

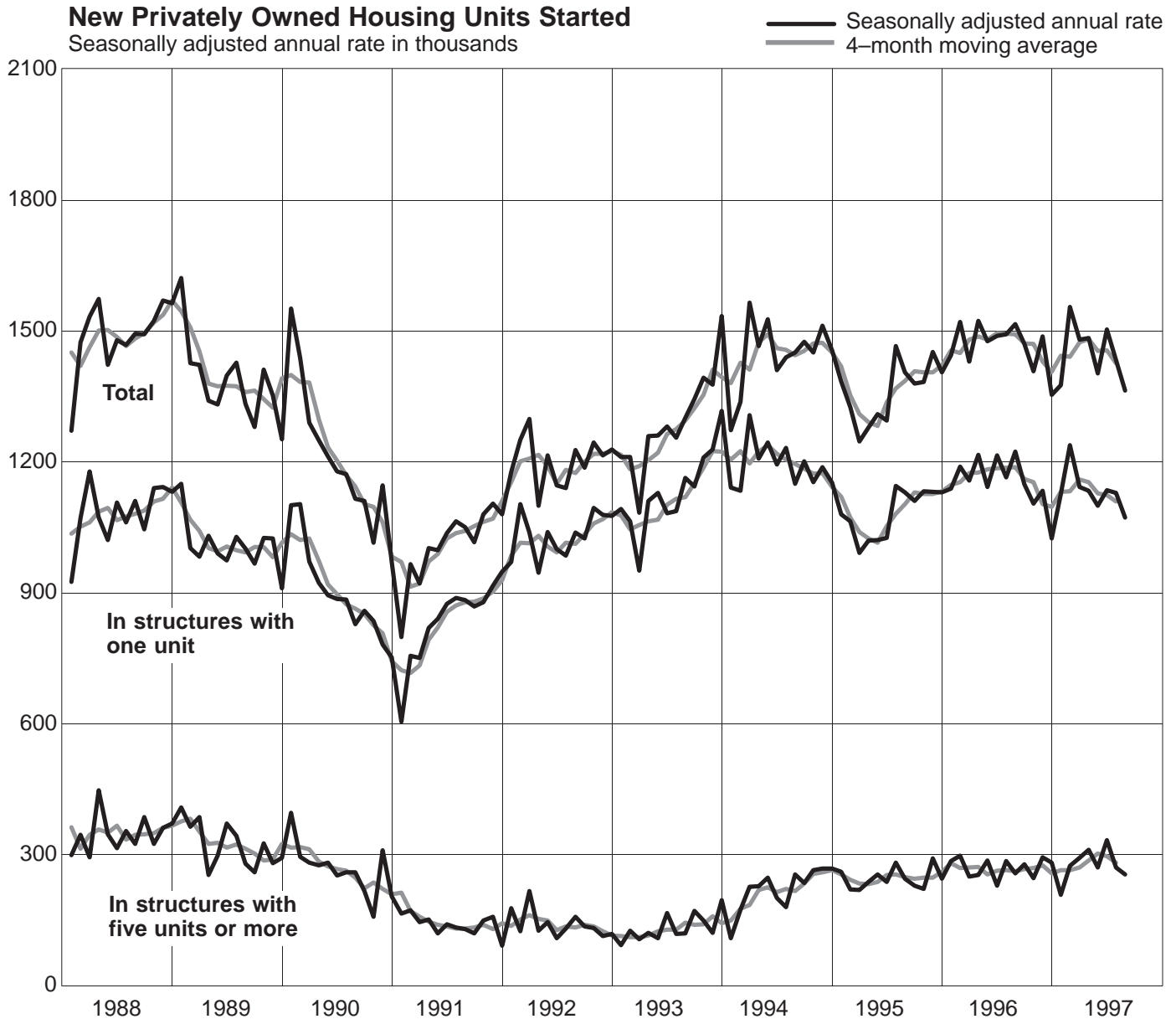
Housing Starts

AUGUST 1997



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

C20/97-8
 Issued September 1997



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

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

HOUSING STARTS AND BUILDING PERMITS

Privately owned housing starts in August 1997 were at a seasonally adjusted annual rate of 1,363,000; this is 5 (± 5) percent below the revised July rate of 1,432,000 and 10 (± 5) percent below the August 1996 rate of 1,515,000.

Single-family housing starts in August 1997 were at a rate of 1,072,000; this is 5 (± 5) percent below the July figure of 1,128,000. The August rate for units in buildings with five units or more was 253,000. The August rate for units in buildings with two to four units was 38,000.

During the first 8 months of this year, 972,500 housing units were started compared with 1,012,700 units for the same period in 1996. This is a decrease of 4 (± 1) percent.

New privately owned housing construction was authorized in August in the 19,000 permit-issuing places at a seasonally adjusted annual rate of 1,391,000; this is 2 (± 1) percent below the revised July rate of 1,414,000 and 1 (± 1) percent below the August 1996 figure of 1,405,000.

Single-family authorizations in August 1997 were at a rate of 1,027,000, this is virtually unchanged (± 1 percent) from the July figure of 1,030,000. Authorizations of units in buildings with five units or more were at a rate of 295,000 in August. The August rate of permit-authorized units in buildings with two to four units was 69,000.

During the first 8 months of this year, 960,800 housing units were authorized by permits in the 19,000 places compared with 980,900 units for the same period in 1996. This is a decrease of 2 (± 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 4 months to establish an underlying trend for total starts, 3 months for building permit authorizations, and 2 months for mobile home shipments.

Except for those in mobile home shipments, 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 1997 Current Construction Reports, C20/97-4. 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 mobile home units. Mobile home statistics are shown in Table 5.

HISTORICAL DATA

Historical data on housing starts and residential permit authorizations are available from Residential Construction Branch, Manufacturing and Construction Division, Bureau of the Census, Washington, DC 20233-6900. 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).....	97-7	97-4	97-1	96-10	96-7
Total time from start of construction to completion of private residential buildings (annual data).....	97-3	96-3	95-3	94-3	93-3
Total time from authorization of construction to start for private residential buildings (annual data).....	97-3	96-3	95-3	94-3	93-3
New privately owned housing units, by intended use and design at time of start (annual data).....	97-2	96-2	95-2	94-2	93-2
New mobile homes (quarterly and annual data).....	97-6	97-5	97-4	96-12	96-9

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 MSAs ¹	Outside MSAs ¹	North-east	Midwest	South	West
		1 unit	2 units	3 and 4 units	5 units or more						
ANNUAL DATA											
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	1,354.1	1,076.2	14.3	19.4	244.1	1,106.4	247.6	117.7	290.1	615.0	331.3
1996	1,476.8	1,160.9	16.4	28.8	270.8	1,211.4	265.5	132.1	321.5	661.9	361.4
MONTHLY DATA											
Not Seasonally Adjusted											
1996: January	90.7	68.9	0.3	0.8	20.6	77.5	13.1	5.0	14.7	43.8	27.2
February	95.9	74.2	0.9	1.1	19.7	83.0	13.0	6.1	13.8	46.9	29.0
March	116.0	96.9	1.0	1.0	17.1	92.9	23.1	10.0	24.0	54.5	27.4
April	146.6	117.9	2.0	3.4	23.3	121.1	25.4	13.1	31.8	64.3	37.3
May	143.9	111.6	1.6	3.0	27.7	117.3	26.5	12.6	33.6	65.2	32.5
June	138.0	115.0	1.6	3.3	18.2	109.7	28.2	13.4	30.9	58.6	35.1
July	137.5	109.1	1.2	3.1	24.2	110.7	26.8	12.3	34.9	59.2	31.1
August	144.2	115.6	1.2	2.0	25.4	117.5	26.7	12.9	35.3	59.2	36.7
September	128.7	99.3	1.9	1.9	25.6	104.0	24.7	13.0	28.6	57.6	29.5
October	130.8	101.0	2.1	2.9	24.8	106.5	24.3	13.9	29.8	54.0	33.0
November	111.5	82.6	1.6	4.3	23.0	93.1	18.4	10.1	26.6	51.0	23.9
December	93.1	68.8	1.1	1.9	21.3	78.0	15.1	9.7	17.4	47.4	18.6
1997: January	82.2	66.6	0.6	1.5	13.5	72.1	10.1	8.5	10.5	39.8	23.3
February	94.7	75.1	1.4	1.1	17.1	81.8	12.9	6.2	16.3	47.4	24.8
March	120.4	96.1	0.9	2.6	20.7	101.6	18.8	11.1	22.3	55.5	31.4
April	142.3	109.5	1.8	2.2	28.9	117.1	25.2	13.1	28.4	68.6	32.2
May	136.3	106.2	1.2	1.9	27.0	110.6	25.7	11.7	31.5	58.8	34.4
June ^e	140.4	108.8	1.4	2.6	27.5	114.4	26.0	11.6	31.9	62.3	34.5
July ^f	131.5	105.6	1.8	1.4	22.7	108.1	23.4	14.4	28.6	57.7	30.8
August ^p	124.8	98.2	1.1	2.2	23.4	102.8	22.0	11.2	28.0	55.2	30.3
Year to date: 1996	1,012.7	809.1	9.8	17.8	176.1	829.8	183.0	85.4	219.0	451.9	256.4
1997	972.5	766.1	10.1	15.5	180.8	808.3	164.1	87.9	197.6	445.2	241.8
Seasonally Adjusted Annual Rate											
1996: January	1,444	1,138	22		284	(NA)	(NA)	100	329	621	394
February	1,520	1,188	35		297	(NA)	(NA)	130	317	655	418
March	1,429	1,156	24		249	(NA)	(NA)	139	322	631	337
April	1,522	1,215	55		252	(NA)	(NA)	138	325	665	394
May	1,476	1,142	48		286	(NA)	(NA)	128	322	680	346
June	1,488	1,214	46		228	(NA)	(NA)	126	300	686	376
July	1,492	1,164	44		284	(NA)	(NA)	129	355	670	338
August	1,515	1,222	37		256	(NA)	(NA)	131	337	671	376
September	1,470	1,148	45		277	(NA)	(NA)	140	309	682	339
October	1,407	1,104	58		245	(NA)	(NA)	138	287	617	365
November	1,486	1,133	60		293	(NA)	(NA)	128	330	672	356
December	1,353	1,024	48		281	(NA)	(NA)	139	300	641	273
1997: January	1,375	1,125	43		207	(NA)	(NA)	182	260	589	344
February	1,554	1,237	44		273	(NA)	(NA)	135	386	671	362
March	1,479	1,142	45		292	(NA)	(NA)	150	301	653	375
April	1,483	1,133	40		310	(NA)	(NA)	136	292	707	348
May	1,402	1,098	34		270	(NA)	(NA)	120	301	617	364
June ^e	1,503	1,134	37		332	(NA)	(NA)	114	307	715	367
July ^f	1,432	1,128	35		269	(NA)	(NA)	146	286	661	339
August ^p	1,363	1,072	38		253	(NA)	(NA)	118	276	643	326
AVERAGE RELATIVE STANDARD ERRORS²											
Annual (percent)	1	1	7	8	2	1	3	1	2	2	1
Monthly (percent)	2	2	12	11	9	3	7	7	6	4	4
Year to date (percent)	1	1	9	6	3	1	4	1	2	2	1

NA Not available. ^pPreliminary. ^rRevised.¹Metropolitan statistical areas.²Average Relative Standard Errors (Avg. RSE): Annual—Avg. RSE for the last 2 years; 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 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 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
ANNUAL DATA																			
17,000-Place Series																			
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	1,332.5	997.3	32.2	31.5	271.5	1,116.8	215.8	124.2	104.5	19.7	296.6	220.5	76.1	583.2	430.3	152.9	328.5	241.9	86.5
1996	1,425.6	1,069.5	33.6	32.2	290.3	1,200.0	225.6	136.9	108.8	28.1	317.8	236.6	81.3	623.4	468.5	155.0	347.4	255.6	91.8
MONTHLY DATA																			
Not Seasonally Adjusted																			
1995: January	78.0	58.2	1.8	2.0	16.1	67.3	10.7	7.4	6.2	1.2	12.3	8.6	3.7	40.1	29.1	11.0	18.3	14.3	4.0
February	80.4	59.8	2.0	1.3	17.3	69.4	11.1	5.6	4.7	0.9	13.7	10.4	3.3	38.7	28.9	9.8	22.5	15.8	6.6
March	111.5	85.1	3.0	2.9	20.5	93.6	17.9	10.5	8.8	1.7	23.8	18.5	5.3	52.7	39.1	13.6	24.5	18.8	5.8
April	109.7	83.1	2.8	2.5	21.3	90.5	19.3	11.4	9.5	1.9	25.2	19.4	5.8	46.6	34.9	11.7	26.5	19.3	7.2
May	122.8	95.9	3.3	2.6	21.1	101.4	21.4	12.4	11.0	1.4	29.3	22.7	6.6	51.0	39.1	11.9	30.1	23.1	7.0
June	129.3	97.4	3.2	3.4	25.3	106.6	22.8	12.4	10.6	1.9	29.7	23.1	6.6	53.3	39.7	13.7	33.9	24.1	9.8
July	115.6	88.3	2.3	2.4	22.5	95.2	20.4	10.7	9.4	1.2	27.3	20.9	6.4	48.4	36.9	11.6	29.2	21.1	8.2
August	133.5	101.4	3.1	3.0	26.1	111.4	22.1	12.3	10.6	1.7	31.9	23.5	8.3	55.9	42.1	13.8	33.5	25.2	8.3
September	124.1	90.1	3.0	3.0	28.1	104.1	20.0	11.2	9.4	1.8	28.9	20.5	8.4	55.0	39.4	15.5	29.1	20.8	8.3
October	122.2	90.8	3.1	3.3	25.0	101.4	20.8	11.9	9.8	2.1	31.9	22.1	9.8	51.5	37.7	13.7	27.0	21.2	5.8
November	107.8	78.4	2.9	3.1	23.5	90.9	17.0	10.5	8.0	2.5	24.9	18.2	6.7	46.3	33.3	13.0	26.2	18.9	7.3
December	97.4	68.8	1.9	2.0	24.7	85.0	12.4	8.0	6.6	1.4	17.8	12.5	5.2	43.8	30.1	13.7	27.8	19.5	8.4
1996: January	88.3	66.0	2.0	1.8	18.5	77.1	11.1	5.5	4.5	1.0	14.3	10.4	3.9	44.0	33.7	10.3	24.5	17.4	7.1
February	96.0	74.4	2.2	1.9	17.6	83.7	12.3	6.1	5.4	0.7	17.1	13.7	3.4	46.4	37.2	9.2	26.4	18.1	8.4
March	120.4	95.7	2.6	2.3	19.8	101.6	18.8	10.8	8.9	1.9	26.6	20.2	6.3	52.0	43.3	8.7	31.1	23.3	7.8
April	140.1	109.9	3.7	3.2	23.2	116.2	23.8	14.0	10.9	3.1	33.9	26.7	7.2	60.3	47.1	13.1	31.9	25.1	6.8
May	140.5	109.2	3.1	3.0	25.1	116.5	24.0	14.2	11.8	2.4	32.8	26.1	6.6	61.8	46.0	15.8	31.8	25.4	6.4
June	131.4	100.7	2.9	3.1	24.7	109.1	22.3	13.1	10.7	2.4	29.4	23.4	5.9	55.6	42.2	13.4	33.4	24.4	9.0
July	135.1	101.8	2.9	2.8	27.5	111.2	23.9	13.4	11.1	2.4	33.1	24.6	8.5	54.7	41.6	13.1	33.8	24.5	9.3
August	129.1	97.6	3.0	2.5	26.0	108.0	21.1	14.0	10.6	3.4	30.3	22.6	7.8	55.4	41.3	14.2	29.4	23.2	6.2
September	121.1	85.9	3.0	3.1	29.1	101.0	20.1	12.2	9.6	2.5	27.8	20.1	7.7	51.4	35.7	15.7	29.8	20.5	9.3
October	123.7	90.8	3.3	3.7	25.9	103.6	20.1	13.4	10.0	3.4	30.8	21.4	9.4	49.6	38.1	11.5	29.9	21.3	8.6
November	100.7	71.5	2.7	2.6	23.9	86.1	14.7	10.8	8.3	2.4	23.1	15.2	7.9	44.9	31.7	13.2	21.9	16.3	5.7
December	99.2	66.0	2.2	2.0	29.1	86.0	13.2	9.4	7.0	2.5	18.7	12.1	6.6	47.4	30.7	16.8	23.6	16.2	7.3
1997: January	88.9	66.0	2.0	1.7	19.2	78.0	10.9	8.2	6.0	2.2	13.4	9.3	4.1	44.1	34.1	10.1	23.1	16.5	6.6
February	92.8	70.2	2.3	2.0	18.3	80.2	12.6	8.1	5.7	2.5	15.9	11.3	4.6	44.5	34.4	10.0	24.3	18.8	5.6
March	120.1	88.5	3.0	2.8	25.8	101.6	18.5	11.3	8.6	2.7	24.1	17.8	6.3	55.9	40.0	15.9	28.8	22.1	6.7
April	137.0	103.8	3.3	3.3	26.6	112.2	24.8	12.4	10.1	2.3	31.4	23.8	7.6	61.5	45.0	16.4	31.7	24.9	6.8
May	131.8	100.5	2.9	3.0	25.3	108.4	23.4	12.6	10.6	2.0	29.3	22.4	6.9	56.6	42.5	14.1	33.2	25.0	8.3
June	131.6	99.6	3.3	3.5	25.2	109.4	22.2	13.6	10.4	3.1	28.2	21.7	6.5	57.4	42.4	15.0	32.3	25.0	7.3
July ^f	132.5	98.2	3.3	3.5	27.5	111.4	21.0	13.3	10.8	2.5	27.2	20.9	6.3	58.2	41.5	16.8	33.7	25.0	8.7
August ^p	123.5	90.7	2.7	3.1	27.0	103.7	19.8	11.8	9.4	2.4	26.8	19.4	7.4	52.3	38.3	14.0	32.6	23.6	9.0
Year to date: 1996	980.9	755.3	22.5	20.8	182.4	823.4	157.5	91.1	73.9	17.2	217.4	167.7	49.7	430.2	332.4	97.8	242.2	181.3	60.9
1997 ²	960.8	718.6	23.0	22.9	196.3	807.8	153.0	94.5	73.1	21.3	196.5	146.7	49.8	429.6	317.3	112.2	240.3	181.4	59.0

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 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																			
1995:	January	1,282	967	66	249	(NA)	(NA)	139	121	18	285	206	79	567	412	155	291	228	63
	February	1,254	916	52	286	(NA)	(NA)	112	96	16	274	201	73	536	391	145	332	228	104
	March	1,226	914	64	248	(NA)	(NA)	128	106	22	274	206	68	558	404	154	266	198	68
	April	1,259	925	60	274	(NA)	(NA)	129	106	23	278	202	76	539	396	143	313	221	92
	May	1,271	958	61	252	(NA)	(NA)	121	103	18	278	209	69	546	410	136	326	236	90
	June	1,305	982	64	259	(NA)	(NA)	119	101	18	295	218	77	565	424	141	326	239	87
	July	1,354	1,019	61	274	(NA)	(NA)	117	101	16	303	225	78	598	443	155	336	250	86
	August	1,386	1,045	63	278	(NA)	(NA)	121	107	14	310	233	77	600	444	156	355	261	94
	September	1,421	1,079	68	274	(NA)	(NA)	128	108	20	315	234	81	638	487	151	340	250	90
	October	1,400	1,052	65	283	(NA)	(NA)	128	106	22	322	235	87	634	458	176	316	253	63
	November	1,430	1,060	70	300	(NA)	(NA)	126	101	25	314	241	73	622	454	168	368	264	104
	December	1,442	1,091	62	289	(NA)	(NA)	129	105	24	300	232	68	618	460	158	395	294	101
1996:	January	1,385	1,047	64	274	(NA)	(NA)	98	84	14	320	242	78	596	456	140	371	265	106
	February	1,425	1,083	60	282	(NA)	(NA)	118	106	12	325	251	74	612	481	131	370	245	125
	March	1,438	1,119	60	259	(NA)	(NA)	143	116	27	333	246	87	597	489	108	365	268	97
	April	1,486	1,128	74	284	(NA)	(NA)	146	112	34	346	254	92	644	494	150	350	268	82
	May	1,457	1,101	64	292	(NA)	(NA)	137	110	27	313	244	69	662	486	176	345	261	84
	June	1,432	1,094	64	274	(NA)	(NA)	136	111	25	314	240	74	636	484	152	346	259	87
	July	1,454	1,077	67	310	(NA)	(NA)	136	110	26	337	244	93	624	457	167	357	266	91
	August	1,405	1,061	62	282	(NA)	(NA)	145	112	33	310	235	75	623	461	162	327	253	74
	September	1,391	1,029	70	292	(NA)	(NA)	140	111	29	305	226	79	598	443	155	348	249	99
	October	1,349	1,003	68	278	(NA)	(NA)	138	105	33	294	219	75	584	438	146	333	241	92
	November	1,391	1,016	65	310	(NA)	(NA)	135	108	27	304	212	92	628	455	173	324	241	83
	December	1,405	999	65	341	(NA)	(NA)	145	106	39	303	211	92	636	447	189	321	235	86
1997:	January	1,395	1,052	62	281	(NA)	(NA)	146	113	33	299	219	80	600	466	134	350	254	96
	February	1,438	1,069	68	301	(NA)	(NA)	164	116	48	312	219	93	610	468	142	352	266	86
	March	1,457	1,034	71	352	(NA)	(NA)	153	113	40	307	213	94	652	452	200	345	256	89
	April	1,442	1,060	68	314	(NA)	(NA)	127	105	22	316	226	90	651	466	185	348	263	85
	May	1,432	1,053	66	313	(NA)	(NA)	129	104	25	298	218	80	632	465	167	373	266	107
	June	1,402	1,049	70	283	(NA)	(NA)	135	104	31	296	214	82	641	471	170	330	260	70
	July ^f	1,414	1,030	77	307	(NA)	(NA)	133	106	27	276	206	70	656	454	202	349	264	85
	August ^p	1,391	1,027	69	295	(NA)	(NA)	127	103	24	282	210	72	611	448	163	371	266	105
AVERAGE RELATIVE STANDARD ERRORS³																			
Annual	(percent)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Monthly	(percent)	1	1	4	5	2	1	3	2	1	4	2	1	5	1	3	1	1	1
Year to date	(percent)	1	1	2	3	1	1	2	1	6	1	1	3	1	1	2	1	1	1

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 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																				
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	142.2	80.1	4.5	57.6	18.3	13.5	0.5	4.3	18.7	12.8	1.4	4.5	71.6	36.7	1.3	33.6	33.5	17.1	1.2	15.2
1996	126.4	67.5	4.8	54.2	16.0	9.0	0.6	6.4	16.6	10.6	1.7	4.2	68.1	32.3	1.3	34.4	25.8	15.5	1.2	9.2
END OF MONTH																				
1996: January	137.9	79.7	4.9	53.4	18.6	13.7	0.6	4.3	17.5	11.6	1.6	4.3	72.3	39.7	1.3	31.2	29.7	14.8	1.3	13.6
February	136.8	82.3	4.5	50.0	16.6	11.7	0.5	4.5	20.0	14.4	1.5	4.2	73.2	42.5	1.4	29.3	26.9	13.6	1.2	12.1
March	147.6	89.9	6.3	51.4	17.3	12.5	0.6	4.3	23.0	16.2	2.2	4.6	75.9	45.8	1.8	28.3	31.3	15.4	1.6	14.3
April	144.8	87.4	5.6	51.8	17.4	12.8	0.7	3.9	26.3	17.4	1.9	7.0	74.1	43.1	1.6	29.3	27.1	14.2	1.4	11.6
May	146.5	91.0	4.8	50.7	18.6	12.9	0.5	5.2	26.9	20.2	1.6	5.1	74.9	41.8	1.4	31.7	26.1	16.1	1.3	8.8
June	143.3	84.6	4.0	54.7	17.9	12.6	0.5	4.7	25.5	18.1	1.3	6.0	73.2	38.5	1.2	33.6	26.7	15.3	1.0	10.4
July	146.0	85.0	4.7	56.3	18.7	12.4	0.6	5.8	25.1	15.9	1.6	7.6	72.9	39.4	1.3	32.2	29.3	17.3	1.2	10.7
August	130.7	77.0	3.7	50.0	16.4	11.6	0.4	4.4	19.8	14.8	1.3	3.7	71.1	37.1	1.1	33.0	23.4	13.5	1.0	8.9
September	128.4	72.8	5.4	50.2	15.2	10.7	0.6	4.0	20.1	13.0	2.0	5.2	68.9	35.3	1.4	32.2	24.1	13.9	1.4	8.8
October	127.7	71.9	6.0	49.7	15.6	10.1	0.7	4.8	21.2	12.3	2.3	6.7	68.9	35.9	1.6	31.5	22.0	13.8	1.5	6.7
November	121.0	65.7	4.7	50.6	15.7	10.2	0.5	5.0	18.6	11.2	1.7	5.8	66.1	32.1	1.3	32.6	20.7	12.3	1.2	7.3
December	126.4	67.5	4.8	54.2	16.0	9.0	0.6	6.4	16.6	10.6	1.7	4.2	68.1	32.3	1.3	34.4	25.8	15.5	1.2	9.2
1997: January	131.8	70.7	4.1	56.9	14.8	8.8	0.6	5.4	19.4	11.5	1.3	6.6	71.5	36.2	1.2	34.0	26.1	14.2	1.1	10.8
February	128.1	69.1	3.7	55.3	16.0	8.6	0.4	6.9	16.3	10.6	1.2	4.4	70.3	34.9	1.1	34.3	25.6	14.9	1.0	9.7
March	133.2	69.4	4.6	59.2	15.7	8.7	0.5	6.5	20.2	13.0	1.6	5.5	73.9	34.6	1.3	38.1	23.5	13.0	1.3	9.2
April	128.6	71.5	3.9	53.1	14.5	9.7	0.4	4.3	22.0	14.6	1.3	6.0	69.6	33.5	1.2	34.9	22.5	13.6	1.0	7.9
May	124.7	72.7	3.6	48.5	15.1	10.1	0.4	4.6	19.9	15.2	1.2	3.5	68.4	33.0	1.2	34.2	21.4	14.3	0.8	6.2
June ^f	122.7	71.8	3.5	47.4	16.3	10.1	0.4	5.9	17.7	13.6	1.2	3.0	68.5	33.9	1.1	33.6	20.1	14.2	0.9	5.1
July ^f	124.9	72.3	4.6	48.1	15.3	9.2	0.5	5.6	17.4	12.2	1.4	3.8	69.1	36.3	1.4	31.4	23.1	14.6	1.2	7.3
August ^p	121.5	68.3	4.3	48.9	15.6	8.2	0.5	6.9	15.2	11.0	1.4	2.9	65.6	34.0	1.3	30.3	25.1	15.2	1.2	8.8
AVERAGE RELATIVE STANDARD ERRORS¹																				
End of period . . . (percent) . . .	3	3	10	6	8	10	25	12	6	6	17	17	4	4	19	8	5	6	15	9

^pPreliminary. ^fRevised.

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

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 MSAs ¹			Outside MSAs ¹			Northeast			Midwest			South			West		
	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	In structures with—	
		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	5 units or more
ANNUAL DATA																					
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	1,354	1,076	244	1,106	861	221	248	215	23	118	102	12	290	234	46	615	485	119	331	256	67
1996	1,477	1,161	271	1,211	936	242	265	225	29	132	112	15	321	254	51	662	524	125	361	271	79
QUARTERLY DATA																					
1993: 1st quarter	241	213	22	198	176	18	43	38	4	19	17	1	46	40	4	119	107	10	57	49	6
1993: 2nd quarter	367	324	35	289	253	30	79	71	5	36	34	2	89	74	12	156	140	13	87	76	8
1993: 3rd quarter	356	309	37	284	245	33	71	64	4	38	35	3	86	73	9	147	130	15	85	71	11
1993: 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
1994: 2nd quarter	423	354	60	339	279	53	84	75	7	43	39	3	104	86	16	180	148	29	95	81	12
1994: 3rd quarter	398	326	62	317	254	55	81	72	6	39	35	4	94	77	14	167	137	27	98	77	17
1994: 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
1995: 2nd quarter	371	297	65	298	232	59	73	65	6	36	29	5	85	70	12	160	127	30	91	70	19
1995: 3rd quarter	387	308	69	314	245	62	73	63	7	33	30	2	89	72	14	170	133	35	95	73	19
1995: 4th quarter	326	257	62	268	207	56	58	50	6	27	24	3	71	57	13	152	118	31	76	59	15
1996: 1st quarter	303	240	57	253	198	52	49	42	6	21	18	2	53	43	8	145	117	27	84	62	20
1996: 2nd quarter	428	344	69	348	275	62	80	69	7	39	33	4	96	78	13	188	154	30	105	79	22
1996: 3rd quarter	410	324	75	332	257	66	78	67	9	38	33	4	99	78	17	176	139	34	97	74	20
1996: 4th quarter	335	252	69	278	206	62	58	47	8	34	27	5	74	55	14	152	115	34	76	55	17
1997: 1st quarter	297	238	51	255	202	47	42	36	4	26	20	5	49	40	6	143	115	26	80	63	15
1997: 2nd quarter	419	325	83	342	260	74	77	65	9	36	31	5	92	74	14	190	143	43	101	77	21
AVERAGE RELATIVE STANDARD ERRORS³																					
Annual (percent) . .	1	1	2	1	1	2	3	3	11	1	1	8	2	2	7	2	2	4	1	1	2
Quarterly (percent) . .	1	1	5	1	1	5	4	4	14	4	3	18	3	3	11	2	2	7	2	1	7

^PPreliminary. ^RRevised.

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 through quarter 2 or quarter 3 through quarter 4).

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 (thous)
	Number (thousands)					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																
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	310.7	14.6	56.0	198.3	41.8	36,300	37,600	36,600	34,000	46,800	91.0	4.6	15.9	58.0	12.5	339.9
1996	319.7	15.4	56.6	205.1	42.6	38,400	40,200	39,600	36,100	47,700	110.2	4.8	16.3	75.5	13.6	363.3
MONTHLY DATA																
Not Seasonally Adjusted																
1996: January	18.6	0.7	2.1	13.4	2.3	37,500	42,800	39,600	35,700	44,600	88.8	4.6	16.1	56.8	11.4	27.1
February	25.2	1.0	3.6	17.3	3.4	36,600	35,000	37,600	34,600	46,700	86.9	4.6	16.3	54.7	11.4	27.2
March	26.7	0.9	3.7	18.5	3.7	35,900	35,300	36,700	34,200	43,900	88.5	4.8	16.8	55.5	11.5	30.1
April	22.1	0.7	3.4	15.0	3.0	38,700	36,200	46,700	35,700	46,500	96.7	5.3	18.2	61.1	12.1	32.5
May	29.8	1.7	5.6	18.7	3.8	38,100	38,400	38,700	35,900	48,200	98.3	5.0	18.6	63.0	11.8	33.5
June	31.2	1.6	6.1	18.9	4.7	39,000	41,800	39,300	36,300	49,200	100.7	4.9	17.9	66.1	11.7	31.2
July	26.3	1.6	5.3	15.6	3.7	39,600	38,600	40,400	37,400	48,800	103.3	5.1	17.8	68.7	11.7	29.1
August	30.7	1.9	6.4	18.0	4.4	38,000	40,100	38,100	35,800	46,100	105.3	5.1	17.3	71.5	11.4	34.3
September	27.2	1.6	5.6	15.9	4.1	39,700	43,500	41,000	36,400	49,900	108.5	5.2	16.9	74.7	11.7	31.5
October	36.0	1.4	6.3	24.3	3.9	38,800	41,300	40,000	36,800	48,700	107.7	5.4	16.9	72.7	12.6	36.0
November	24.7	1.3	4.1	16.4	2.9	39,500	42,700	39,800	37,600	48,800	108.0	5.1	16.9	73.0	12.9	28.0
December	21.1	1.1	4.3	13.0	2.7	39,300	44,200	38,400	37,000	50,100	110.2	4.8	16.3	75.5	13.6	22.9
1997: January	22.4	0.6	2.2	16.6	3.0	38,500	48,200	42,100	36,000	47,900	103.9	4.8	16.0	69.5	13.5	26.7
February	21.0	0.5	2.0	15.0	3.5	39,700	47,400	41,900	37,400	47,900	108.2	5.0	17.5	72.0	13.7	26.3
March	26.8	0.8	3.3	18.9	3.7	38,800	40,000	37,100	37,100	48,800	107.4	5.3	18.2	70.6	13.3	28.8
April	24.0	0.9	4.0	15.3	3.8	40,300	44,200	41,000	38,100	47,800	115.3	5.8	19.2	77.3	13.0	32.5
May	23.2	1.3	4.2	14.5	3.2	40,500	43,500	38,900	38,700	49,800	121.9	5.9	20.0	81.9	14.2	31.3
June ^P	22.6	1.3	4.5	13.9	3.0	41,700	45,300	40,800	38,700	55,100	129.2	6.0	20.5	87.6	15.1	31.0
July	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	28.9
Seasonally Adjusted¹																
1996: January	313	17	51	205	39	(X)	(X)	(X)	(X)	(X)	88	5	17	55	11	350
February	368	20	74	224	50	(X)	(X)	(X)	(X)	(X)	82	5	15	52	11	346
March	329	14	58	211	45	(X)	(X)	(X)	(X)	(X)	86	5	16	54	11	368
April	256	9	45	164	38	(X)	(X)	(X)	(X)	(X)	93	5	17	60	11	373
May	314	17	57	198	41	(X)	(X)	(X)	(X)	(X)	96	5	17	63	11	366
June	324	16	60	200	48	(X)	(X)	(X)	(X)	(X)	100	5	17	67	11	372
July	295	16	53	184	43	(X)	(X)	(X)	(X)	(X)	106	5	18	72	12	366
August	323	17	58	204	44	(X)	(X)	(X)	(X)	(X)	108	5	18	73	12	369
September	314	16	57	195	45	(X)	(X)	(X)	(X)	(X)	112	5	18	77	13	372
October	391	13	60	277	40	(X)	(X)	(X)	(X)	(X)	111	5	18	74	13	364
November	312	15	48	210	38	(X)	(X)	(X)	(X)	(X)	110	5	18	73	13	354
December	292	15	57	183	37	(X)	(X)	(X)	(X)	(X)	112	5	18	75	14	338
1997: January	366	14	51	250	51	(X)	(X)	(X)	(X)	(X)	103	5	17	68	14	339
February	307	11	45	203	48	(X)	(X)	(X)	(X)	(X)	106	5	17	71	13	355
March	316	12	51	207	45	(X)	(X)	(X)	(X)	(X)	105	5	18	70	13	353
April	301	12	54	188	47	(X)	(X)	(X)	(X)	(X)	111	5	18	76	12	372
May	251	14	45	155	37	(X)	(X)	(X)	(X)	(X)	119	6	18	82	13	356
June ^P	235	13	43	147	32	(X)	(X)	(X)	(X)	(X)	129	6	19	89	15	356
July	(NA)	(NA)	(NA)	(NA)	(NA)	(X)	(X)	(X)	(X)	(X)	(NA)	(NA)	(NA)	(NA)	(NA)	358
AVERAGE RELATIVE STANDARD ERRORS²																
Annual	4	17	9	5	9	3	13	6	4	7	(X)	(X)	(X)	(X)	(X)	(X)
Monthly	4	16	8	5	10	3	11	5	4	7	2	8	4	2	5	(X)

NA Not available. ^PPreliminary (does not apply to shipments). ^RRevised (does not apply to shipments). X Not applicable.

¹Data for placements and shipments of mobile homes are seasonally adjusted at an annual rate.

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

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. 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						
1997											
May	116.7	117.6	124.7	113.6	113.1	109.6	120.1	118.3	127.3	116.0	114.9
June	112.1	121.6	128.0	107.9	114.7	126.2	99.6	122.4	125.1	104.7	113.5
July	110.2	121.8	124.8	104.7	111.3	110.6	101.3	118.7	119.9	105.0	109.6
August ^P	109.8	110.0	117.1	105.5	111.4	102.5	110.8	114.0	121.6	102.6	111.2

^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 7. 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						
1997											
May	110.4	122.9	123.3	109.6	112.8	107.6	96.9	118.3	118.7	108.2	107.9
June	112.6	120.4	121.7	108.1	115.2	116.0	106.9	120.6	114.3	107.3	117.3
July	112.4	122.6	121.9	109.7	113.6	105.2	107.3	121.0	118.8	106.9	116.2
August ^P	106.5	109.6	111.1	102.5	106.2	101.3	109.7	111.9	114.5	102.8	105.6

^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.

Table 8. Seasonal Indexes Used to Adjust New Mobile Home Placements, Dealers' 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
	United States implicit index ¹	North-east	Midwest	South	West	United States implicit index ¹	North-east	Midwest	South	West	
1997											
March	101.8	77.4	77.4	109.6	98.3	102.2	102.2	103.7	101.2	105.3	97.8
April	95.6	89.3	89.3	97.6	96.6	103.8	109.6	109.3	102.0	107.2	104.8
May	111.0	111.4	111.4	112.4	102.9	102.4	105.6	110.5	99.6	105.9	105.6
June ^P	115.4	124.5	124.5	113.3	111.4	100.2	104.1	105.8	98.5	103.3	104.5
July	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	97.0

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

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.

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