

# Housing Starts

February 1996



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BUREAU OF THE CENSUS

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This issue contains a supplement on new privately owned housing units started in 1995, by intended use and design at time of start.

## 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 February 1996 at an estimated seasonally adjusted annual rate of 1,490,000. This is 3 ( $\pm 8$ ) percent above the revised January rate of 1,447,000 and 13 ( $\pm 8$ ) percent above the February 1995 rate of 1,322,000.

Single-family housing starts in February 1996 were at a rate of 1,170,000; this is 3 ( $\pm 7$ ) percent above the January rate of 1,140,000. The February rate for units in buildings with five units or more was 292,000. The February rate for units in buildings with two to four units was 28,000.

During the first 2 months of this year, 184,300 housing units were started compared with 166,100 units for the same period in 1995. This is an increase of 11 ( $\pm 5$ ) percent.

The seasonally adjusted annual rate of housing units authorized by building permits in February was 1,393,000; this is 2 ( $\pm 1$ ) percent above the revised January rate of 1,372,000 and 9 ( $\pm 1$ ) percent above the February 1995 estimate of 1,282,000.

Single-family authorizations in February 1996 were at a rate of 1,067,000; this is 2 ( $\pm 1$ ) percent above the January rate of 1,050,000. Authorizations of units in buildings with five units or more were at a rate of 270,000 in February. The February rate of permit-authorized units in buildings with two to four units was 56,000. was 64,000.

During the first 2 months of this year, 180,700 housing units were authorized by building permits compared with 160,300 units for the same period in 1995. This is an increase of 13 ( $\pm 1$ ) 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 ( $\pm 3$ ) 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 and account only for 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. The December 1995/January 1996 Current Construction Reports, C20/96-1, 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  $\pm 1$  percent.

Housing starts and building permits data do not include mobile home units. Statistics on mobile home shipments are compiled from manufacturers' reports to the National Conference of States on Building Codes and Standards (NCSBCS).

## 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).....	96-2	95-2	94-2	93-2	92-2
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 <sup>1</sup>	Outside MSA's <sup>1</sup>	North-east	Midwest	South	West
		1 unit	2 units	3 and 4 units	5 units or more						
<b>ANNUAL DATA</b>											
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 <sup>f</sup>	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
<b>MONTHLY DATA</b>											
<b>Not Seasonally Adjusted</b>											
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 <sup>f</sup>	92.8	73.7	0.5	1.3	17.2	78.8	13.9	6.5	17.1	46.3	22.8
1996: January <sup>f</sup>	89.9	68.3	0.3	0.9	20.4	76.7	13.2	4.9	14.4	43.2	27.4
February <sup>p</sup>	94.4	73.9	0.7	1.0	18.8	81.9	12.6	5.9	12.5	46.9	29.2
Year to date: 1995	166.1	128.9	2.2	2.5	32.5	140.8	25.3	12.1	24.6	84.3	45.1
1996	184.3	142.2	1.0	1.9	39.2	158.5	25.8	10.8	26.9	90.1	56.6
<b>Seasonally Adjusted Annual Rate</b>											
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 <sup>f</sup>	1,425	1,150	29		246	(NA)	(NA)	93	305	679	348
1996: January <sup>f</sup>	1,447	1,140	21		286	(NA)	(NA)	95	329	621	402
February <sup>p</sup>	1,490	1,170	28		292	(NA)	(NA)	127	291	647	425
<b>AVERAGE RELATIVE STANDARD ERRORS<sup>2</sup></b>											
Annual (percent)	1	1	10	5	1	1	3	1	2	2	1
Monthly (percent)	3	3	14	11	9	4	7	7	6	4	6
Year to date (percent)	2	2	12	14	6	2	8	8	4	4	3

NA Not available. <sup>p</sup>Preliminary. <sup>f</sup>Revised.<sup>1</sup>Metropolitan statistical areas.<sup>2</sup>Average 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-June or July-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 MSA's <sup>1</sup>	Outside MSA's <sup>1</sup>	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
<b>ANNUAL DATA</b>																			
<b>17,000-Place Series</b>																			
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
<b>19,000-Place Series</b>																			
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 <sup>2</sup>	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
<b>MONTHLY DATA</b>																			
<b>Not Seasonally Adjusted</b>																			
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	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	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 <sup>f</sup>	87.3	65.5	2.1	1.9	17.8	75.8	11.4	5.5	4.4	1.1	14.0	10.1	3.9	44.2	33.7	10.4	23.5	17.2	6.3
February <sup>p</sup>	93.4	72.5	2.0	1.7	17.3	80.9	12.5	6.0	5.2	0.8	15.9	13.1	2.8	44.9	36.7	8.2	26.6	17.4	9.2
Year to date:																			
1995 <sup>2</sup>	160.3	119.1	3.9	3.5	33.9	137.7	22.7	12.6	10.6	2.1	26.2	19.0	7.2	80.4	59.3	21.1	41.2	30.3	10.8
1996	180.7	138.0	4.1	3.5	35.1	156.7	23.9	11.5	9.6	1.9	30.0	23.3	6.7	89.0	70.4	18.6	50.1	34.6	15.5

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 <sup>1</sup>	Outside MSA's <sup>1</sup>	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
<b>MONTHLY DATA—Con.</b>																			
<b>Seasonally Adjusted Annual Rate</b>																			
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	1,271	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	1,448	1,069	73	306	(NA)	(NA)	122	97	25	318	243	75	641	462	179	367	267	100
	December	1,478	1,110	64	304	(NA)	(NA)	129	104	25	306	247	59	646	475	171	397	284	113
1996:	January <sup>f</sup>	1,372	1,050	65	257	(NA)	(NA)	107	91	16	308	238	70	588	455	133	369	266	103
	February <sup>p</sup>	1,393	1,067	56	270	(NA)	(NA)	116	101	15	307	246	61	588	475	113	382	245	137
<b>AVERAGE RELATIVE STANDARD ERRORS<sup>3</sup></b>																			
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
Year to date	(percent)	1	1	5	4	1	1	3	2	2	3	2	1	1	1	1	1	1	2

NA Not available. <sup>p</sup>Preliminary. <sup>f</sup>Revised. X Not applicable. Z Less than 0.5 percent.

<sup>1</sup>Metropolitan statistical areas.

<sup>2</sup>Reflects revisions not distributed to months.

<sup>3</sup>Average 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-June or July-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
<b>END OF YEAR</b>																				
<b>14,000-Place Series</b>																				
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
<b>16,000-Place Series</b>																				
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
<b>17,000-Place Series</b>																				
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
<b>19,000-Place Series</b>																				
1995 <sup>f</sup> .....	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
<b>END OF MONTH</b>																				
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 <sup>f</sup> .....	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: January <sup>f</sup> .....	138.5	80.1	5.3	53.2	18.6	13.6	0.7	4.3	17.7	11.7	1.8	4.2	72.7	40.1	1.4	31.1	29.6	14.6	1.4	13.6
February <sup>p</sup> .....	138.7	82.7	5.2	50.8	16.9	11.8	0.6	4.5	21.1	14.8	1.6	4.6	72.8	42.6	1.6	28.6	28.0	13.6	1.4	13.0
<b>AVERAGE RELATIVE STANDARD ERRORS<sup>1</sup></b>																				
End of period . . (percent) . .	3	4	9	6	11	14	40	19	11	10	19	36	5	5	13	8	5	7	13	8

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

<sup>1</sup>Average Relative Standard Errors: Average for the latest 6-month period (January-June or July-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 MSA's <sup>1</sup>			Outside MSA's <sup>1</sup>			Northeast			Midwest			South			West			
	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	
	Total <sup>2</sup>	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
<b>ANNUAL DATA</b>																						
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 <sup>P</sup>	1,354	1,076	244	1,106	861	221	248	215	23	118	102	12	290	234	46	615	485	119	331	256	67	
<b>QUARTERLY DATA</b>																						
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 <sup>R</sup>	326	257	62	268	207	58	50	6	27	24	3	71	57	13	152	118	31	76	59	15	
<b>AVERAGE RELATIVE STANDARD ERRORS<sup>3</sup></b>																						
Annual	1	1	1	1	1	1	3	4	6	1	1	9	2	2	4	2	3	2	1	2	2	
Quarterly	2	2	5	2	2	5	5	5	22	2	2	12	4	3	14	3	4	6	3	2	8	

<sup>P</sup>Preliminary. <sup>R</sup>Revised.

<sup>1</sup>Metropolitan statistical areas.

<sup>2</sup>Includes units started in structures with two to four units.

<sup>3</sup>Average 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).

**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							
<b>ANNUAL DATA</b>																	
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	
<b>MONTHLY DATA</b>																	
<b>Not Seasonally Adjusted</b>																	
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	33.2
	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	32.9
	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	
1995:	January	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	27.1	
<b>Seasonally Adjusted<sup>1</sup></b>																	
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)	68	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	
1996:	January	(NA)	(NA)	(NA)	(NA)	(NA)	(X)	(X)	(X)	(X)	(X)	(NA)	(NA)	(NA)	(NA)	352	
<b>AVERAGE RELATIVE STANDARD ERRORS<sup>2</sup></b>																	
Annual	(percent)	1	4	2	1	2	1	3	1	1	2	(X)	(X)	(X)	(X)	(X)	
Monthly	(percent)	4	19	10	4	10	3	15	6	4	7	2	8	4	5	(X)	

NA Not available. <sup>P</sup>Preliminary (does not apply to shipments). <sup>R</sup>Revised (does not apply to shipments). X Not applicable.

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

<sup>2</sup>Average 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).

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 <sup>1</sup>	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						
<b>1995</b>											
November .....	88.2	101.9	90.0	87.3	78.8	102.5	90.7	98.8	91.6	85.8	79.7
December <sup>f</sup> .....	78.1	88.4	67.3	79.2	77.2	78.6	83.8	82.8	65.8	80.4	77.0
<b>1996</b>											
January <sup>f</sup> .....	74.5	57.6	51.7	79.9	81.5	66.8	85.7	62.0	52.6	83.7	81.8
February <sup>p</sup> .....	76.1	50.5	50.9	89.3	85.4	73.6	77.3	56.3	51.7	87.4	82.8

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

<sup>1</sup>The 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 <sup>1</sup>	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						
<b>1995</b>											
November .....	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
<b>1996</b>											
January <sup>f</sup> .....	76.3	57.9	51.2	88.9	77.6	73.6	83.0	62.1	54.9	90.4	76.8
February <sup>p</sup> .....	80.4	62.4	63.9	92.8	85.0	76.9	77.0	61.3	61.1	90.1	82.2

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

<sup>1</sup>The 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 <sup>1</sup>	North-east	Midwest	South	West	United States implicit index <sup>1</sup>	North-east	Midwest	South	West	
<b>1995</b>											
October .....	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	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
<b>1996</b>											
January .....	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	92.5

NA Not available. <sup>p</sup>Preliminary (does not apply to shipments). <sup>f</sup>Revised (does not apply to shipments).

<sup>1</sup>The 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.

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## Supplement.

# New Privately Owned Housing Units, by Intended Use and Design at Time of Start: 1995

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### SUMMARY

Approximately 56 percent of all privately owned housing units started in 1995 were built for sale and, of these, about 12 percent were intended for condominium ownership. As shown in table S-1, condominium ownership can refer to either single-family houses or units in multifamily buildings. Under condominium ownership, the owners of the individual housing units are joint owners of the common areas of the building or community.

Approximately 82 percent of the units in structures with two units or more were intended for rent, while only about 3 percent of one-unit structures were intended for rent. A small number of units in buildings with two units or more were for sale or sold under cooperative ownership. Under this type of ownership, the occupants of the housing units own stock in a project as a whole, but do not actually own the units in which they live.

Table S-2 shows that about 9 percent of the one-unit structures started in 1995 were attached units. About 5 percent of units in structures with five units or more were townhouse apartments. Design information for structures with two to four units is not available.

For purposes of this report, in addition to single-family detached houses, the Bureau defines as "one-unit structures" attached units with no other units above or below which are separated from adjoining units by a ground-to-roof wall (no common attic or basement) and have their own separate utilities which are not shared with any of the other units. Builders of structures containing five units or more and three floors or less were asked to differentiate between townhouse apartments and conventional apartments. Townhouse apartments, though attached with no other units above or below, are not separated by a ground-to-roof wall and/or share the heating system and/or some interstructural facility, such as water supply, sewage disposal, etc. Units in a conventional-type multifamily building may share a common basement, heating plant, stairs, entrance halls, water supply, or sewage disposal facilities.

### 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. Since "design" and "ownership" characteristics may present more of a conceptual problem to respondents than other statistics in this supplement, the estimates of these characteristics may be subject to higher nonsampling errors. No explicit measures are available for such errors. As derived for this supplement, 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 Construction 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 have been computed from the sample data. They are presented in the tables in the form of 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 Current Construction Reports, C20/96-1.

Table S-1. **New Privately Owned Housing Units by Intended Use at Time of Start: 1995**

[Thousands of units. Detail may not add to total because of rounding. Relative standard errors in percents]

Structure type and intent	Estimates					Relative standard errors				
	United States	Northeast	Midwest	South	West	United States	Northeast	Midwest	South	West
Total units .....	1,354	118	290	615	331	1	1	2	2	1
For sale, total .....	763	70	144	339	210	2	7	5	3	2
Condominium <sup>1</sup> .....	93	15	28	25	26	8	25	17	14	9
Not condominium .....	669	55	116	314	184	3	12	7	5	3
For rent .....	260	10	52	132	66	3	12	8	4	4
For owner occupancy on owner's land, single-family units only <sup>2</sup> .....	331	37	95	144	56	4	11	8	7	9
In structures with—										
1 unit .....	1,076	102	234	485	256	1	1	2	3	2
For sale, total .....	712	64	131	324	194	2	7	5	3	2
Condominium .....	47	10	16	10	10	10	33	20	10	8
Not condominium .....	665	54	114	314	183	3	12	7	5	3
For rent .....	33	1	8	17	6	9	40	18	14	15
For owner occupancy on owner's land <sup>2</sup> .....	331	37	95	144	56	4	11	8	7	9
2 to 4 units .....	34	3	11	11	9	5	13	9	6	9
For sale, total .....	14	3	6	2	4	9	36	22	9	17
Condominium <sup>1</sup> .....	10	1	5	1	3	12	49	29	10	21
Not condominium .....	4	2	1	(Z)	1	11	41	23	10	21
For rent .....	20	1	5	9	5	8	21	14	14	15
5 units or more .....	244	12	46	119	67	1	9	4	2	2
For sale, condominium <sup>1</sup> .....	37	4	7	14	12	12	15	35	25	14
For rent .....	207	9	39	106	55	3	14	9	4	4

Z Less than 500 units or less than 0.5 percent.

<sup>1</sup>Includes a small number of units to be cooperatively owned.<sup>2</sup>Includes contractor-built and owner-built houses.Table S-2. **New Privately Owned Housing Units by Design at Time of Start: 1995**

[Thousands of units. Detail may not add to total because of rounding. Relative standard errors in percents]

Structure type by design	Estimates					Relative standard errors				
	United States	Northeast	Midwest	South	West	United States	Northeast	Midwest	South	West
Total units .....	1,354	118	290	615	331	1	1	2	2	1
In structures with—										
1 unit .....	1,076	102	234	485	256	1	1	2	3	2
Attached <sup>1</sup> .....	104	15	30	42	16	6	18	13	8	12
Detached .....	972	86	204	443	239	1	3	2	3	2
2 to 4 units <sup>2</sup> .....	34	3	11	11	9	5	13	9	6	9
5 units or more .....	244	12	46	119	67	1	9	4	2	2
Townhouse apartments .....	13	(Z)	7	2	4	20	26	32	39	27
Conventional apartments .....	231	12	39	117	63	3	17	8	5	3

Z Less than 500 units or less than 0.5 percent.

<sup>1</sup>Includes units in semidetached (semiattached) structures.<sup>2</sup>Design information for structures with two to four units is not available.

## SUMMARY OF FINDINGS

This report provides monthly statistics on the number of new privately owned housing units completed and under construction. This report is released jointly by the Bureau of the Census and the U.S. Department of Housing and Urban Development.

Privately owned housing units were completed in February 1996 at a seasonally adjusted annual rate of 1,299,000. This is 6 ( $\pm 7$ ) percent below the revised January rate of 1,389,000, but virtually unchanged ( $\pm 8$  percent) from the February 1995 estimate of 1,302,000.

The February 1996 rate of single-family housing completions was 1,037,000; this is 6 ( $\pm 8$ ) percent below the January figure of 1,102,000. The February rate for units in buildings with five units or more was 229,000. The February rate for units in buildings with two to four units was 33,000.

During the first 2 months of this year, 187,100 housing units were completed; this is virtually unchanged ( $\pm 4$  percent) from the 186,300 units completed in the same period in 1995.

The seasonally adjusted estimate of housing units under construction at the end of February 1996 was 805,000; this is virtually unchanged ( $\pm 1$  percent) from the revised January figure of 807,000. Of the housing units under construction at the end of February, 571,000 were single-family structures, 214,000 were in buildings with five units or more, and 20,000 were in buildings with two to four units.

In interpreting changes in the seasonally adjusted rates of housing completions, note that month-to-month changes may reflect movements which may be irregular. It may take 4 months to establish an underlying trend for total completions.

The statistics in this release are estimated from sample surveys and are subject to sampling variability as well as nonsampling error including bias and variance from response, nonreporting, and undercoverage. Estimated average relative standard errors of preliminary data are shown in the tables. Whenever a statement such as "2 ( $\pm 3$ ) 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 and account only for sampling variability. If a range contains zero, it is unclear 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 December/January issue of Current Construction Reports, C22/96-1, includes explanations of confidence intervals and sampling variability. On average, the preliminary seasonally adjusted estimate of total housing completions is revised about  $\pm 1$  percent.

Housing completions and under construction statistics do not include mobile home units.

## HISTORICAL DATA

Housing completions data have been collected only since 1968; however, housing starts are available from 1889 to the present date. Historical data on housing starts and residential permit authorizations are available from Construction Starts Branch, Manufacturing and Construction Division, Bureau of the Census, Washington, DC 20233. Telephone 301-457-4666.

Table 1. **New Privately Owned Housing Units Completed**

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

Period	Total	In structures with—				Inside MSA's <sup>1</sup>	Outside MSA's <sup>1</sup>	North-east	Midwest	South	West
		1 unit	2 units	3 and 4 units	5 units or more						
<b>ANNUAL DATA</b>											
1986	1,756.4	1,120.2	35.0	51.0	550.1	1,502.1	254.3	254.0	269.8	763.8	468.8
1987	1,668.8	1,122.8	29.0	42.4	474.6	1,420.4	248.4	257.4	302.3	660.4	448.7
1988	1,529.8	1,084.6	23.5	33.2	388.6	1,286.1	243.7	250.2	280.3	594.8	404.6
1989	1,422.8	1,026.3	24.1	34.6	337.9	1,181.2	241.7	218.8	267.1	549.4	387.5
1990	1,308.0	966.0	16.5	28.2	297.3	1,060.2	247.7	157.7	263.3	510.7	376.3
1991	1,090.8	837.6	16.9	19.7	216.6	862.1	228.7	120.1	240.4	438.9	291.3
1992	1,157.5	963.6	15.1	20.8	158.0	909.5	248.0	136.4	268.4	462.4	290.3
1993	1,192.7	1,039.4	9.5	16.7	127.1	943.0	249.8	117.6	273.3	512.0	290.0
1994	1,346.9	1,160.3	12.1	19.5	154.9	1,086.3	260.6	123.4	307.1	580.9	335.5
1995 <sup>f</sup>	1,312.6	1,065.5	14.8	19.8	212.4	1,065.0	247.6	126.9	287.9	581.1	316.7
<b>MONTHLY DATA</b>											
<b>Not Seasonally Adjusted</b>											
1995: January	100.2	84.8	1.6	1.5	12.3	79.5	20.7	11.4	22.7	45.0	21.2
February	86.1	71.9	1.1	1.6	11.4	69.5	16.6	8.3	18.8	38.7	20.2
March	105.1	89.1	1.1	1.7	13.2	83.8	21.3	9.9	20.7	46.6	27.8
April	101.5	82.1	1.3	1.8	16.3	82.6	18.9	7.2	25.9	44.5	23.9
May	107.8	86.8	1.3	1.4	18.4	88.1	19.7	11.2	24.8	46.9	24.9
June	108.7	89.4	1.3	1.5	16.6	87.7	21.0	10.3	24.7	48.1	25.7
July	115.5	88.2	1.8	2.4	23.1	98.4	17.0	13.3	25.9	48.9	27.4
August	115.5	92.1	0.7	1.7	21.0	93.2	22.3	8.8	25.8	53.5	27.3
September	115.5	91.9	1.4	1.0	21.2	92.8	22.7	11.1	27.0	49.7	27.7
October	125.4	100.1	1.0	1.2	23.0	101.3	24.0	12.7	25.9	56.2	30.6
November	116.0	92.6	1.4	2.6	19.4	95.0	21.0	9.7	25.0	51.1	30.3
December <sup>f</sup>	115.3	96.6	1.0	1.4	16.4	93.1	22.2	12.9	20.8	52.0	29.6
1996: January <sup>f</sup>	98.6	78.8	0.6	1.4	17.8	81.2	17.4	8.6	20.1	44.0	25.8
February <sup>p</sup>	88.6	71.1	0.8	1.5	15.3	74.7	13.9	8.5	14.2	41.1	24.7
Year to date: 1995	186.3	156.7	2.7	3.1	23.7	149.0	37.3	19.7	41.4	83.7	41.4
1996	187.1	149.9	1.4	2.9	33.0	155.8	31.3	17.2	34.4	85.0	50.6
<b>Seasonally Adjusted Annual Rate</b>											
1995: January	1,415	1,193	42		180	(NA)	(NA)	153	337	632	293
February	1,302	1,081	46		175	(NA)	(NA)	134	314	559	295
March	1,442	1,220	34		188	(NA)	(NA)	142	321	603	376
April	1,331	1,085	39		207	(NA)	(NA)	101	346	581	303
May	1,324	1,058	32		234	(NA)	(NA)	141	316	565	302
June	1,256	1,049	32		175	(NA)	(NA)	119	273	549	315
July	1,332	1,034	43		255	(NA)	(NA)	148	307	568	309
August	1,247	1,019	26		202	(NA)	(NA)	101	266	573	307
September	1,267	1,009	30		228	(NA)	(NA)	124	277	559	307
October	1,320	1,039	25		256	(NA)	(NA)	127	255	604	334
November	1,360	1,081	39		240	(NA)	(NA)	104	270	630	356
December <sup>f</sup>	1,225	1,003	30		192	(NA)	(NA)	136	225	561	303
1996: January <sup>f</sup>	1,389	1,102	27		260	(NA)	(NA)	115	307	612	355
February <sup>p</sup>	1,299	1,037	33		229	(NA)	(NA)	132	227	588	352
<b>AVERAGE RELATIVE STANDARD ERRORS<sup>2</sup></b>											
Annual (percent)	1	1	13	7	2	1	4	3	2	2	2
Monthly (percent)	3	3	25	24	9	3	9	10	7	5	6
Year to date (percent)	2	3	23	17	6	3	6	7	4	4	4

NA Not available. <sup>p</sup>Preliminary. <sup>f</sup>Revised.<sup>1</sup>Metropolitan statistical areas.<sup>2</sup>Average 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-June or July-December).

**Table 2. New Privately Owned Housing Units Completed by Location and Type of Structure**

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

Period	United States			Inside MSA's <sup>1</sup>			Outside MSA's <sup>1</sup>			Northeast			Midwest			South			West			
	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	
	Total <sup>2</sup>	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
<b>ANNUAL DATA</b>																						
1976	1,377	1,034	266	950	672	221	427	363	45	170	121	41	356	271	63	513	410	85	338	232	76	
1977	1,657	1,258	304	1,162	838	254	495	421	50	177	135	33	400	300	78	636	512	102	444	311	92	
1978	1,868	1,369	382	1,314	907	322	554	462	60	182	141	32	417	300	90	752	571	150	517	357	111	
1979	1,871	1,301	445	1,332	858	382	539	443	63	188	135	43	415	294	95	762	535	187	506	337	120	
1980	1,502	957	426	1,079	633	359	423	324	67	146	100	38	274	170	80	696	455	196	386	233	113	
1981	1,266	819	336	888	530	278	377	289	57	127	87	31	218	140	57	626	408	165	294	183	82	
1982	1,006	632	293	708	409	241	297	223	52	120	79	35	143	92	38	539	340	156	203	121	64	
1983	1,390	924	374	1,074	674	326	316	249	49	139	106	25	201	142	46	746	476	220	305	200	83	
1984	1,652	1,025	515	1,317	771	460	336	255	55	168	129	30	221	156	50	867	508	298	396	233	137	
1985	1,703	1,072	534	1,422	853	491	281	220	43	214	168	33	230	151	65	812	514	254	447	239	182	
1986	1,756	1,120	550	1,502	918	513	254	202	37	254	193	47	270	170	84	764	505	226	469	253	193	
1987	1,669	1,123	475	1,420	917	444	248	206	30	257	196	47	302	201	86	660	467	171	449	259	170	
1988	1,530	1,085	389	1,286	876	365	244	208	24	250	188	50	280	191	76	595	457	121	405	248	142	
1989	1,423	1,026	338	1,181	823	312	242	203	25	219	159	48	267	191	62	549	420	112	387	257	115	
1990	1,308	966	297	1,060	759	267	248	207	30	158	127	23	263	195	57	511	389	109	376	255	108	
1991	1,091	838	217	862	642	194	229	196	22	120	100	14	240	185	45	439	348	81	291	205	76	
1992	1,158	964	158	910	752	133	248	212	25	136	114	18	268	218	40	462	400	52	290	232	49	
1993	1,193	1,039	127	943	818	106	250	222	21	118	105	10	273	232	33	512	456	49	290	247	35	
1994	1,347	1,160	155	1,086	929	135	261	232	20	123	113	7	307	255	42	581	507	64	336	285	42	
1995 <sup>P</sup>	1,313	1,066	212	1,065	848	191	248	217	21	127	108	16	288	232	44	581	472	99	317	253	54	
<b>QUARTERLY DATA</b>																						
1992:	1st quarter	234	194	32	188	154	28	46	39	4	28	24	3	47	37	8	97	84	10	62	49	11
	2nd quarter	282	233	39	219	181	32	63	53	7	34	25	7	63	53	7	114	98	13	70	57	11
	3rd quarter	317	262	45	249	205	38	68	58	8	34	30	3	75	61	11	127	108	16	80	63	15
	4th quarter	325	274	42	254	212	35	71	62	6	40	34	4	83	67	14	124	110	12	78	63	12
1993:	1st quarter	245	212	28	194	167	24	51	45	5	24	21	2	51	42	9	109	99	9	60	50	8
	2nd quarter	286	247	33	222	191	27	64	56	6	27	24	2	64	55	7	121	105	14	74	62	10
	3rd quarter	317	275	34	255	220	29	63	55	6	29	26	2	74	63	9	139	123	13	74	63	9
	4th quarter	345	305	32	273	240	27	73	66	5	37	34	3	83	73	8	143	128	13	82	71	8
1994:	1st quarter	270	238	25	219	193	21	51	46	3	22	21	1	57	47	7	119	107	10	73	63	8
	2nd quarter	336	291	37	274	236	32	63	55	5	31	27	3	76	62	12	146	130	13	83	72	9
	3rd quarter	361	308	45	292	246	40	70	62	6	35	32	3	84	72	11	152	131	18	90	74	14
	4th quarter	379	323	48	302	254	42	77	69	6	35	33	1	90	75	13	164	139	23	90	77	11
1995:	1st quarter	291	246	37	233	194	33	59	52	4	30	26	3	62	51	8	130	110	18	69	58	9
	2nd quarter	318	258	51	258	207	45	60	52	6	29	25	3	75	59	14	140	114	22	74	60	12
	3rd quarter	346	272	65	284	219	59	62	53	6	33	27	6	79	61	15	152	121	28	82	64	16
	4th quarter <sup>R</sup>	357	289	59	289	229	54	67	60	5	35	30	4	72	62	7	159	126	30	90	71	17
<b>AVERAGE RELATIVE STANDARD ERRORS<sup>3</sup></b>																						
Annual	(percent)	1	1	2	1	1	2	4	4	8	3	3	8	2	2	4	2	3	3	2	2	3
Quarterly	(percent)	2	2	5	2	2	4	6	6	28	4	5	15	4	4	8	3	4	8	3	3	8

<sup>P</sup>Preliminary. <sup>R</sup>Revised.

<sup>1</sup>Metropolitan statistical areas.

<sup>2</sup>Includes units completed in structures with two to four units.

<sup>3</sup>Average 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).

Table 3. **New Privately Owned Housing Units Under Construction**

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

Period	Total	In structures with—				Inside MSA's <sup>1</sup>	Outside MSA's <sup>1</sup>	North-east	Midwest	South	West
		1 unit	2 units	3 and 4 units	5 units or more						
<b>ANNUAL DATA</b>											
1986	1,073.5	583.1	19.3	28.4	442.7	899.7	173.8	218.9	165.7	387.3	301.5
1987	987.3	590.6	17.3	22.5	356.9	820.6	166.7	221.7	158.7	342.5	264.4
1988	919.4	569.6	16.1	24.1	309.5	757.5	161.9	201.6	148.1	308.2	261.6
1989	850.3	535.1	11.9	25.1	278.1	686.7	163.6	158.8	145.5	282.1	263.9
1990	711.4	449.1	10.9	15.1	236.3	553.9	157.5	121.6	133.4	242.3	214.1
1991	606.3	433.5	9.1	14.5	149.2	458.4	147.9	103.9	122.4	208.5	171.6
1992	612.4	472.7	5.6	11.3	122.8	453.1	159.4	81.4	137.8	228.4	164.8
1993	680.1	543.0	6.5	12.4	118.2	521.0	159.1	89.3	154.4	265.4	170.9
1994	762.2	557.8	9.1	12.9	182.5	597.6	164.5	96.3	173.5	312.1	180.3
1995 <sup>f</sup>	775.9	547.2	8.4	12.7	207.7	620.1	155.8	86.3	172.0	331.4	186.3
<b>MONTHLY DATA</b>											
<b>Not Seasonally Adjusted</b>											
1995: January	743.4	535.1	8.3	12.9	187.1	587.4	156.0	91.4	162.6	309.5	179.9
February	736.0	526.2	8.6	12.3	188.9	584.6	151.4	88.9	156.0	308.9	182.2
March	732.3	520.5	8.7	12.3	190.9	584.5	147.8	88.7	155.3	310.6	177.7
April	747.4	530.6	8.5	11.9	196.4	595.7	151.7	90.8	155.8	319.2	181.6
May	764.1	543.2	8.6	12.2	200.2	609.9	154.2	91.6	156.2	327.4	188.9
June	775.7	551.4	8.9	12.9	202.4	617.6	158.0	94.7	162.0	327.2	191.7
July	787.7	564.3	8.9	11.8	202.8	621.9	165.8	92.0	162.7	339.1	193.9
August	808.1	579.7	8.9	12.6	206.9	638.8	169.3	94.8	171.8	341.7	199.9
September	813.4	584.7	9.1	12.7	206.8	645.3	168.1	94.4	172.8	343.1	203.0
October	811.1	583.5	8.9	13.3	205.5	643.6	167.5	93.6	176.7	338.2	202.6
November	800.5	571.9	8.7	12.1	207.8	635.8	164.7	92.5	176.3	337.5	194.2
December <sup>f</sup>	775.9	547.2	8.4	12.7	207.7	620.1	155.8	86.3	172.0	331.4	186.3
1996: January <sup>f</sup>	767.3	536.9	8.1	12.1	210.3	616.0	151.4	82.6	166.7	330.7	187.4
February <sup>p</sup>	773.2	539.9	8.2	11.7	213.4	623.2	150.0	80.4	165.9	335.3	191.5
<b>Seasonally Adjusted</b>											
1995: January	783	570	22		191	(NA)	(NA)	95	175	327	186
February	795	578	21		196	(NA)	(NA)	95	178	325	197
March	769	553	21		195	(NA)	(NA)	95	170	320	184
April	762	545	20		197	(NA)	(NA)	95	164	319	184
May	755	537	21		197	(NA)	(NA)	93	155	318	189
June	755	533	22		200	(NA)	(NA)	92	157	317	189
July	762	539	21		202	(NA)	(NA)	90	155	328	189
August	772	547	21		204	(NA)	(NA)	90	159	331	192
September	783	555	21		207	(NA)	(NA)	90	162	336	195
October	781	560	21		200	(NA)	(NA)	90	165	333	193
November	790	562	20		208	(NA)	(NA)	89	170	339	192
December <sup>f</sup>	800	569	22		209	(NA)	(NA)	87	175	345	193
1996: January <sup>f</sup>	807	571	22		214	(NA)	(NA)	86	178	348	195
February <sup>p</sup>	805	571	20		214	(NA)	(NA)	83	182	342	198
<b>AVERAGE RELATIVE STANDARD ERRORS<sup>2</sup></b>											
End of period . . . . . (percent) . .	1	2	11	7	2	1	4	4	2	2	3

NA Not available. <sup>p</sup>Preliminary. <sup>f</sup>Revised.<sup>1</sup>Metropolitan statistical areas.<sup>2</sup>Average Relative Standard Errors: Average for the latest 6-month period (January-June or July-December).

**Table 4. New Privately Owned Housing Units Under Construction by Location and Type of Structure**

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

Period	United States			Inside MSA's <sup>1</sup>			Outside MSA's <sup>1</sup>			Northeast			Midwest			South			West			
	Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	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	1 unit
<b>QUARTERLY DATA</b>																						
1987:	1st quarter . . . .	1,034.1	582.5	402.2	870.2	453.7	376.5	164.0	128.8	25.7	202.6	136.6	56.3	154.7	84.2	60.4	378.4	226.7	135.9	298.4	135.1	149.6
	2nd quarter . . . .	1,087.4	646.0	391.9	908.8	501.9	367.0	178.6	144.1	24.8	218.7	152.7	55.6	180.9	101.6	69.2	386.9	246.4	125.0	300.9	145.3	142.0
	3rd quarter . . . .	1,088.6	662.4	380.1	899.7	505.4	356.9	188.9	157.0	23.1	233.9	161.3	62.2	182.4	105.0	67.6	376.6	253.0	109.6	295.7	143.0	140.6
	4th quarter . . . .	987.3	590.6	356.9	820.6	453.4	335.3	166.7	137.2	21.6	221.7	153.3	59.3	158.7	89.3	60.5	342.5	226.6	104.0	264.4	121.4	133.1
1988:	1st quarter . . . .	948.5	577.7	332.3	793.8	449.8	312.3	154.7	127.9	20.0	221.2	152.2	60.7	140.3	83.1	49.2	326.0	217.2	96.6	261.0	125.3	125.7
	2nd quarter . . . .	1,009.6	635.3	335.2	836.8	490.2	315.0	172.7	145.1	20.2	226.6	159.4	58.9	162.5	102.7	51.0	346.2	235.1	99.2	274.3	138.2	126.0
	3rd quarter . . . .	994.6	629.7	324.5	818.3	483.1	302.7	176.4	146.5	21.8	226.2	158.9	58.4	161.0	103.0	48.7	332.3	224.8	95.7	275.2	142.9	121.7
	4th quarter . . . .	919.4	569.6	309.5	757.5	438.2	287.9	161.9	131.4	21.6	201.6	140.4	52.8	148.1	90.4	47.7	308.2	201.7	94.9	261.6	137.1	114.2
1989:	1st quarter . . . .	894.2	548.1	303.5	739.2	425.0	281.0	155.0	123.1	22.5	182.3	123.7	50.0	139.5	80.4	48.8	310.9	204.8	93.5	261.5	139.2	111.2
	2nd quarter . . . .	942.9	597.0	303.5	765.8	453.0	280.0	177.0	144.0	23.5	180.8	128.5	44.2	157.8	95.7	52.0	323.0	215.1	95.2	281.3	157.7	112.1
	3rd quarter . . . .	925.2	593.6	289.6	747.8	449.3	266.2	177.3	144.2	23.4	176.2	124.9	43.5	157.9	102.1	45.0	309.4	205.5	91.7	281.7	161.0	109.4
	4th quarter . . . .	850.3	535.1	278.1	686.7	405.6	254.2	163.6	129.6	24.0	158.8	109.8	42.9	145.5	89.6	46.8	282.1	184.6	85.6	263.9	151.1	102.8
1990:	1st quarter . . . .	841.5	528.7	278.6	683.1	402.0	254.8	158.4	126.6	23.8	147.9	100.9	41.3	141.9	87.2	45.8	285.5	189.0	87.3	266.1	151.5	104.3
	2nd quarter . . . .	873.3	560.8	278.2	698.7	418.6	253.4	174.6	142.2	24.8	143.2	98.4	39.0	161.3	103.6	48.8	301.3	202.2	90.2	267.5	156.6	100.1
	3rd quarter . . . .	818.8	529.6	258.8	648.0	389.6	234.8	170.7	140.0	24.0	137.2	93.8	38.1	155.5	104.2	43.2	273.4	185.2	80.5	252.7	146.4	97.0
	4th quarter . . . .	711.4	449.1	236.3	553.9	321.2	212.8	157.5	127.9	23.5	121.6	80.1	37.3	133.4	86.8	39.3	242.3	160.3	75.4	214.1	121.9	84.4
1991:	1st quarter . . . .	644.8	412.6	207.8	497.4	293.8	185.6	147.5	118.8	22.3	105.1	68.1	33.3	119.9	77.6	35.2	229.8	153.0	70.5	190.1	114.0	68.9
	2nd quarter . . . .	675.1	465.3	185.0	518.4	336.5	163.9	156.6	128.7	21.1	112.2	77.0	31.6	136.1	97.3	31.4	231.2	165.8	58.8	195.5	125.2	63.1
	3rd quarter . . . .	657.1	476.7	157.3	502.6	347.7	138.3	154.5	129.0	19.0	110.3	78.4	28.9	135.1	102.5	25.2	222.5	172.4	44.2	189.3	123.4	59.0
	4th quarter . . . .	606.3	433.5	149.2	458.4	314.3	127.1	147.9	119.2	22.1	103.9	72.6	28.4	122.4	90.5	25.1	208.5	158.3	42.7	171.6	112.1	53.0
1992:	1st quarter . . . .	622.9	451.8	148.7	471.6	330.2	125.5	151.3	121.6	23.2	96.8	66.6	27.2	127.3	95.2	25.6	226.0	173.7	45.4	172.8	116.4	50.4
	2nd quarter . . . .	667.6	504.8	140.5	501.9	366.7	119.2	165.7	138.1	21.3	95.4	72.0	20.7	150.1	113.5	29.9	242.6	193.4	42.4	179.5	125.9	47.4
	3rd quarter . . . .	664.0	511.5	132.2	491.6	364.5	112.3	172.5	147.0	19.9	91.7	70.2	19.1	155.5	116.9	32.5	239.1	196.0	37.6	177.8	128.5	43.0
	4th quarter . . . .	612.4	472.7	122.8	453.1	336.8	104.2	159.4	135.8	18.7	81.4	62.7	16.8	137.8	104.2	28.4	228.4	186.1	38.0	164.8	119.7	39.6
1993:	1st quarter . . . .	600.9	471.1	111.7	451.6	344.0	94.7	149.3	127.1	17.0	76.9	58.9	16.0	130.4	101.9	22.9	234.8	192.6	37.5	158.8	117.7	35.4
	2nd quarter . . . .	675.3	542.5	112.7	513.1	401.8	96.9	162.2	140.7	15.8	86.0	68.1	16.0	153.0	120.2	26.4	265.7	223.8	36.5	170.6	130.5	33.9
	3rd quarter . . . .	707.6	572.4	114.4	538.5	423.7	100.0	169.1	148.7	14.4	94.3	76.1	16.2	161.9	129.6	25.6	271.1	228.0	37.1	180.3	138.7	35.5
	4th quarter . . . .	680.1	543.0	118.2	521.0	404.7	102.9	159.1	138.3	15.3	89.3	72.5	14.8	154.4	119.0	29.2	265.4	219.1	40.9	170.9	132.4	33.3
1994:	1st quarter . . . .	695.6	551.1	126.8	542.5	418.6	111.5	153.0	132.5	15.3	84.9	65.9	17.0	148.5	116.1	27.1	286.5	231.5	49.4	175.6	137.7	33.3
	2nd quarter . . . .	776.8	608.9	150.5	605.0	459.4	132.8	171.7	149.4	17.7	96.8	77.5	17.4	176.3	139.4	31.5	316.9	245.9	65.7	186.7	146.0	36.0
	3rd quarter . . . .	806.0	621.2	164.7	625.5	464.3	146.7	180.5	156.8	17.9	96.6	77.8	16.7	185.0	144.0	34.5	330.3	250.6	74.0	194.1	148.7	39.4
	4th quarter . . . .	762.2	557.8	182.5	597.6	417.9	163.9	164.5	139.9	18.5	96.3	77.0	17.2	173.5	128.1	38.2	312.1	223.4	82.8	180.3	129.2	44.3
1995:	1st quarter . . . .	732.3	520.5	190.9	584.5	396.7	172.5	147.8	123.7	18.4	88.7	69.9	16.7	155.3	111.4	37.6	310.6	216.3	87.9	177.7	122.9	48.7
	2nd quarter . . . .	775.7	551.4	202.4	617.6	417.2	184.3	158.0	134.2	18.2	94.7	73.2	19.4	162.0	121.4	33.8	327.2	226.3	94.3	191.7	130.5	54.9
	3rd quarter . . . .	813.4	584.7	206.8	645.3	441.8	187.3	168.1	143.0	19.5	94.4	76.4	16.1	172.8	131.4	34.2	343.1	237.9	98.8	203.0	139.0	57.7
	4th quarter . . . .	775.9	547.2	207.7	620.1	417.0	187.4	155.8	130.2	20.3	86.3	70.1	14.3	172.0	125.0	40.2	331.4	226.7	98.5	186.3	125.3	54.8
<b>AVERAGE RELATIVE STANDARD ERRORS<sup>3</sup></b>																						
End of period . . . (percent)	2	2	2	1	2	2	5	5	13	4	5	5	2	3	4	3	3	4	3	4	3	

<sup>P</sup>Preliminary. <sup>R</sup>Revised.

<sup>1</sup>Metropolitan statistical areas.

<sup>2</sup>Includes units under construction in structures with two to four units.

<sup>3</sup>Average Relative Standard Errors: Average for the latest 2-quarter period (quarter 1-quarter 2 or quarter 3-quarter 4).



Table 5. Seasonal Indexes Used to Adjust Housing Units Completed

Period	United States implicit index <sup>1</sup>	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						
<b>1995</b>											
November .....	102.3	112.4	114.6	95.6	103.5	120.2	97.3	111.5	111.1	97.8	102.7
December <sup>r</sup> .....	113.0	120.9	115.0	114.6	114.8	93.4	102.6	112.9	109.1	109.5	115.4
<b>1996</b>											
January <sup>r</sup> .....	85.2	93.4	79.8	87.5	85.3	86.1	81.9	89.7	78.5	86.1	87.3
February <sup>p</sup> .....	81.8	84.5	73.6	84.0	84.9	80.5	80.1	78.4	76.0	84.6	84.9

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

<sup>1</sup>The implicit seasonal index is the ratio of the unadjusted number of housing units completed in the United States to the seasonally adjusted national total of housing units completed. 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 Under Construction

Period	United States implicit index <sup>1</sup>	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						
<b>1995</b>											
November .....	101.3	104.5	104.3	100.3	100.4	100.2	99.9	103.7	103.9	99.5	100.9
December <sup>r</sup> .....	97.0	100.4	96.9	94.7	95.4	98.6	99.3	98.7	97.9	95.7	96.2
<b>1996</b>											
January <sup>r</sup> .....	95.1	96.5	92.0	94.0	94.3	97.1	98.3	96.0	93.0	94.8	95.8
February <sup>p</sup> .....	96.0	95.3	89.4	97.1	94.7	99.6	99.6	96.2	91.0	98.1	97.0

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

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

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

## SUMMARY OF FINDINGS

This report provides monthly statistics on the number of new privately owned housing units completed and under construction. This report is released jointly by the Bureau of the Census and the U.S. Department of Housing and Urban Development.

Privately owned housing units were completed in February 1996 at a seasonally adjusted annual rate of 1,299,000. This is 6 ( $\pm 7$ ) percent below the revised January rate of 1,389,000, but virtually unchanged ( $\pm 8$  percent) from the February 1995 estimate of 1,302,000.

The February 1996 rate of single-family housing completions was 1,037,000; this is 6 ( $\pm 8$ ) percent below the January figure of 1,102,000. The February rate for units in buildings with five units or more was 229,000. The February rate for units in buildings with two to four units was 33,000.

During the first 2 months of this year, 187,100 housing units were completed; this is virtually unchanged ( $\pm 4$  percent) from the 186,300 units completed in the same period in 1995.

The seasonally adjusted estimate of housing units under construction at the end of February 1996 was 805,000; this is virtually unchanged ( $\pm 1$  percent) from the revised January figure of 807,000. Of the housing units under construction at the end of February, 571,000 were single-family structures, 214,000 were in buildings with five units or more, and 20,000 were in buildings with two to four units.

In interpreting changes in the seasonally adjusted rates of housing completions, note that month-to-month changes may reflect movements which may be irregular. It may take 4 months to establish an underlying trend for total completions.

The statistics in this release are estimated from sample surveys and are subject to sampling variability as well as nonsampling error including bias and variance from response, nonreporting, and undercoverage. Estimated average relative standard errors of preliminary data are shown in the tables. Whenever a statement such as "2 ( $\pm 3$ ) 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 and account only for sampling variability. If a range contains zero, it is unclear 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 December/January issue of Current Construction Reports, C22/96-1, includes explanations of confidence intervals and sampling variability. On average, the preliminary seasonally adjusted estimate of total housing completions is revised about  $\pm 1$  percent.

Housing completions and under construction statistics do not include mobile home units.

## HISTORICAL DATA

Housing completions data have been collected only since 1968; however, housing starts are available from 1889 to the present date. Historical data on housing starts and residential permit authorizations are available from Construction Starts Branch, Manufacturing and Construction Division, Bureau of the Census, Washington, DC 20233. Telephone 301-457-4666.

Table 1. **New Privately Owned Housing Units Completed**

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

Period	Total	In structures with—				Inside MSA's <sup>1</sup>	Outside MSA's <sup>1</sup>	North-east	Midwest	South	West
		1 unit	2 units	3 and 4 units	5 units or more						
<b>ANNUAL DATA</b>											
1986	1,756.4	1,120.2	35.0	51.0	550.1	1,502.1	254.3	254.0	269.8	763.8	468.8
1987	1,668.8	1,122.8	29.0	42.4	474.6	1,420.4	248.4	257.4	302.3	660.4	448.7
1988	1,529.8	1,084.6	23.5	33.2	388.6	1,286.1	243.7	250.2	280.3	594.8	404.6
1989	1,422.8	1,026.3	24.1	34.6	337.9	1,181.2	241.7	218.8	267.1	549.4	387.5
1990	1,308.0	966.0	16.5	28.2	297.3	1,060.2	247.7	157.7	263.3	510.7	376.3
1991	1,090.8	837.6	16.9	19.7	216.6	862.1	228.7	120.1	240.4	438.9	291.3
1992	1,157.5	963.6	15.1	20.8	158.0	909.5	248.0	136.4	268.4	462.4	290.3
1993	1,192.7	1,039.4	9.5	16.7	127.1	943.0	249.8	117.6	273.3	512.0	290.0
1994	1,346.9	1,160.3	12.1	19.5	154.9	1,086.3	260.6	123.4	307.1	580.9	335.5
1995 <sup>f</sup>	1,312.6	1,065.5	14.8	19.8	212.4	1,065.0	247.6	126.9	287.9	581.1	316.7
<b>MONTHLY DATA</b>											
<b>Not Seasonally Adjusted</b>											
1995: January	100.2	84.8	1.6	1.5	12.3	79.5	20.7	11.4	22.7	45.0	21.2
February	86.1	71.9	1.1	1.6	11.4	69.5	16.6	8.3	18.8	38.7	20.2
March	105.1	89.1	1.1	1.7	13.2	83.8	21.3	9.9	20.7	46.6	27.8
April	101.5	82.1	1.3	1.8	16.3	82.6	18.9	7.2	25.9	44.5	23.9
May	107.8	86.8	1.3	1.4	18.4	88.1	19.7	11.2	24.8	46.9	24.9
June	108.7	89.4	1.3	1.5	16.6	87.7	21.0	10.3	24.7	48.1	25.7
July	115.5	88.2	1.8	2.4	23.1	98.4	17.0	13.3	25.9	48.9	27.4
August	115.5	92.1	0.7	1.7	21.0	93.2	22.3	8.8	25.8	53.5	27.3
September	115.5	91.9	1.4	1.0	21.2	92.8	22.7	11.1	27.0	49.7	27.7
October	125.4	100.1	1.0	1.2	23.0	101.3	24.0	12.7	25.9	56.2	30.6
November	116.0	92.6	1.4	2.6	19.4	95.0	21.0	9.7	25.0	51.1	30.3
December <sup>f</sup>	115.3	96.6	1.0	1.4	16.4	93.1	22.2	12.9	20.8	52.0	29.6
1996: January <sup>f</sup>	98.6	78.8	0.6	1.4	17.8	81.2	17.4	8.6	20.1	44.0	25.8
February <sup>p</sup>	88.6	71.1	0.8	1.5	15.3	74.7	13.9	8.5	14.2	41.1	24.7
Year to date: 1995	186.3	156.7	2.7	3.1	23.7	149.0	37.3	19.7	41.4	83.7	41.4
1996	187.1	149.9	1.4	2.9	33.0	155.8	31.3	17.2	34.4	85.0	50.6
<b>Seasonally Adjusted Annual Rate</b>											
1995: January	1,415	1,193	42		180	(NA)	(NA)	153	337	632	293
February	1,302	1,081	46		175	(NA)	(NA)	134	314	559	295
March	1,442	1,220	34		188	(NA)	(NA)	142	321	603	376
April	1,331	1,085	39		207	(NA)	(NA)	101	346	581	303
May	1,324	1,058	32		234	(NA)	(NA)	141	316	565	302
June	1,256	1,049	32		175	(NA)	(NA)	119	273	549	315
July	1,332	1,034	43		255	(NA)	(NA)	148	307	568	309
August	1,247	1,019	26		202	(NA)	(NA)	101	266	573	307
September	1,267	1,009	30		228	(NA)	(NA)	124	277	559	307
October	1,320	1,039	25		256	(NA)	(NA)	127	255	604	334
November	1,360	1,081	39		240	(NA)	(NA)	104	270	630	356
December <sup>f</sup>	1,225	1,003	30		192	(NA)	(NA)	136	225	561	303
1996: January <sup>f</sup>	1,389	1,102	27		260	(NA)	(NA)	115	307	612	355
February <sup>p</sup>	1,299	1,037	33		229	(NA)	(NA)	132	227	588	352
<b>AVERAGE RELATIVE STANDARD ERRORS<sup>2</sup></b>											
Annual (percent)	1	1	13	7	2	1	4	3	2	2	2
Monthly (percent)	3	3	25	24	9	3	9	10	7	5	6
Year to date (percent)	2	3	23	17	6	3	6	7	4	4	4

NA Not available. <sup>p</sup>Preliminary. <sup>f</sup>Revised.<sup>1</sup>Metropolitan statistical areas.<sup>2</sup>Average 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-June or July-December).

**Table 2. New Privately Owned Housing Units Completed by Location and Type of Structure**

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

Period	United States			Inside MSA's <sup>1</sup>			Outside MSA's <sup>1</sup>			Northeast			Midwest			South			West			
	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	
	Total <sup>2</sup>	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
<b>ANNUAL DATA</b>																						
1976	1,377	1,034	266	950	672	221	427	363	45	170	121	41	356	271	63	513	410	85	338	232	76	
1977	1,657	1,258	304	1,162	838	254	495	421	50	177	135	33	400	300	78	636	512	102	444	311	92	
1978	1,868	1,369	382	1,314	907	322	554	462	60	182	141	32	417	300	90	752	571	150	517	357	111	
1979	1,871	1,301	445	1,332	858	382	539	443	63	188	135	43	415	294	95	762	535	187	506	337	120	
1980	1,502	957	426	1,079	633	359	423	324	67	146	100	38	274	170	80	696	455	196	386	233	113	
1981	1,266	819	336	888	530	278	377	289	57	127	87	31	218	140	57	626	408	165	294	183	82	
1982	1,006	632	293	708	409	241	297	223	52	120	79	35	143	92	38	539	340	156	203	121	64	
1983	1,390	924	374	1,074	674	326	316	249	49	139	106	25	201	142	46	746	476	220	305	200	83	
1984	1,652	1,025	515	1,317	771	460	336	255	55	168	129	30	221	156	50	867	508	298	396	233	137	
1985	1,703	1,072	534	1,422	853	491	281	220	43	214	168	33	230	151	65	812	514	254	447	239	182	
1986	1,756	1,120	550	1,502	918	513	254	202	37	254	193	47	270	170	84	764	505	226	469	253	193	
1987	1,669	1,123	475	1,420	917	444	248	206	30	257	196	47	302	201	86	660	467	171	449	259	170	
1988	1,530	1,085	389	1,286	876	365	244	208	24	250	188	50	280	191	76	595	457	121	405	248	142	
1989	1,423	1,026	338	1,181	823	312	242	203	25	219	159	48	267	191	62	549	420	112	387	257	115	
1990	1,308	966	297	1,060	759	267	248	207	30	158	127	23	263	195	57	511	389	109	376	255	108	
1991	1,091	838	217	862	642	194	229	196	22	120	100	14	240	185	45	439	348	81	291	205	76	
1992	1,158	964	158	910	752	133	248	212	25	136	114	18	268	218	40	462	400	52	290	232	49	
1993	1,193	1,039	127	943	818	106	250	222	21	118	105	10	273	232	33	512	456	49	290	247	35	
1994	1,347	1,160	155	1,086	929	135	261	232	20	123	113	7	307	255	42	581	507	64	336	285	42	
1995 <sup>P</sup>	1,313	1,066	212	1,065	848	191	248	217	21	127	108	16	288	232	44	581	472	99	317	253	54	
<b>QUARTERLY DATA</b>																						
1992:	1st quarter	234	194	32	188	154	28	46	39	4	28	24	3	47	37	8	97	84	10	62	49	11
	2nd quarter	282	233	39	219	181	32	63	53	7	34	25	7	63	53	7	114	98	13	70	57	11
	3rd quarter	317	262	45	249	205	38	68	58	8	34	30	3	75	61	11	127	108	16	80	63	15
	4th quarter	325	274	42	254	212	35	71	62	6	40	34	4	83	67	14	124	110	12	78	63	12
1993:	1st quarter	245	212	28	194	167	24	51	45	5	24	21	2	51	42	9	109	99	9	60	50	8
	2nd quarter	286	247	33	222	191	27	64	56	6	27	24	2	64	55	7	121	105	14	74	62	10
	3rd quarter	317	275	34	255	220	29	63	55	6	29	26	2	74	63	9	139	123	13	74	63	9
	4th quarter	345	305	32	273	240	27	73	66	5	37	34	3	83	73	8	143	128	13	82	71	8
1994:	1st quarter	270	238	25	219	193	21	51	46	3	22	21	1	57	47	7	119	107	10	73	63	8
	2nd quarter	336	291	37	274	236	32	63	55	5	31	27	3	76	62	12	146	130	13	83	72	9
	3rd quarter	361	308	45	292	246	40	70	62	6	35	32	3	84	72	11	152	131	18	90	74	14
	4th quarter	379	323	48	302	254	42	77	69	6	35	33	1	90	75	13	164	139	23	90	77	11
1995:	1st quarter	291	246	37	233	194	33	59	52	4	30	26	3	62	51	8	130	110	18	69	58	9
	2nd quarter	318	258	51	258	207	45	60	52	6	29	25	3	75	59	14	140	114	22	74	60	12
	3rd quarter	346	272	65	284	219	59	62	53	6	33	27	6	79	61	15	152	121	28	82	64	16
	4th quarter <sup>R</sup>	357	289	59	289	229	54	67	60	5	35	30	4	72	62	7	159	126	30	90	71	17
<b>AVERAGE RELATIVE STANDARD ERRORS<sup>3</sup></b>																						
Annual	(percent)	1	1	2	1	1	2	4	4	8	3	3	8	2	2	4	2	3	3	2	2	3
Quarterly	(percent)	2	2	5	2	2	4	6	6	28	4	5	15	4	4	8	3	4	8	3	3	8

<sup>P</sup>Preliminary. <sup>R</sup>Revised.

<sup>1</sup>Metropolitan statistical areas.

<sup>2</sup>Includes units completed in structures with two to four units.

<sup>3</sup>Average 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).

Table 3. **New Privately Owned Housing Units Under Construction**

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

Period	Total	In structures with—				Inside MSA's <sup>1</sup>	Outside MSA's <sup>1</sup>	North-east	Midwest	South	West
		1 unit	2 units	3 and 4 units	5 units or more						
<b>ANNUAL DATA</b>											
1986	1,073.5	583.1	19.3	28.4	442.7	899.7	173.8	218.9	165.7	387.3	301.5
1987	987.3	590.6	17.3	22.5	356.9	820.6	166.7	221.7	158.7	342.5	264.4
1988	919.4	569.6	16.1	24.1	309.5	757.5	161.9	201.6	148.1	308.2	261.6
1989	850.3	535.1	11.9	25.1	278.1	686.7	163.6	158.8	145.5	282.1	263.9
1990	711.4	449.1	10.9	15.1	236.3	553.9	157.5	121.6	133.4	242.3	214.1
1991	606.3	433.5	9.1	14.5	149.2	458.4	147.9	103.9	122.4	208.5	171.6
1992	612.4	472.7	5.6	11.3	122.8	453.1	159.4	81.4	137.8	228.4	164.8
1993	680.1	543.0	6.5	12.4	118.2	521.0	159.1	89.3	154.4	265.4	170.9
1994	762.2	557.8	9.1	12.9	182.5	597.6	164.5	96.3	173.5	312.1	180.3
1995 <sup>f</sup>	775.9	547.2	8.4	12.7	207.7	620.1	155.8	86.3	172.0	331.4	186.3
<b>MONTHLY DATA</b>											
<b>Not Seasonally Adjusted</b>											
1995: January	743.4	535.1	8.3	12.9	187.1	587.4	156.0	91.4	162.6	309.5	179.9
February	736.0	526.2	8.6	12.3	188.9	584.6	151.4	88.9	156.0	308.9	182.2
March	732.3	520.5	8.7	12.3	190.9	584.5	147.8	88.7	155.3	310.6	177.7
April	747.4	530.6	8.5	11.9	196.4	595.7	151.7	90.8	155.8	319.2	181.6
May	764.1	543.2	8.6	12.2	200.2	609.9	154.2	91.6	156.2	327.4	188.9
June	775.7	551.4	8.9	12.9	202.4	617.6	158.0	94.7	162.0	327.2	191.7
July	787.7	564.3	8.9	11.8	202.8	621.9	165.8	92.0	162.7	339.1	193.9
August	808.1	579.7	8.9	12.6	206.9	638.8	169.3	94.8	171.8	341.7	199.9
September	813.4	584.7	9.1	12.7	206.8	645.3	168.1	94.4	172.8	343.1	203.0
October	811.1	583.5	8.9	13.3	205.5	643.6	167.5	93.6	176.7	338.2	202.6
November	800.5	571.9	8.7	12.1	207.8	635.8	164.7	92.5	176.3	337.5	194.2
December <sup>f</sup>	775.9	547.2	8.4	12.7	207.7	620.1	155.8	86.3	172.0	331.4	186.3
1996: January <sup>f</sup>	767.3	536.9	8.1	12.1	210.3	616.0	151.4	82.6	166.7	330.7	187.4
February <sup>p</sup>	773.2	539.9	8.2	11.7	213.4	623.2	150.0	80.4	165.9	335.3	191.5
<b>Seasonally Adjusted</b>											
1995: January	783	570	22		191	(NA)	(NA)	95	175	327	186
February	795	578	21		196	(NA)	(NA)	95	178	325	197
March	769	553	21		195	(NA)	(NA)	95	170	320	184
April	762	545	20		197	(NA)	(NA)	95	164	319	184
May	755	537	21		197	(NA)	(NA)	93	155	318	189
June	755	533	22		200	(NA)	(NA)	92	157	317	189
July	762	539	21		202	(NA)	(NA)	90	155	328	189
August	772	547	21		204	(NA)	(NA)	90	159	331	192
September	783	555	21		207	(NA)	(NA)	90	162	336	195
October	781	560	21		200	(NA)	(NA)	90	165	333	193
November	790	562	20		208	(NA)	(NA)	89	170	339	192
December <sup>f</sup>	800	569	22		209	(NA)	(NA)	87	175	345	193
1996: January <sup>f</sup>	807	571	22		214	(NA)	(NA)	86	178	348	195
February <sup>p</sup>	805	571	20		214	(NA)	(NA)	83	182	342	198
<b>AVERAGE RELATIVE STANDARD ERRORS<sup>2</sup></b>											
End of period . . . . . (percent) . .	1	2	11	7	2	1	4	4	2	2	3

NA Not available. <sup>p</sup>Preliminary. <sup>f</sup>Revised.<sup>1</sup>Metropolitan statistical areas.<sup>2</sup>Average Relative Standard Errors: Average for the latest 6-month period (January-June or July-December).

**Table 4. New Privately Owned Housing Units Under Construction by Location and Type of Structure**

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

Period	United States			Inside MSA's <sup>1</sup>			Outside MSA's <sup>1</sup>			Northeast			Midwest			South			West			
	Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	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	1 unit
<b>QUARTERLY DATA</b>																						
1987:	1st quarter	1,034.1	582.5	402.2	870.2	453.7	376.5	164.0	128.8	25.7	202.6	136.6	56.3	154.7	84.2	60.4	378.4	226.7	135.9	298.4	135.1	149.6
	2nd quarter	1,087.4	646.0	391.9	908.8	501.9	367.0	178.6	144.1	24.8	218.7	152.7	55.6	180.9	101.6	69.2	386.9	246.4	125.0	300.9	145.3	142.0
	3rd quarter	1,088.6	662.4	380.1	899.7	505.4	356.9	188.9	157.0	23.1	233.9	161.3	62.2	182.4	105.0	67.6	376.6	253.0	109.6	295.7	143.0	140.6
	4th quarter	987.3	590.6	356.9	820.6	453.4	335.3	166.7	137.2	21.6	221.7	153.3	59.3	158.7	89.3	60.5	342.5	226.6	104.0	264.4	121.4	133.1
1988:	1st quarter	948.5	577.7	332.3	793.8	449.8	312.3	154.7	127.9	20.0	221.2	152.2	60.7	140.3	83.1	49.2	326.0	217.2	96.6	261.0	125.3	125.7
	2nd quarter	1,009.6	635.3	335.2	836.8	490.2	315.0	172.7	145.1	20.2	226.6	159.4	58.9	162.5	102.7	51.0	346.2	235.1	99.2	274.3	138.2	126.0
	3rd quarter	994.6	629.7	324.5	818.3	483.1	302.7	176.4	146.5	21.8	226.2	158.9	58.4	161.0	103.0	48.7	332.3	224.8	95.7	275.2	142.9	121.7
	4th quarter	919.4	569.6	309.5	757.5	438.2	287.9	161.9	131.4	21.6	201.6	140.4	52.8	148.1	90.4	47.7	308.2	201.7	94.9	261.6	137.1	114.2
1989:	1st quarter	894.2	548.1	303.5	739.2	425.0	281.0	155.0	123.1	22.5	182.3	123.7	50.0	139.5	80.4	48.8	310.9	204.8	93.5	261.5	139.2	111.2
	2nd quarter	942.9	597.0	303.5	765.8	453.0	280.0	177.0	144.0	23.5	180.8	128.5	44.2	157.8	95.7	52.0	323.0	215.1	95.2	281.3	157.7	112.1
	3rd quarter	925.2	593.6	289.6	747.8	449.3	266.2	177.3	144.2	23.4	176.2	124.9	43.5	157.9	102.1	45.0	309.4	205.5	91.7	281.7	161.0	109.4
	4th quarter	850.3	535.1	278.1	686.7	405.6	254.2	163.6	129.6	24.0	158.8	109.8	42.9	145.5	89.6	46.8	282.1	184.6	85.6	263.9	151.1	102.8
1990:	1st quarter	841.5	528.7	278.6	683.1	402.0	254.8	158.4	126.6	23.8	147.9	100.9	41.3	141.9	87.2	45.8	285.5	189.0	87.3	266.1	151.5	104.3
	2nd quarter	873.3	560.8	278.2	698.7	418.6	253.4	174.6	142.2	24.8	143.2	98.4	39.0	161.3	103.6	48.8	301.3	202.2	90.2	267.5	156.6	100.1
	3rd quarter	818.8	529.6	258.8	648.0	389.6	234.8	170.7	140.0	24.0	137.2	93.8	38.1	155.5	104.2	43.2	273.4	185.2	80.5	252.7	146.4	97.0
	4th quarter	711.4	449.1	236.3	553.9	321.2	212.8	157.5	127.9	23.5	121.6	80.1	37.3	133.4	86.8	39.3	242.3	160.3	75.4	214.1	121.9	84.4
1991:	1st quarter	644.8	412.6	207.8	497.4	293.8	185.6	147.5	118.8	22.3	105.1	68.1	33.3	119.9	77.6	35.2	229.8	153.0	70.5	190.1	114.0	68.9
	2nd quarter	675.1	465.3	185.0	518.4	336.5	163.9	156.6	128.7	21.1	112.2	77.0	31.6	136.1	97.3	31.4	231.2	165.8	58.8	195.5	125.2	63.1
	3rd quarter	657.1	476.7	157.3	502.6	347.7	138.3	154.5	129.0	19.0	110.3	78.4	28.9	135.1	102.5	25.2	222.5	172.4	44.2	189.3	123.4	59.0
	4th quarter	606.3	433.5	149.2	458.4	314.3	127.1	147.9	119.2	22.1	103.9	72.6	28.4	122.4	90.5	25.1	208.5	158.3	42.7	171.6	112.1	53.0
1992:	1st quarter	622.9	451.8	148.7	471.6	330.2	125.5	151.3	121.6	23.2	96.8	66.6	27.2	127.3	95.2	25.6	226.0	173.7	45.4	172.8	116.4	50.4
	2nd quarter	667.6	504.8	140.5	501.9	366.7	119.2	165.7	138.1	21.3	95.4	72.0	20.7	150.1	113.5	29.9	242.6	193.4	42.4	179.5	125.9	47.4
	3rd quarter	664.0	511.5	132.2	491.6	364.5	112.3	172.5	147.0	19.9	91.7	70.2	19.1	155.5	116.9	32.5	239.1	196.0	37.6	177.8	128.5	43.0
	4th quarter	612.4	472.7	122.8	453.1	336.8	104.2	159.4	135.8	18.7	81.4	62.7	16.8	137.8	104.2	28.4	228.4	186.1	38.0	164.8	119.7	39.6
1993:	1st quarter	600.9	471.1	111.7	451.6	344.0	94.7	149.3	127.1	17.0	76.9	58.9	16.0	130.4	101.9	22.9	234.8	192.6	37.5	158.8	117.7	35.4
	2nd quarter	675.3	542.5	112.7	513.1	401.8	96.9	162.2	140.7	15.8	86.0	68.1	16.0	153.0	120.2	26.4	265.7	223.8	36.5	170.6	130.5	33.9
	3rd quarter	707.6	572.4	114.4	538.5	423.7	100.0	169.1	148.7	14.4	94.3	76.1	16.2	161.9	129.6	25.6	271.1	228.0	37.1	180.3	138.7	35.5
	4th quarter	680.1	543.0	118.2	521.0	404.7	102.9	159.1	138.3	15.3	89.3	72.5	14.8	154.4	119.0	29.2	265.4	219.1	40.9	170.9	132.4	33.3
1994:	1st quarter	695.6	551.1	126.8	542.5	418.6	111.5	153.0	132.5	15.3	84.9	65.9	17.0	148.5	116.1	27.1	286.5	231.5	49.4	175.6	137.7	33.3
	2nd quarter	776.8	608.9	150.5	605.0	459.4	132.8	171.7	149.4	17.7	96.8	77.5	17.4	176.3	139.4	31.5	316.9	245.9	65.7	186.7	146.0	36.0
	3rd quarter	806.0	621.2	164.7	625.5	464.3	146.7	180.5	156.8	17.9	96.6	77.8	16.7	185.0	144.0	34.5	330.3	250.6	74.0	194.1	148.7	39.4
	4th quarter	762.2	557.8	182.5	597.6	417.9	163.9	164.5	139.9	18.5	96.3	77.0	17.2	173.5	128.1	38.2	312.1	223.4	82.8	180.3	129.2	44.3
1995:	1st quarter	732.3	520.5	190.9	584.5	396.7	172.5	147.8	123.7	18.4	88.7	69.9	16.7	155.3	111.4	37.6	310.6	216.3	87.9	177.7	122.9	48.7
	2nd quarter	775.7	551.4	202.4	617.6	417.2	184.3	158.0	134.2	18.2	94.7	73.2	19.4	162.0	121.4	33.8	327.2	226.3	94.3	191.7	130.5	54.9
	3rd quarter	813.4	584.7	206.8	645.3	441.8	187.3	168.1	143.0	19.5	94.4	76.4	16.1	172.8	131.4	34.2	343.1	237.9	98.8	203.0	139.0	57.7
	4th quarter	775.9	547.2	207.7	620.1	417.0	187.4	155.8	130.2	20.3	86.3	70.1	14.3	172.0	125.0	40.2	331.4	226.7	98.5	186.3	125.3	54.8
<b>AVERAGE RELATIVE STANDARD ERRORS<sup>3</sup></b>																						
End of period . . . (percent)		2	2	2	1	2	2	5	5	13	4	5	5	2	3	4	3	3	4	3	4	3

<sup>P</sup>Preliminary. <sup>R</sup>Revised.

<sup>1</sup>Metropolitan statistical areas.

<sup>2</sup>Includes units under construction in structures with two to four units.

<sup>3</sup>Average Relative Standard Errors: Average for the latest 2-quarter period (quarter 1-quarter 2 or quarter 3-quarter 4).

Table 5. Seasonal Indexes Used to Adjust Housing Units Completed

Period	United States implicit index <sup>1</sup>	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						
<b>1995</b>											
November .....	102.3	112.4	114.6	95.6	103.5	120.2	97.3	111.5	111.1	97.8	102.7
December <sup>r</sup> .....	113.0	120.9	115.0	114.6	114.8	93.4	102.6	112.9	109.1	109.5	115.4
<b>1996</b>											
January <sup>r</sup> .....	85.2	93.4	79.8	87.5	85.3	86.1	81.9	89.7	78.5	86.1	87.3
February <sup>p</sup> .....	81.8	84.5	73.6	84.0	84.9	80.5	80.1	78.4	76.0	84.6	84.9

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

<sup>1</sup>The implicit seasonal index is the ratio of the unadjusted number of housing units completed in the United States to the seasonally adjusted national total of housing units completed. 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 Under Construction

Period	United States implicit index <sup>1</sup>	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						
<b>1995</b>											
November .....	101.3	104.5	104.3	100.3	100.4	100.2	99.9	103.7	103.9	99.5	100.9
December <sup>r</sup> .....	97.0	100.4	96.9	94.7	95.4	98.6	99.3	98.7	97.9	95.7	96.2
<b>1996</b>											
January <sup>r</sup> .....	95.1	96.5	92.0	94.0	94.3	97.1	98.3	96.0	93.0	94.8	95.8
February <sup>p</sup> .....	96.0	95.3	89.4	97.1	94.7	99.6	99.6	96.2	91.0	98.1	97.0

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

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

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