

The methodology used after 1979 involves a monthly sample of new mobile homes shipped by manufacturers. The dealer to whom the sampled unit was shipped is contacted by telephone and asked about the status of the unit. This is done each month until that unit is reported as placed.

DEFINITIONS

A mobile home is defined as a movable dwelling, 8 feet or more wide and 40 feet or more long, designed to be towed on its own chassis, with transportation gear integral to the unit when it leaves the factory, and without need of a permanent foundation. These mobile homes include multi-wides, which are counted as single units, and expandable mobile homes. Excluded are travel trailers, motor homes, and modular housing.

Beginning in 1980, the average sales prices are computed from data for mobile homes sold at or before the time they are placed on a site. Prices (values) of mobile homes leased or sold after placement are not collected. The average sales price computation for mobile homes placed prior to 1980 included not only the sales price of those sold, but also the intended sales price of those for sale and the value of leased mobile homes.

RELATED STATISTICS

The series of shipments of mobile homes shown in table 5 of this report are estimates of new mobile homes shipped by manufacturers each month. These estimates differ from mobile home placements (shown in this supplement and in table 5) in that shipments to dealers may or may not be placed in the same month as they are shipped.

RELIABILITY OF ESTIMATES

The estimates in this supplement are based on a sample survey and may differ from the results that would have been obtained from a complete census using the same schedules and procedures. An estimate based on a sample survey is subject to both sampling error and nonsampling error. The accuracy of a survey result is determined by the joint effects of these errors. Sampling error reflects the fact that only a particular sample was surveyed rather than the entire population. Nonsampling errors can be attributed to many sources: inability to obtain information about all cases in the sample, definitional difficulties, differences in interpretation of questions, inability or unwillingness of respondents to provide correct information, and errors made in processing the data. These nonsampling errors also occur in complete censuses. Although no direct measurements of the biases have been obtained, it is believed that most of the important response and operational errors were detected in the course of reviewing the data for reasonableness and consistency. As derived for this report, the estimated relative standard errors include part of the effect of nonsampling errors, but do not measure any systematic biases in the data.

Each sample selected for the Survey of New Mobile Home Placements is one of a large number of similar probability samples that, by chance, might have been selected under the same specifications. Estimates derived from the different samples would differ from each other. The standard error, or sampling error, of a survey estimate is a measure of the precision with which an estimate from a particular sample approximates the average from all possible samples. Estimates of the standard errors for mobile home placements, average sales prices, and dealers' inventories have been computed from the sample data. They are presented in the tables in the form of average relative standard errors. The relative standard error equals the standard error divided by the estimated value to which it refers. For a more detailed description of sampling variability, see the appendix to this report.

Table S-1. New Mobile Homes Placed for Residential Use

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

Period	United States			Northeast			Midwest			South			West		
	Total ¹	Single wide	Double wide	Total ¹	Single wide	Double wide	Total ¹	Single wide	Double wide	Total ¹	Single wide	Double wide	Total ¹	Single wide	Double wide
ANNUAL DATA															
1985	283.4	192.9	88.8	20.2	16.2	4.0	38.6	30.3	8.3	187.6	131.7	55.7	36.9	14.6	20.9
1986	256.1	165.0	89.8	21.2	15.3	5.9	37.2	27.6	9.6	162.3	109.6	52.5	35.4	12.4	21.8
1987	239.2	148.5	89.2	23.6	16.6	6.9	40.0	27.6	12.4	145.5	94.6	50.6	30.1	9.6	19.3
1988	224.3	128.4	94.2	22.7	14.9	7.8	39.1	25.6	13.5	130.7	80.6	49.9	31.8	7.4	23.1
1989	202.8	107.4	93.7	20.2	12.4	7.8	39.1	23.9	15.1	112.8	64.6	47.8	30.6	6.4	22.9
1990	195.4	103.8	89.5	18.8	12.1	6.7	37.7	22.9	14.7	108.4	62.7	44.8	30.6	6.1	23.3
1991	174.3	94.6	77.8	14.3	9.1	5.2	35.4	21.6	13.8	97.6	58.2	38.4	27.0	5.8	20.3
1992	212.0	114.5	95.5	15.0	8.3	6.7	42.2	25.3	16.9	124.4	73.4	50.1	30.4	7.4	21.9
1993	242.5	127.0	112.4	15.4	8.6	6.7	44.5	24.7	19.7	146.7	83.8	61.5	35.9	9.9	24.4
1994	286.1	146.0	135.9	16.2	9.0	7.1	53.0	27.5	25.3	174.4	98.8	73.9	42.5	10.6	29.5
QUARTERLY DATA															
1988:															
1st quarter	44.3	26.4	17.5	2.6	1.8	0.8	5.2	3.6	1.6	29.9	19.0	10.8	6.5	2.0	4.3
2nd quarter	64.5	37.4	26.6	7.0	5.0	2.0	12.2	8.4	3.8	36.4	22.0	14.4	8.8	2.0	6.4
3rd quarter	60.2	34.0	25.8	6.6	4.2	2.4	12.0	7.6	4.4	33.3	20.6	12.6	8.4	1.6	6.4
4th quarter	55.3	30.6	24.3	6.4	3.8	2.6	9.6	6.0	3.7	31.1	19.1	12.0	8.1	1.7	6.0
1989:															
1st quarter	40.6	22.1	18.1	2.9	1.9	1.1	5.3	3.6	1.7	26.4	15.4	10.9	6.0	1.3	4.4
2nd quarter	55.2	29.0	25.8	5.3	3.0	2.3	11.2	6.8	4.4	30.5	17.0	13.4	8.2	2.2	5.7
3rd quarter	55.8	29.6	25.8	7.0	4.4	2.6	11.9	7.1	4.7	29.1	16.8	12.3	7.9	1.4	6.2
4th quarter	51.2	26.7	24.0	5.0	3.2	1.8	10.7	6.4	4.3	26.8	15.5	11.3	8.6	1.6	6.6
1990:															
1st quarter	38.9	21.4	17.1	2.0	1.2	0.8	5.8	4.0	1.7	25.1	14.8	10.3	6.0	1.4	4.3
2nd quarter	56.3	30.4	25.4	5.8	3.7	2.1	11.5	7.4	4.1	30.2	17.7	12.3	8.8	1.6	6.9
3rd quarter	55.1	29.0	25.3	6.9	4.6	2.2	11.1	6.5	4.6	28.5	16.3	11.8	8.6	1.5	6.7
4th quarter	45.2	23.0	21.6	4.2	2.6	1.6	9.3	5.0	4.3	24.6	13.9	10.4	7.2	1.5	5.3
1991:															
1st quarter	32.0	17.8	13.9	1.8	1.2	0.7	5.1	3.4	1.7	19.9	12.3	7.5	5.2	1.0	4.0
2nd quarter	46.5	26.0	20.1	3.6	2.5	1.2	10.1	6.1	3.9	25.7	15.8	9.5	7.1	1.5	5.4
3rd quarter	50.7	27.4	22.8	4.9	3.2	1.7	10.3	6.1	4.2	27.8	16.3	11.2	7.8	1.8	5.7
4th quarter	45.1	23.4	21.0	4.0	2.3	1.7	9.9	6.0	3.9	24.2	13.7	10.2	7.0	1.5	5.2
1992:															
1st quarter	43.3	24.7	18.3	2.0	1.3	0.7	6.8	4.3	2.5	28.1	17.0	10.9	6.4	2.1	4.2
2nd quarter	55.2	30.1	24.6	3.9	2.2	1.7	11.8	7.6	4.1	31.5	18.5	12.8	8.0	1.9	5.9
3rd quarter	56.6	29.7	26.2	4.5	2.5	2.1	12.2	6.8	5.4	31.7	18.6	12.9	8.2	1.9	5.9
4th quarter	56.9	30.0	26.4	4.5	2.4	2.2	11.5	6.6	4.9	33.0	19.3	13.5	7.8	1.7	5.9
1993:															
1st quarter	44.9	24.0	20.3	1.9	1.0	0.9	5.2	2.8	2.4	30.6	18.3	12.0	7.2	1.9	5.0
2nd quarter	66.4	35.4	30.2	5.1	3.2	1.8	12.4	7.1	5.3	39.4	22.1	16.9	9.5	2.9	6.2
3rd quarter	70.8	38.1	31.8	4.2	2.2	2.0	14.8	8.8	6.0	41.4	24.2	16.7	10.4	2.8	7.2
4th quarter	60.4	29.5	30.0	4.2	2.2	2.0	12.0	5.9	6.1	35.4	19.1	15.9	8.8	2.2	6.1
1994:															
1st quarter	54.1	28.6	24.6	1.9	1.1	0.8	8.4	4.8	3.6	35.7	20.4	15.0	8.2	2.4	5.3
2nd quarter	78.9	41.4	36.5	4.1	2.2	1.9	14.2	7.8	6.4	48.9	28.5	19.8	11.7	2.8	8.3
3rd quarter	77.3	40.0	36.2	5.6	3.2	2.3	15.3	7.8	7.5	45.0	26.5	18.1	11.4	2.5	8.3
4th quarter	75.8	35.9	38.6	4.7	2.6	2.1	15.1	7.1	7.9	44.8	23.3	21.0	11.2	2.9	7.6
1995:															
1st quarter	65.2	34.2	30.2	2.7	1.6	1.0	9.4	5.3	4.1	45.3	25.3	19.5	7.9	1.9	5.6
2nd quarter	80.8	43.3	36.6	3.4	1.9	1.5	14.0	8.0	6.1	52.9	30.6	21.9	10.4	2.8	7.1
3rd quarter	77.3	38.5	37.7	4.7	2.6	2.1	16.4	8.2	8.2	45.4	24.9	20.1	10.8	2.7	7.3
AVERAGE RELATIVE STANDARD ERRORS²															
Annual (percent) . .	1	2	1	4	7	5	2	4	3	1	2	2	2	6	3
Quarterly (percent) . .	2	3	2	10	15	13	5	8	6	2	4	3	5	13	6

¹Includes mobile homes with more than two sections.²Average Relative Standard Errors (Avg. RSE): Annual—Avg. RSE for the last 2 years; Quarterly—Avg. RSE for the latest 2-quarter period (quarter 1-quarter 2 or quarter 3-quarter 4).³Revised.

Table S-2. Average Sales Price of New Mobile Homes Placed for Residential Use

[Dollars]

Period	United States			Northeast			Midwest			South			West		
	Total ¹	Single wide	Double wide	Total ¹	Single wide	Double wide	Total ¹	Single wide	Double wide	Total ¹	Single wide	Double wide	Total ¹	Single wide	Double wide
ANNUAL DATA															
1985	21,800	17,800	30,100	22,700	20,300	32,800	21,500	18,900	30,900	20,400	17,000	28,600	28,700	19,800	33,300
1986	22,400	17,800	30,800	24,400	20,900	33,700	21,800	18,600	31,100	20,700	16,800	29,100	29,900	20,400	34,100
1987	23,700	18,400	32,400	25,600	21,200	36,500	23,700	19,400	33,300	21,900	17,400	30,500	31,000	20,500	35,000
1988	25,100	18,600	33,600	27,000	22,100	36,900	24,600	19,600	34,000	22,700	17,300	31,700	33,900	21,500	36,500
1989	27,200	19,600	35,700	30,200	24,200	39,900	26,700	20,900	35,600	24,100	17,900	32,700	37,800	22,300	40,800
1990	27,800	19,800	36,600	30,000	24,500	40,300	27,000	20,900	36,400	24,500	18,300	33,000	39,300	22,000	42,600
1991	27,700	19,900	36,900	30,400	23,900	42,300	27,600	21,400	37,000	24,500	18,300	33,600	38,600	23,700	41,500
1992	28,400	20,600	37,200	30,900	22,700	41,200	28,800	22,800	37,800	25,400	19,200	33,900	39,000	24,000	43,000
1993	30,500	21,900	39,600	32,000	23,800	42,700	31,400	24,400	40,100	27,700	20,600	37,100	40,500	25,400	44,600
1994	33,500	23,900	42,900	33,900	25,200	45,400	34,600	26,200	43,700	30,500	22,700	40,500	44,600	28,100	48,000
QUARTERLY DATA															
1988: 1st quarter	23,400	17,800	31,600	25,200	22,300	32,800	23,200	19,400	32,000	21,600	16,700	30,300	31,300	22,000	34,400
2nd quarter	24,400	18,300	32,500	25,700	22,000	35,400	24,000	19,400	33,800	22,100	16,800	30,200	33,700	21,800	36,000
3rd quarter	26,100	19,000	34,800	27,800	22,300	37,700	25,000	19,800	33,900	23,700	17,900	33,200	35,700	21,100	37,700
4th quarter	26,100	19,000	35,000	28,400	21,900	38,400	25,600	19,900	35,100	23,700	17,900	33,200	34,400	21,000	37,100
1989: 1st quarter	26,300	19,400	34,600	32,200	26,000	42,700	25,900	21,300	36,200	23,500	17,900	31,800	36,100	22,800	38,600
2nd quarter	26,600	19,000	34,700	29,000	22,900	37,100	26,300	20,300	35,600	23,900	17,600	32,000	35,500	21,100	39,400
3rd quarter	27,900	20,200	36,200	30,700	24,000	41,900	27,000	21,400	35,100	24,500	18,400	33,100	39,500	24,100	40,900
4th quarter	27,900	19,600	37,200	29,600	24,700	38,800	27,100	20,800	36,200	24,300	17,800	33,800	39,700	22,300	43,300
1990: 1st quarter	26,700	19,200	36,100	31,200	25,600	39,600	25,300	19,800	37,700	24,000	18,300	32,700	37,900	21,000	42,800
2nd quarter	27,600	19,900	36,500	30,000	24,200	40,700	26,200	21,000	35,500	24,400	18,600	32,800	39,100	20,900	42,600
3rd quarter	28,000	20,000	36,600	29,300	24,400	39,900	27,200	20,900	36,100	24,700	18,300	33,300	39,000	22,000	41,500
4th quarter	28,600	19,900	37,100	30,400	24,600	40,600	28,700	21,600	37,000	24,800	18,000	33,300	41,100	24,200	43,800
1991: 1st quarter	26,600	18,700	36,300	27,400	20,500	43,100	25,700	20,400	35,900	23,600	17,600	33,400	39,100	24,300	41,200
2nd quarter	27,600	20,200	36,800	30,000	25,100	41,400	27,600	21,200	37,300	24,500	18,700	33,500	37,800	23,200	41,500
3rd quarter	28,000	20,200	36,900	31,400	24,400	44,600	28,100	22,000	36,800	24,400	18,300	33,200	38,600	23,600	42,000
4th quarter	28,400	20,000	37,200	31,000	23,700	40,300	27,900	21,700	37,500	25,300	18,300	34,500	38,900	24,000	41,300
1992: 1st quarter	26,700	19,900	35,800	27,800	21,100	39,900	26,500	21,000	36,500	24,500	19,100	33,100	36,500	23,800	42,000
2nd quarter	27,600	20,400	36,200	30,800	23,000	40,600	27,800	22,900	36,900	24,600	18,800	32,700	38,100	24,200	41,900
3rd quarter	29,100	21,000	37,600	32,500	24,200	42,600	29,800	23,400	37,700	25,500	19,500	33,800	40,600	23,800	44,100
4th quarter	29,700	20,900	38,600	30,600	21,500	40,700	30,300	23,500	39,400	26,800	19,600	35,700	40,200	24,100	43,500
1993: 1st quarter	28,700	20,300	38,000	31,000	21,300	42,200	30,000	22,500	39,100	26,000	19,500	35,600	38,800	23,800	42,400
2nd quarter	29,800	21,800	38,500	30,800	23,600	43,500	30,700	24,100	39,600	27,300	20,400	35,900	39,000	25,300	43,700
3rd quarter	30,900	22,000	40,700	32,500	23,700	42,500	31,200	25,000	40,400	28,000	20,400	38,700	41,000	25,500	45,200
4th quarter	32,300	23,100	40,500	33,500	25,600	42,300	33,000	24,800	40,600	29,300	21,900	38,000	42,900	27,100	46,400
1994: 1st quarter	32,100	22,700	42,200	33,500	25,600	45,800	32,700	25,300	42,900	29,300	21,400	39,800	44,600	27,900	48,300
2nd quarter	32,800	23,700	42,400	34,300	25,500	44,900	33,500	26,200	42,700	29,900	22,300	40,200	43,800	28,500	47,300
3rd quarter	33,600	24,300	43,100	33,900	24,800	46,000	35,500	26,600	44,700	30,100	23,200	39,700	45,000	28,000	48,200
4th quarter	34,900	24,500	43,700	33,700	25,400	45,000	35,800	26,400	44,000	32,400	23,500	41,900	45,100	28,000	48,400
1995: 1st quarter	34,800	25,300	44,900	35,700	27,600	49,400	34,500	26,800	44,900	32,800	24,600	43,400	46,100	29,500	49,500
2nd quarter	35,100	26,000	45,200	36,800	29,000	46,800	35,000	27,200	45,500	33,000	25,100	43,400	46,100	30,800	50,300
3rd quarter	36,600	26,800	45,700	37,000	28,000	48,500	37,500	28,600	46,500	33,800	25,700	43,500	47,300	30,800	50,400
AVERAGE RELATIVE STANDARD ERRORS²															
Annual (percent) . .	1	1	1	3	5	3	1	2	2	1	1	1	2	4	2
Quarterly (percent) . .	1	2	2	8	10	12	3	5	4	2	3	3	4	11	4

¹Includes mobile homes with more than two sections.²Average Relative Standard Errors (Avg. RSE): Annual—Avg. RSE for the last 2 years; Quarterly—Avg. RSE for the latest 2-quarter period (quarter 1-quarter 2 or quarter 3-quarter 4).³Revised.

Table S-3. **New Mobile Homes on Dealer Lots at End of Period**

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

Period	United States			Northeast			Midwest			South			West		
	Total ¹	Single wide	Double wide	Total ¹	Single wide	Double wide	Total ¹	Single wide	Double wide	Total ¹	Single wide	Double wide	Total ¹	Single wide	Double wide
ANNUAL DATA															
1985	77.6	56.8	20.6	4.3	3.6	0.7	9.6	7.8	1.8	55.1	41.8	13.1	8.6	3.6	4.9
1986	67.1	46.5	20.2	5.3	4.2	1.1	10.0	7.8	2.3	45.3	32.3	13.0	6.4	2.2	3.9
1987	60.6	38.5	21.7	5.5	4.0	1.5	9.3	6.5	2.7	39.2	26.2	12.9	6.6	1.8	4.5
1988	58.0	35.1	22.5	5.7	3.7	2.0	10.9	7.6	3.3	34.9	21.8	12.9	6.5	2.0	4.3
1989	55.5	33.3	22.0	5.5	3.6	1.9	10.6	7.1	3.5	33.1	20.7	12.3	6.3	1.9	4.3
1990	49.0	28.3	20.1	4.1	2.8	1.3	9.9	6.3	3.6	29.2	18.2	10.8	5.8	1.1	4.5
1991	49.3	28.9	20.1	4.4	2.8	1.6	10.0	6.7	3.2	29.1	18.0	10.9	5.9	1.4	4.4
1992	50.9	28.7	21.7	3.9	2.4	1.5	9.1	5.2	4.0	31.7	19.4	11.9	6.2	1.7	4.3
1993	61.4	34.6	26.1	4.2	2.4	1.8	10.6	6.2	4.4	39.2	24.3	14.7	7.3	1.7	5.2
1994	72.3	38.6	32.6	3.9	2.3	1.5	12.4	6.8	5.5	47.4	27.0	20.0	8.6	2.4	5.5
QUARTERLY DATA															
1988: 1st quarter	61.5	38.4	22.7	6.7	4.9	1.8	10.8	7.5	3.3	37.4	24.3	13.0	6.6	1.8	4.6
2nd quarter	60.3	37.5	22.5	6.7	4.5	2.2	10.5	7.0	3.4	36.3	24.0	12.2	6.8	2.0	4.6
3rd quarter	58.0	36.2	21.5	6.3	4.2	2.1	10.0	7.1	3.0	35.5	23.3	12.2	6.1	1.8	4.2
4th quarter	58.0	35.1	22.5	5.7	3.7	2.0	10.9	7.6	3.3	34.9	21.8	12.9	6.5	2.0	4.3
1989: 1st quarter	62.6	37.0	25.3	6.7	4.3	2.4	13.0	8.5	4.5	35.8	22.2	13.5	7.0	2.0	4.9
2nd quarter	62.1	37.4	24.4	7.3	5.1	2.2	12.2	8.1	4.0	35.9	22.6	13.2	6.8	1.6	5.0
3rd quarter	56.9	34.2	22.4	6.2	4.3	1.9	11.8	8.0	3.7	32.7	20.2	12.3	6.2	1.7	4.4
4th quarter	55.5	33.3	22.0	5.5	3.6	1.9	10.6	7.1	3.5	33.1	20.7	12.3	6.3	1.9	4.3
1990: 1st quarter	59.0	34.3	24.2	6.5	4.2	2.3	12.3	8.1	4.2	33.2	20.4	12.6	6.9	1.6	5.1
2nd quarter	55.4	31.6	23.2	6.2	4.1	2.1	11.3	7.0	4.2	31.5	19.2	11.9	6.4	1.3	4.9
3rd quarter	49.8	28.5	20.8	4.3	2.7	1.6	10.8	6.8	4.0	29.1	17.9	11.0	5.5	1.0	4.2
4th quarter	49.0	28.3	20.1	4.1	2.8	1.3	9.9	6.3	3.6	29.2	18.2	10.8	5.8	1.1	4.5
1991: 1st quarter	52.8	29.9	22.3	4.8	3.4	1.4	11.3	7.2	4.0	29.5	17.9	11.3	7.2	1.3	5.6
2nd quarter	53.3	30.2	22.5	5.1	3.4	1.7	10.9	6.9	3.9	30.7	18.7	11.8	6.6	1.2	5.1
3rd quarter	50.6	29.1	21.0	4.6	2.9	1.7	11.2	7.5	3.7	29.2	17.9	11.1	5.6	0.8	4.5
4th quarter	49.3	28.9	20.1	4.4	2.8	1.6	10.0	6.7	3.2	29.1	18.0	10.9	5.9	1.4	4.4
1992: 1st quarter	50.5	27.9	22.2	4.6	2.6	1.9	10.7	6.8	3.9	28.6	17.2	11.2	6.6	1.3	5.1
2nd quarter	47.9	25.4	22.1	4.7	2.8	1.9	9.9	5.6	4.3	27.0	15.7	11.1	6.3	1.4	4.7
3rd quarter	47.3	25.1	21.6	4.5	2.7	1.8	8.6	4.7	3.9	28.4	16.5	11.6	5.8	1.2	4.3
4th quarter	50.9	28.7	21.7	3.9	2.4	1.5	9.1	5.2	4.0	31.7	19.4	11.9	6.2	1.7	4.3
1993: 1st quarter	60.6	33.6	26.3	4.6	2.9	1.7	12.5	7.1	5.4	36.4	21.8	14.2	7.1	1.8	5.0
2nd quarter	58.6	32.8	25.1	4.1	2.6	1.5	11.6	6.5	5.1	35.5	21.8	13.5	7.3	2.0	5.1
3rd quarter	55.1	30.0	24.4	4.6	2.9	1.7	10.1	5.3	4.8	34.2	20.5	13.4	6.2	1.3	4.5
4th quarter	61.4	34.6	26.1	4.2	2.4	1.8	10.6	6.2	4.4	39.2	24.3	14.7	7.3	1.7	5.2
1994: 1st quarter	70.2	37.9	31.4	4.6	2.8	1.8	13.4	7.6	5.8	43.2	25.3	17.6	9.0	2.3	6.3
2nd quarter	70.5	36.6	33.0	4.7	2.8	1.8	14.2	8.0	6.2	43.0	23.5	19.1	8.7	2.3	5.9
3rd quarter	70.0	35.7	33.0	4.1	2.5	1.6	13.3	7.3	6.1	44.3	23.8	20.0	8.3	2.1	5.3
4th quarter	72.3	38.6	32.6	3.9	2.3	1.5	12.4	6.8	5.5	47.4	27.0	20.0	8.6	2.4	5.5
1995: 1st quarter	80.1	41.4	37.5	4.5	2.8	1.6	15.0	7.5	7.5	49.7	28.2	21.2	10.9	2.9	7.1
2nd quarter	85.0	43.1	40.6	5.1	3.2	1.9	16.9	8.4	8.4	50.6	28.1	22.1	12.5	3.3	8.2
3rd quarter	88.4	45.4	41.8	4.6	2.6	2.0	15.9	8.3	7.6	55.6	31.2	24.0	12.4	3.4	8.2
AVERAGE RELATIVE STANDARD ERRORS²															
End of period .. (percent) ..	2	3	2	8	12	11	4	7	5	2	4	3	5	11	5

¹Includes mobile homes with more than two sections.²Average Relative Standard Errors: Average for the latest 2-quarter period (quarter 1-quarter 2 or quarter 3-quarter 4).

*Revised.