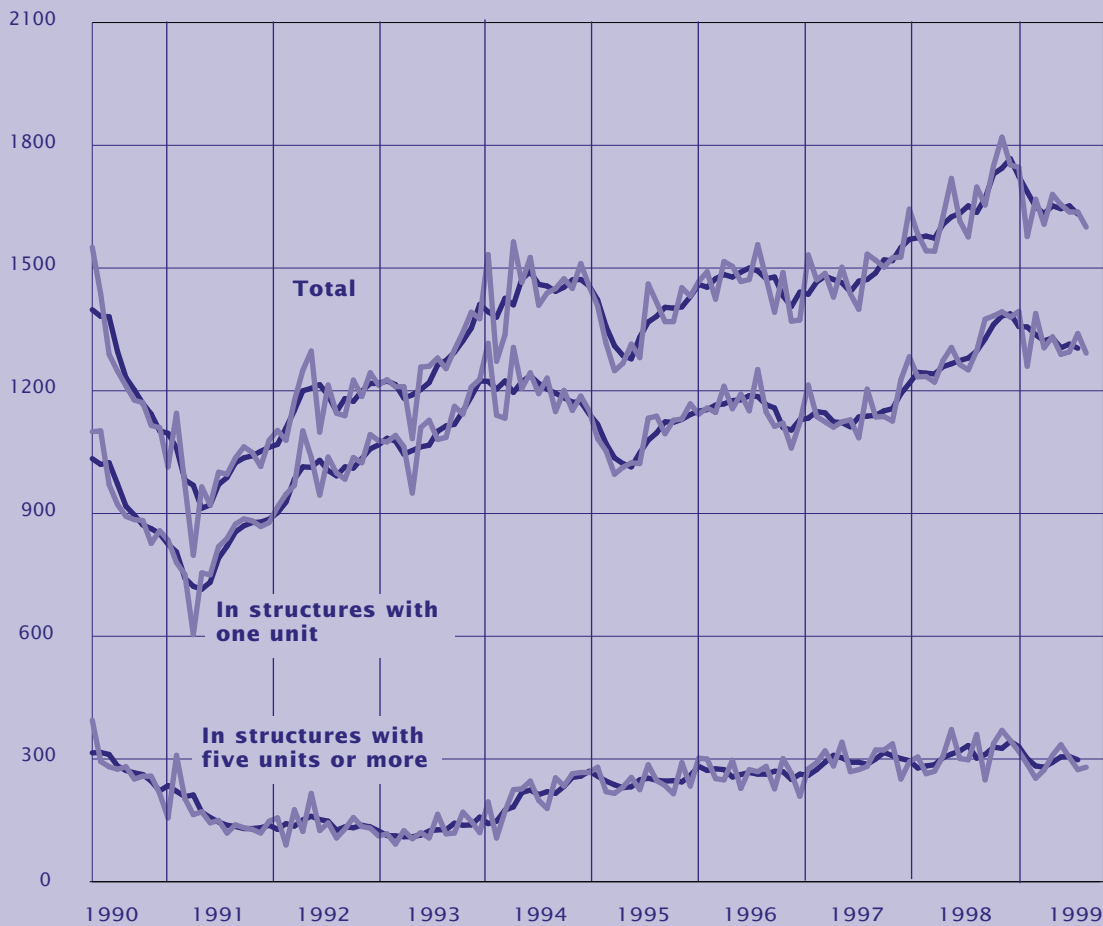


Housing Starts

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.
Source: U.S. Census Bureau, Housing Starts.

Questions regarding these data may be directed to Residential Construction Branch, Manufacturing and Construction Division, telephone: 301-457-1321.
For sale by the Superintendent of Documents, U.S. Government Printing Office, Washington, DC 20402.



HOUSING STARTS AND BUILDING PERMITS

Privately owned housing starts in November 1999 were at a seasonally adjusted annual rate of 1,600,000; this is 2 (± 6) percent below the revised October rate of 1,637,000 but 3 (± 7) percent below the November 1998 figure of 1,654,000.

Single-family housing starts in November 1999 were at a rate of 1,292,000; this is 4 (± 6) percent above the October figure of 1,340,000. The November rate for units in buildings with five units or more was 280,000. The November rate for units in buildings with two to four units was 28,000.

During the first 11 months of this year, 1,549,300 housing units were started compared with 1,497,300 units for the same period in 1998. This is an increase of 3 (± 2) percent.

New privately owned housing construction was authorized in November in the 19,000 permit-issuing places at a seasonally adjusted annual rate of 1,614,000 units; this is 1 (± 1) percent above the revised October rate of 1,594,000, but 4 (± 1) percent below the November 1998 figure of 1,688,000.

Single-family authorizations in November 1999 were at a rate of 1,190,000; this is 1 (± 1) percent above the October figure of 1,178,000. Authorizations of units in buildings with five units or more were at a rate of 357,000 in November this is 1 percent above the October figure of 354,000. The November rate of permit-authorized units in buildings with two to four units was 67,000.

During the first 11 months of this year, 1,521,200 housing units were authorized by building permits in the 19,000 places compared with 1,479,600 units for the same period in 1998. This is an increase of 3 (± 1) percent.

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 5 months to establish an underlying trend for total starts and 3 months for building permit authorizations.

The statistics in this report are estimated from sample surveys and are subject to sampling variability as well as nonsampling error including bias and variance from response, nonreporting, and undercoverage. Estimated 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 are 90-percent confidence intervals and account for only sampling variability. If a range contains zero, it is uncertain whether there was an increase or decrease; that is, the change is not statistically significant. For any comparison cited without a confidence interval, the change is statistically significant. Explanations of confidence intervals and sampling variability appear in the appendix to the April 1999 Current Construction Reports, C20/99-4. 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 manufactured home units. Manufactured home statistics are available through the Internet at: www.census.gov/const/www/mhsindex.html. For further information on these data, contact Construction Expenditures Branch, Manufacturing and Construction Division, telephone 301-457-1605.

HISTORICAL DATA

Historical data on housing starts and residential permit authorizations are available from Residential Construction Branch, Manufacturing and Construction Division, U.S. Census Bureau, Washington, DC 20233-6900. Telephone 301-457-1321.

A list of tables and special supplements is shown below:

Title	C20 issues				
	99-10	99-7	99-4	99-1	98-10
New privately owned housing units started, by purpose of construction (quarterly and annual data).....	99-10	99-7	99-4	99-1	98-10
Total time from start of construction to completion of private residential buildings (annual data)	99-3	98-3	97-3	96-3	95-3
Total time from authorization of construction to start for private residential buildings (annual data)	99-3	98-3	97-3	96-3	95-3
New privately owned housing units, by intended use and design at time of start (annual data)	99-2	98-2	97-2	96-2	95-2

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 MSAs ¹	Outside MSAs 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																			
1997: January	1,382	1,046	64	272	(NA)	(NA)	160	121	39	295	215	80	590	458	132	337	252	85	
February	1,445	1,070	65	310	(NA)	(NA)	173	116	57	301	216	85	609	459	150	362	279	83	
March	1,436	1,031	66	339	(NA)	(NA)	153	114	39	300	218	82	647	446	201	336	253	83	
April	1,421	1,054	70	297	(NA)	(NA)	129	105	24	312	228	84	646	466	180	334	255	79	
May	1,414	1,046	65	303	(NA)	(NA)	132	107	25	289	216	73	618	456	162	375	267	108	
June	1,402	1,057	67	278	(NA)	(NA)	141	111	30	301	222	79	624	467	157	336	257	79	
July	1,440	1,050	74	316	(NA)	(NA)	136	109	27	287	214	73	658	459	199	359	268	91	
August	1,449	1,061	65	323	(NA)	(NA)	141	107	34	309	221	88	626	462	164	373	271	102	
September	1,494	1,091	67	336	(NA)	(NA)	138	112	26	304	221	83	654	472	182	398	286	112	
October	1,499	1,098	76	325	(NA)	(NA)	134	114	20	295	218	79	677	485	192	391	281	110	
November	1,469	1,093	62	314	(NA)	(NA)	141	110	31	297	220	77	652	487	165	379	276	103	
December	1,456	1,080	77	299	(NA)	(NA)	149	117	32	307	238	69	621	461	160	379	264	115	
1998: January	1,578	1,165	68	345	(NA)	(NA)	176	134	42	341	259	82	662	486	176	399	286	113	
February	1,661	1,200	77	384	(NA)	(NA)	171	143	28	376	270	106	706	502	204	408	285	123	
March	1,606	1,162	72	372	(NA)	(NA)	151	126	25	318	234	84	750	510	240	387	292	95	
April	1,529	1,155	57	317	(NA)	(NA)	140	119	21	306	240	66	674	498	176	409	298	111	
May	1,549	1,174	64	311	(NA)	(NA)	142	114	28	318	245	73	713	525	188	376	290	86	
June	1,531	1,143	73	315	(NA)	(NA)	151	121	30	307	233	74	680	505	175	393	284	109	
July	1,626	1,191	74	361	(NA)	(NA)	160	119	41	315	237	78	744	530	214	407	305	102	
August	1,670	1,202	72	396	(NA)	(NA)	158	124	34	312	240	72	800	550	250	400	288	112	
September	1,569	1,171	70	328	(NA)	(NA)	159	119	40	320	240	80	708	521	187	382	291	91	
October	1,726	1,210	69	447	(NA)	(NA)	174	122	52	336	254	82	801	534	267	415	300	115	
November	1,688	1,254	63	371	(NA)	(NA)	178	132	46	338	271	67	723	542	181	449	309	140	
December	1,708	1,296	77	335	(NA)	(NA)	177	138	39	399	294	105	733	567	166	399	297	102	
1999: January	1,778	1,279	79	420	(NA)	(NA)	169	133	36	324	257	67	833	564	269	452	325	127	
February	1,738	1,306	72	360	(NA)	(NA)	181	151	30	352	275	77	810	575	235	395	305	90	
March	1,654	1,242	69	343	(NA)	(NA)	163	123	40	356	264	92	744	552	192	391	303	88	
April	1,572	1,214	67	291	(NA)	(NA)	162	128	34	338	256	82	692	532	160	380	298	82	
May	1,591	1,243	59	289	(NA)	(NA)	155	128	27	338	253	85	692	554	138	406	308	98	
June	1,641	1,241	64	336	(NA)	(NA)	167	121	46	330	250	80	736	544	192	408	326	82	
July	1,641	1,247	63	331	(NA)	(NA)	157	124	33	323	250	73	761	558	203	400	315	85	
August	1,619	1,210	66	343	(NA)	(NA)	157	124	33	333	256	77	746	549	197	383	281	102	
September	1,506	1,171	63	272	(NA)	(NA)	147	114	33	333	258	75	664	520	144	362	279	83	
October ^r	1,594	1,178	62	354	(NA)	(NA)	142	111	31	328	258	70	751	529	222	373	280	93	
November ^p	1,614	1,190	67	357	(NA)	(NA)	163	118	45	353	259	94	721	532	189	377	281	96	
AVERAGE RELATIVE STANDARD ERRORS³																			
Annual (percent)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Monthly (percent)	1	(Z)	3	7	1	(Z)	3	2	2	3	1	1	3	1	1	2	1	1	1
Year to date . . . (percent)	(Z)	(Z)	2	3	(Z)	(Z)	2	3	2	7	7	5	3	5	(Z)	(Z)	3	(Z)	(Z)

NA Not available. ^pPreliminary. ^rRevised. X Not applicable. Z Less than 0.5 percent.

¹Metropolitan statistical areas.

²Reflects revisions not distributed to months.

³Average Relative Standard Errors (Avg. RSE): Annual—RSE for the latest year; Year to date—Avg. RSE for the current period and the same period last year; Monthly—Avg. RSE for the latest 6-month period (January through June or July through December).

Table 5. 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						
1999											
August	112.4	119.4	115.2	110.2	106.7	107.2	116.6	115.5	119.6	108.7	112.2
September ^r	105.0	105.4	113.8	99.2	103.3	108.7	107.8	110.8	111.0	101.1	104.2
October ^r	106.3	102.3	114.8	101.1	98.8	117.1	116.6	106.9	122.1	102.9	101.6
November ^p	95.1	109.2	91.7	92.4	86.6	104.5	107.0	101.8	94.8	94.8	84.3

^pPreliminary. ^rRevised.

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.

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

Table 6. 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						
1999											
August	109	113	115	106	108	107	109	113	116	107	104
September	106	106	109	99	104	108	116	105	112	103	108
October ^r	100	104	105	92	95	110	108	105	110	97	98
November ^p	90	95	90	87	84	98	95	97	95	88	84

^pPreliminary. ^rRevised.

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.

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