

# Housing Starts

MARCH 1997



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This issue contains a supplement on total time from authorization of construction to start and from start of construction to completion of private residential buildings.

## New Privately Owned Housing Units Started

Seasonally adjusted annual rate in thousands

— Seasonally adjusted annual rate  
— 4-month moving average



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

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

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

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## HOUSING STARTS AND BUILDING PERMITS

Privately owned housing starts in March were at a seasonally adjusted annual rate of 1,425,000. This is 6 ( $\pm 6$ ) percent below the revised February rate of 1,522,000, but virtually the same ( $\pm 6$  percent) as the March 1996 rate of 1,429,000.

Single-family housing starts in March 1997 were at a rate of 1,117,000; this is 8 ( $\pm 5$ ) percent below the February figure of 1,218,000. The March rate for units in buildings with five units or more was 273,000. The March rate for units in buildings with two to four units was 35,000.

During the first 3 months of this year, 290,100 housing units were started compared with 302,600 units for the same period in 1996. This is a decrease of 4 ( $\pm 3$ ) percent.

New privately owned housing construction was authorized in March in the 19,000 permit-issuing places at a seasonally adjusted annual rate of 1,423,000; this is 1 ( $\pm 1$ ) percent below the revised February rate of 1,444,000, but the same ( $\pm 2$  percent) as the March 1996 figure.

Single-family authorizations in March 1997 were at a rate of 1,015,000; this is 6 ( $\pm 1$ ) percent below the February figure of 1,077,000. Authorizations of units in buildings with five units or more were at a rate of 338,000 in March; this is 13 ( $\pm 8$ ) percent above the February rate of 299,000. The March rate of permit-authorized units in buildings with two to four units was 70,000.

During the first 3 months of this year, 299,200 housing units were authorized by permits in the 19,000 places compared with 302,100 units for the same period in 1996. This is an decrease of 1 ( $\pm 1$ ) 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 and 3 months for building permit authorizations.

The statistics in this report are estimated from sample surveys and are subject to sampling variability as well as nonsampling error including bias and variance from response, nonreporting, and undercoverage. Estimated average relative standard errors of preliminary data are shown in the tables. Whenever a statement such as "2 ( $\pm 3$ ) 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 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 January 1997 Current Construction Reports, C20/97-1. 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. 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. 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).....	97-1	96-10	96-7	96-4	96-1
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) .....	96-12	96-9	96-7	96-6	96-3

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>											
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
<b>MONTHLY DATA</b>											
<b>Not Seasonally Adjusted</b>											
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 <sup>f</sup>	82.2	66.6	0.6	1.5	13.5	72.1	10.1	8.5	10.5	39.8	23.3
February <sup>f</sup>	92.8	73.9	1.3	1.0	16.6	79.9	12.9	5.9	15.8	46.7	24.4
March <sup>p</sup>	115.1	93.2	0.7	1.8	19.4	97.3	17.8	10.7	21.5	52.6	30.3
Year to date: 1996	302.6	240.0	2.2	3.0	57.4	253.4	49.2	21.1	52.5	145.3	83.7
1997	290.1	233.6	2.6	4.3	49.5	249.3	40.8	25.2	47.9	139.1	78.0
<b>Seasonally Adjusted Annual Rate</b>											
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 <sup>f</sup>	1,375	1,125	43		207	(NA)	(NA)	182	260	589	344
February <sup>f</sup>	1,522	1,218	40		264	(NA)	(NA)	131	366	666	359
March <sup>p</sup>	1,425	1,117	35		273	(NA)	(NA)	146	292	619	368
<b>AVERAGE RELATIVE STANDARD ERRORS<sup>2</sup></b>											
Annual	(percent)	1	1	7	8	2	1	3	1	2	1
Monthly	(percent)	3	2	10	19	11	3	7	6	7	5
Year to date	(percent)	2	2	11	9	4	1	6	3	4	2

NA Not available. <sup>p</sup>Preliminary. <sup>r</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 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 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>																			
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	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 <sup>2</sup>	1,433.7	1,073.3	33.2	32.9	294.2	1,199.7	233.9	138.5	108.3	30.2	318.9	235.3	83.6	626.5	471.7	154.7	349.9	258.0	91.9
<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	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	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	94.9	73.6	2.1	1.8	17.4	82.4	12.5	6.0	5.3	0.7	16.8	13.5	3.3	46.0	37.0	9.0	26.1	17.9	8.2
March	119.9	95.1	2.6	2.4	19.6	100.1	19.8	10.5	8.4	2.1	26.4	20.0	6.4	51.6	43.3	8.3	31.3	23.4	8.0
April	139.4	109.4	3.7	3.4	23.0	114.7	24.7	12.9	10.6	2.3	34.0	26.4	7.6	60.3	47.2	13.1	32.2	25.2	6.9
May	140.5	109.7	3.0	2.9	24.9	115.8	24.7	14.3	11.6	2.7	32.2	26.1	6.1	62.1	46.6	15.5	31.9	25.4	6.5
June	130.6	100.7	2.9	3.0	24.0	107.4	23.2	13.1	10.4	2.6	28.7	22.9	5.9	55.0	42.7	12.3	33.8	24.7	9.1
July	135.7	101.4	3.0	2.9	28.4	110.8	24.9	13.5	10.9	2.6	33.5	24.4	9.2	54.7	41.9	12.7	34.0	24.2	9.7
August	129.8	98.4	2.9	2.5	26.0	108.2	21.6	14.0	10.3	3.7	30.9	22.7	8.2	55.2	41.8	13.5	29.7	23.7	6.0
September	121.0	86.0	3.1	3.1	28.8	100.3	20.8	11.9	9.4	2.5	27.9	19.9	8.0	52.0	35.8	16.2	29.3	20.9	8.4
October	126.0	91.8	3.2	3.9	27.2	105.2	20.8	13.8	9.8	4.0	31.1	21.6	9.4	50.8	38.7	12.1	30.3	21.7	8.7
November	101.7	71.6	2.6	2.7	24.8	86.2	15.5	10.8	8.1	2.7	23.3	15.2	8.1	45.3	31.8	13.5	22.3	16.4	5.8
December	99.9	66.3	2.0	2.1	29.6	85.7	14.3	9.8	6.9	2.8	19.1	12.0	7.1	47.3	31.1	16.2	23.8	16.3	7.5
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 <sup>3</sup>	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 <sup>3</sup>	117.6	87.2	3.0	2.8	24.6	99.1	18.5	10.6	8.2	2.4	24.5	17.7	6.8	54.9	39.7	15.1	27.7	21.6	6.1
Year to date:																			
1996 <sup>2</sup>	302.1	234.3	6.8	6.0	55.0	258.6	43.5	21.9	18.1	3.8	57.0	43.5	13.5	141.9	114.1	27.7	81.4	58.6	22.8
1997 <sup>2</sup>	299.2	223.4	7.4	6.5	61.9	257.2	42.0	27.3	20.2	7.0	53.6	38.2	15.4	143.4	108.1	35.3	74.9	56.9	18.0

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 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	1,390	1,112	68	210	(NA)	(NA)	102	99	3	296	246	52	599	472	127	391	295	98
	February	1,269	1,065	56	148	(NA)	(NA)	112	98	14	278	227	51	545	466	79	334	274	60
	March	1,342	1,078	61	203	(NA)	(NA)	121	103	18	305	243	62	576	460	116	340	272	68
	April	1,392	1,084	62	246	(NA)	(NA)	135	117	18	306	237	69	600	462	138	351	268	83
	May	1,396	1,110	66	220	(NA)	(NA)	143	124	19	315	240	75	592	471	121	346	275	71
	June	1,357	1,067	58	232	(NA)	(NA)	146	126	20	301	232	69	565	450	115	345	259	86
	July	1,335	1,041	60	234	(NA)	(NA)	161	137	24	300	228	72	567	429	138	307	247	60
	August	1,377	1,054	60	263	(NA)	(NA)	143	121	22	303	225	78	589	452	137	342	256	86
	September	1,412	1,056	60	296	(NA)	(NA)	135	118	17	295	228	67	608	450	158	374	260	114
	October	1,397	1,042	68	287	(NA)	(NA)	131	113	18	318	226	92	591	438	153	357	265	92
	November	1,340	1,014	66	260	(NA)	(NA)	137	119	18	298	229	69	590	426	164	315	240	75
	December	1,396	1,086	62	248	(NA)	(NA)	167	129	38	323	246	77	603	466	137	303	245	58
1995:	January	1,295	992	62	241	(NA)	(NA)	144	138	6	285	211	74	566	415	151	300	228	72
	February	1,264	927	54	283	(NA)	(NA)	119	97	22	277	202	75	531	394	137	337	234	103
	March	1,221	904	65	252	(NA)	(NA)	126	105	21	275	204	71	556	400	156	264	195	69
	April	1,245	913	61	271	(NA)	(NA)	129	105	24	274	197	77	532	394	138	310	217	93
	May	1,258	946	62	250	(NA)	(NA)	118	101	17	270	203	67	550	408	142	320	234	86
	June	1,290	970	64	256	(NA)	(NA)	118	102	16	288	215	73	563	419	144	321	234	87
	July	1,358	1,017	62	279	(NA)	(NA)	117	101	16	304	226	78	598	441	157	339	249	90
	August	1,379	1,046	62	271	(NA)	(NA)	122	106	16	309	230	79	601	447	154	347	263	84
	September	1,427	1,079	69	279	(NA)	(NA)	128	109	19	313	233	80	637	483	154	349	254	95
	October	1,393	1,050	68	275	(NA)	(NA)	125	103	22	323	237	86	629	458	171	316	252	64
	November	1,450	1,073	71	306	(NA)	(NA)	124	98	26	324	248	76	634	461	173	368	266	102
	December	1,487	1,123	60	304	(NA)	(NA)	128	101	27	317	251	66	644	471	173	398	300	98
1996:	January	1,378	1,056	65	257	(NA)	(NA)	102	94	8	312	238	74	594	460	134	370	264	106
	February	1,417	1,087	60	270	(NA)	(NA)	122	103	19	323	250	73	600	481	119	372	253	119
	March	1,423	1,097	61	265	(NA)	(NA)	137	110	27	329	240	89	591	483	108	366	264	102
	April	1,459	1,115	75	269	(NA)	(NA)	135	108	27	342	249	93	634	494	140	348	264	84
	May	1,452	1,098	62	292	(NA)	(NA)	137	108	29	304	237	67	668	493	175	343	260	83
	June	1,415	1,085	62	268	(NA)	(NA)	134	108	26	302	231	71	634	488	146	345	258	87
	July	1,457	1,073	68	316	(NA)	(NA)	136	106	30	338	240	98	625	465	160	358	262	96
	August	1,423	1,078	60	285	(NA)	(NA)	147	110	37	317	236	81	629	471	158	330	261	69
	September	1,399	1,040	73	286	(NA)	(NA)	138	109	29	306	228	78	604	446	158	351	257	94
	October	1,362	1,011	69	282	(NA)	(NA)	138	100	38	298	220	78	587	444	143	339	247	92
	November	1,418	1,025	67	326	(NA)	(NA)	135	105	30	313	216	97	641	460	181	329	244	85
	December	1,422	1,015	64	343	(NA)	(NA)	146	101	45	313	219	94	642	457	185	321	238	83
1997:	January	1,400	1,051	61	288	(NA)	(NA)	147	112	35	299	219	80	600	468	132	354	252	102
	February <sup>P</sup>	1,444	1,077	68	299	(NA)	(NA)	162	118	44	316	217	99	611	470	141	355	272	83
	March <sup>P</sup>	1,423	1,015	70	338	(NA)	(NA)	145	110	35	309	213	96	637	446	191	332	246	86
<b>AVERAGE RELATIVE STANDARD ERRORS<sup>3</sup></b>																			
Annual	(percent)	(Z)	1	2	3	1	(Z)	2	1	1	4	1	1	3	1	1	1	1	1
Monthly	(percent)	1	1	4	5	2	1	4	1	1	4	2	1	6	1	1	2	1	2
Year to date	(percent)	1	1	4	3	2	1	3	3	2	4	2	1	3	1	3	1	1	2

NA Not available. <sup>P</sup>Preliminary. <sup>R</sup>Revised. 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 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
<b>END OF YEAR</b>																				
<b>14,000-Place Series</b>																				
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 .....	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
<b>END OF MONTH</b>																				
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 <sup>P</sup> .....	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 <sup>P</sup> .....	131.4	69.9	4.2	57.3	16.2	8.8	0.4	7.0	17.9	10.8	1.4	5.7	71.0	35.1	1.3	34.7	26.2	15.2	1.1	9.9
March <sup>P</sup> .....	137.0	71.7	5.2	60.1	15.9	9.0	0.6	6.3	22.0	13.3	1.7	6.9	75.0	35.8	1.4	37.7	24.2	13.6	1.4	9.1
<b>AVERAGE RELATIVE STANDARD ERRORS<sup>1</sup></b>																				
End of period . . . (percent) . .	4	3	10	7	8	10	41	14	10	10	14	25	6	5	22	10	5	6	14	8

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

<sup>1</sup>Average 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 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>																						
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	
<b>QUARTERLY DATA</b>																						
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	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
	2nd quarter	428	344	69	348	275	62	80	69	7	39	33	4	96	78	13	188	154	30	105	79	22
	3rd quarter	410	324	75	332	257	66	78	67	9	38	33	4	99	78	17	176	139	34	97	74	20
	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 <sup>P</sup>	290	234	49	249	199	45	41	35	4	25	20	5	48	39	6	139	112	25	78	62	14
<b>AVERAGE RELATIVE STANDARD ERRORS<sup>3</sup></b>																						
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)	2	2	7	2	1	7	6	5	29	3	2	15	5	3	23	3	3	10	2	2	4

<sup>P</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 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							
<b>ANNUAL DATA</b>																	
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 <sup>r</sup>	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	
<b>MONTHLY DATA</b>																	
<b>Not Seasonally Adjusted</b>																	
1996: <sup>r</sup>	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 <sup>p</sup>	20.0	0.6	2.2	14.3	2.9	39,000	47,100	41,900	36,600	47,400	115.7	5.1	17.3	78.9	14.5	26.7
	February	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	26.3	
<b>Seasonally Adjusted<sup>1</sup></b>																	
1994: <sup>r</sup>	January	257	15	61	141	40	(X)	(X)	(X)	(X)	(X)	64	4	12	40	8	296
	February	273	13	55	167	38	(X)	(X)	(X)	(X)	(X)	67	5	12	42	8	293
	March	267	11	56	159	41	(X)	(X)	(X)	(X)	(X)	68	4	13	42	8	298
	April	283	16	53	171	43	(X)	(X)	(X)	(X)	(X)	69	4	13	43	9	294
	May	297	17	52	185	43	(X)	(X)	(X)	(X)	(X)	68	4	13	43	8	297
	June	277	12	49	172	44	(X)	(X)	(X)	(X)	(X)	70	4	13	43	8	299
	July	303	20	54	186	43	(X)	(X)	(X)	(X)	(X)	70	4	14	44	8	301
	August	270	17	49	165	39	(X)	(X)	(X)	(X)	(X)	71	4	14	45	9	303
	September	282	17	47	176	42	(X)	(X)	(X)	(X)	(X)	73	4	14	46	9	305
	October	300	20	55	181	44	(X)	(X)	(X)	(X)	(X)	72	4	14	46	9	315
	November	320	17	60	198	45	(X)	(X)	(X)	(X)	(X)	71	4	13	45	9	317
	December	312	15	58	191	48	(X)	(X)	(X)	(X)	(X)	74	4	14	47	9	343
1995: <sup>r</sup>	January	363	22	67	230	44	(X)	(X)	(X)	(X)	(X)	70	4	14	43	9	344
	February	310	17	65	184	44	(X)	(X)	(X)	(X)	(X)	73	4	14	46	9	329
	March	309	15	60	194	40	(X)	(X)	(X)	(X)	(X)	74	4	14	47	10	326
	April	293	11	51	188	43	(X)	(X)	(X)	(X)	(X)	75	4	14	47	10	325
	May	302	12	49	202	39	(X)	(X)	(X)	(X)	(X)	78	5	15	48	11	333
	June	314	14	55	206	39	(X)	(X)	(X)	(X)	(X)	78	5	15	47	11	331
	July	300	15	53	192	41	(X)	(X)	(X)	(X)	(X)	81	5	16	48	12	336
	August	311	16	52	198	45	(X)	(X)	(X)	(X)	(X)	84	4	16	51	12	342
	September	330	18	66	204	42	(X)	(X)	(X)	(X)	(X)	83	4	16	51	12	349
	October	320	12	53	211	44	(X)	(X)	(X)	(X)	(X)	87	5	17	53	12	352
	November	295	15	57	182	42	(X)	(X)	(X)	(X)	(X)	89	5	17	55	12	354
	December	306	9	58	198	41	(X)	(X)	(X)	(X)	(X)	93	5	17	57	13	370
1996: <sup>r</sup>	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 <sup>p</sup>	337	14	52	220	50	(X)	(X)	(X)	(X)	(X)	114	5	18	76	15	339
	February	(NA)	(NA)	(NA)	(NA)	(NA)	(X)	(X)	(X)	(X)	(NA)	(NA)	(NA)	(NA)	(NA)	355	
<b>AVERAGE RELATIVE STANDARD ERRORS<sup>2</sup></b>																	
Annual	(percent)	4	17	9	5	9	3	13	6	4	7	(X)	(X)	(X)	(X)	(X)	(X)
Monthly	(percent)	4	16	8	5	10	3	11	5	4	7	2	8	4	2	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 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 <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>1996</b>											
December .....	82.6	86.9	68.1	85.8	79.4	73.2	91.1	82.0	68.4	87.4	80.4
<b>1997</b>											
January <sup>r</sup> .....	71.7	61.1	51.0	77.2	80.6	59.2	78.3	55.2	47.5	79.7	79.9
February <sup>r</sup> .....	73.2	49.2	49.2	86.5	82.9	67.0	75.5	54.3	52.2	84.4	81.9
March <sup>p</sup> .....	97.0	84.6	92.8	106.2	101.5	91.0	85.1	91.2	91.1	105.1	102.2

<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 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>1996</b>											
December .....	84.4	82.1	65.8	81.6	82.3	78.2	103.4	79.5	72.5	87.4	88.0
<b>1997</b>											
January .....	76.2	64.8	51.0	87.4	78.6	73.2	80.1	67.3	53.7	88.3	78.4
February <sup>r</sup> .....	77.1	57.8	62.3	88.0	82.9	76.5	73.4	59.4	59.1	85.8	80.8
March <sup>p</sup> .....	99.0	89.2	99.4	106.8	105.3	99.2	87.2	88.1	95.7	104.2	100.8

<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 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>1996</b>											
October <sup>r</sup> .....	110.4	125.2	125.2	105.3	115.8	97.0	99.0	94.1	97.9	94.0	118.7
November <sup>r</sup> .....	95.0	102.4	102.4	93.7	90.9	98.2	96.0	92.8	100.1	96.1	94.8
December <sup>r</sup> .....	86.8	90.0	90.0	85.4	87.1	98.4	92.7	91.0	101.0	97.1	81.4
<b>1997</b>											
January <sup>p</sup> .....	71.2	50.5	50.5	77.9	70.0	101.4	94.0	95.8	104.2	98.9	94.7
February .....	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	88.8

NA Not available. <sup>p</sup>Preliminary (does not apply to shipments). <sup>r</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 1.

# Total Time From Authorization of Construction to Start of Private Residential Buildings

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This supplement contains annual statistics on the length of time from authorization of construction to start of new private residential buildings in permit-issuing places. Data are obtained from the Bureau of the Census' Survey of Construction.

For the purpose of this survey, a housing unit is considered authorized when a building permit is issued for construction of the unit. A housing unit is considered started when excavation begins for the footings or foundation. In a multifamily building, all housing units are defined as being started when excavation for the building has begun.

Table S1-1 shows the estimated average number of months it takes to start construction on a residential building once the permit has been issued. Table S1-2 shows a percentage distribution for 1996 of buildings started by the number of months from authorization. Data for Tables S1-1 and S1-2 are shown for the United States and the four census regions by the number of housing units in the building.

Since the Survey of Construction is designed to collect data on a monthly basis, it can only be determined in what month a building was authorized or started rather than the precise day. For example, buildings started on August 1 or August 31 would be counted as starting in August. Because of this, it is assumed for this supplement that a building

authorized and started in the same month was started immediately after the permit was issued. Buildings started in the first month after authorization took the full month to begin; those started in the second month after authorization took 2 months; those started in the third month after authorization took 3 months, and so on.

These estimates 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. 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. The average relative standard errors shown in Table S1-1 are averages of the estimated relative standard errors for the most recent 2 years. The relative standard errors of estimated percentages in Table S1-2 are shown in Table S1-3. Where estimates involve small numbers of units, the relative standard errors may be very large, indicating that extra care should be taken when interpreting the results. For a more detailed description of sampling variability, see the appendix to Current Construction Reports, C20/97-1.

**Table S1-1. Average Number of Months From Authorization to Start of New Buildings Started by Location and Type of Structure**

Year	United States			Northeast			Midwest			South			West		
	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
1987.....	0.8	1.2	1.9	1.1	1.8	1.6	0.4	0.5	0.9	0.9	1.2	2.7	0.8	1.4	1.8
1988.....	0.8	1.3	1.6	1.1	2.2	1.3	0.4	0.4	0.6	0.8	1.2	2.2	0.7	1.4	1.5
1989.....	0.8	1.5	2.0	1.2	2.7	2.2	0.4	0.6	1.0	0.8	0.8	2.6	0.8	1.8	1.8
1990.....	0.8	1.5	2.2	1.4	2.7	3.7	0.4	0.5	1.1	0.9	2.0	2.7	0.9	1.6	2.0
1991.....	0.8	1.5	1.8	1.3	2.1	3.2	0.4	0.9	1.0	0.9	0.8	2.2	0.9	1.9	2.0
1992.....	0.8	0.9	2.0	1.3	1.5	2.4	0.4	0.5	1.6	0.8	1.0	2.1	0.9	0.8	2.2
1993.....	0.8	1.2	1.6	1.3	2.6	1.9	0.5	0.7	0.8	0.9	0.9	1.9	0.7	1.1	1.5
1994.....	0.7	1.1	1.8	1.2	1.7	2.4	0.4	0.7	1.1	0.9	0.8	2.2	0.6	1.0	1.5
1995.....	0.7	1.1	1.6	1.0	2.2	2.2	0.5	0.7	0.4	0.8	0.7	2.0	0.5	1.0	1.8
1996.....	0.7	1.3	1.8	1.0	1.8	1.2	0.6	0.5	1.3	0.9	1.0	2.3	0.6	1.2	1.4
Average relative standard errors . . . . (percent) . .	3	19	5	9	33	21	6	47	16	6	24	8	7	16	7

**Table S1-2. Percentage Distribution of New Buildings Started in 1996 by Number of Months From Authorization and by Location and Type of Structure**

[Percents may not add to 100 because of rounding]

Period	United States			Northeast			Midwest			South			West		
	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
Prior to authorization or same month as authorization . . . . .	58	54	40	55	47	72	59	63	54	55	51	29	62	48	42
1 month . . . . .	31	26	23	25	23	12	32	24	20	32	28	23	29	30	28
2 months . . . . .	6	7	11	8	6	3	5	3	6	7	12	13	5	9	13
3 months . . . . .	2	5	7	4	8	4	2	3	8	2	5	9	2	2	6
4 months . . . . .	1	2	5	2	6	2	1	(Z)	1	1	(Z)	7	1	4	3
5 or 6 months . . . . .	1	3	7	2	7	1	1	1	5	1	1	11	1	3	4
7 months or more . . . . .	2	4	6	3	3	7	1	4	6	2	3	7	1	3	3

Z Less than 0.5 percent.

**Table S1-3. Relative Standard Errors of Percentage Distribution of New Buildings Started in 1996 by Number of Months From Authorization and by Location and Type of Structure**

Period	United States			Northeast			Midwest			South			West		
	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
Prior to authorization or same month as authorization . . . . .	2	7	6	3	12	5	3	12	11	3	15	15	3	11	7
1 month . . . . .	2	16	6	6	21	23	6	42	21	3	27	8	4	19	7
2 months . . . . .	4	20	8	8	60	27	10	45	21	7	30	14	8	36	5
3 months . . . . .	6	30	12	10	49	25	18	65	40	8	55	14	15	79	17
4 months . . . . .	9	37	12	24	54	38	27	100	52	13	100	16	14	33	14
5 or 6 months . . . . .	11	31	13	18	54	56	28	44	22	17	100	18	28	37	14
7 months or more . . . . .	10	33	15	23	97	30	25	66	32	13	45	24	19	37	18

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## Supplement 2.

# Total Time From Start of Construction to Completion of Private Residential Buildings

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This supplement contains annual statistics on the length of time from start of construction to completion of new private residential buildings. Data are obtained from the Bureau of the Census' Survey of Construction.

For the purpose of this survey, a housing unit is considered started when excavation begins for the footings or foundation. In a multifamily building, all housing units are defined as being started when excavation for the building has begun. One-family houses are classified as completed either when all finish flooring has been installed (or carpeting, if used in place of finish flooring) or when occupied. All of the units in a multifamily building are considered as completed when 50 percent or more of the units are occupied or available for occupancy.

Table S2-1 shows the estimated average number of months it takes to build a one-family house in the United States, by the four census regions, and by purpose of construction. By "purpose of construction," we mean that one-family houses are classified as either *built for sale* (houses built where the house and lot are both to be included in the sales transaction), *contractor-built* (houses built on the owner's land under the supervision of a single general contractor), or *owner-built* (houses built on the owner's land under the supervision of the owner). The United States and regional data include a small number of houses built for rent.

Table S2-2 shows the estimated average number of months it takes to build multifamily buildings by the number of units in the building; data are shown for buildings with five units or more for the United States and the four census regions in Table S2-3. Table S2-4 shows a percentage distribution for 1996 of buildings completed by the number of months from start and the number of units in the building.

Since the Survey of Construction is designed to collect data on a monthly basis, it can only be determined in what month a building was started or completed rather than the precise day. For example, buildings started on June 1 or June 30 would both be counted as starting in June. Because of this, it is assumed for this supplement that a building started and completed in the same month took the full month to build. Buildings completed in the first month after start took 1.5 months; those completed in the second month after start took 2.5 months; those completed in the third month after start took 3.0 months; those completed in the fourth month after start took 4.0 months, and so on.

These estimates 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. 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. The average relative standard errors shown in Tables S2-1, S2-2, and S2-3 are averages of the estimated relative standard errors for the most recent 2 years. The relative standard errors of estimated percentages in Table S2-4 are shown in table S2-5. Where estimates involve small numbers of units, the relative standard errors may be very large, indicating that extra care should be taken when interpreting the results. For a more detailed description of sampling variability, see the appendix to Current Construction Reports, C20/97-1.

**Table S2-1. Average Number of Months From Start to Completion of New One-Family Houses Completed by Region and Purpose of Construction**

Year	United States	Region				Construction purpose		
		Northeast	Midwest	South	West	Built for sale	Contractor built	Owner built
1987.....	6.2	7.6	5.9	5.7	6.4	5.6	5.1	10.3
1988.....	6.5	8.8	5.8	5.7	6.6	5.8	5.3	10.4
1989.....	6.4	9.3	5.8	5.6	6.5	5.9	5.3	10.2
1990.....	6.4	9.3	5.6	5.7	6.9	5.9	5.3	10.3
1991.....	6.3	8.9	5.6	5.5	6.9	5.6	5.1	10.2
1992.....	5.8	7.6	5.6	5.1	6.1	5.0	5.0	9.5
1993.....	5.6	7.2	5.5	5.2	6.0	4.9	5.4	9.0
1994.....	5.6	7.1	5.7	5.3	5.6	4.9	5.3	9.1
1995.....	5.9	7.4	6.0	5.4	6.0	5.2	5.8	9.5
1996.....	6.0	8.2	6.1	5.6	5.6	5.2	5.8	9.9
Average relative standard errors .....(percent) . .	2	4	3	3	3	2	2	5

**Table S2-2. Average Number of Months From Start to Completion of New Multifamily Buildings Completed by Number of Units in the Building**

Year	Buildings with 2 to 4 units	Buildings with 5 units or more					
		Total	5 to 9 units	10 to 19 units	20 to 29 units	30 to 49 units	50 units or more
1987.....	7.3	9.2	8.7	9.3	9.6	10.6	13.4
1988.....	8.1	9.5	9.1	9.4	9.9	10.9	15.6
1989.....	8.0	9.3	8.9	9.3	9.4	10.3	13.7
1990.....	7.6	9.4	9.2	9.3	9.1	11.4	15.6
1991.....	8.5	9.7	9.2	10.4	8.8	10.5	14.2
1992.....	7.1	9.1	8.6	8.8	11.0	9.7	15.2
1993.....	7.4	8.6	7.6	9.5	9.3	11.0	14.7
1994.....	7.3	9.3	8.2	11.0	8.8	9.8	13.3
1995.....	6.8	9.1	8.6	9.5	9.4	9.8	12.9
1996.....	7.5	8.9	8.6	8.9	10.4	9.8	10.8
Average relative standard errors .....(percent) . .	4	1	2	1	2	4	7

**Table S2-3. Average Number of Months From Start to Completion of New Buildings Completed with 5 Units or More by Region**

Year	United States	Region			
		Northeast	Midwest	South	West
1987.....	9.2	10.9	7.9	8.6	9.7
1988.....	9.5	11.6	8.0	8.8	10.1
1989.....	9.3	11.4	8.0	8.4	10.0
1990.....	9.4	11.4	8.2	7.9	10.7
1991.....	9.7	12.8	8.0	8.4	11.3
1992.....	9.1	20.2	6.8	7.7	10.4
1993.....	8.6	8.0	8.0	7.8	10.1
1994.....	9.3	26.6	7.9	7.6	8.6
1995.....	9.1	19.9	8.2	8.4	8.9
1996.....	8.9	8.9	8.1	9.1	9.1
Average relative standard errors .....(percent) . .	1	2	4	2	1

**Table S2-4. Percentage Distribution of New Buildings Completed in 1996 by Number of Months From Start and by Number of Units in the Building**

[Percents may not add to 100 because of rounding]

Period	Buildings with 1 unit	Buildings with 2 to 4 units	Buildings with 5 units or more					
			Total	5 to 9 units	10 to 19 units	20 to 29 units	30 to 49 units	50 units or more
2 months or less .....	10	1	1	2	1	(Z)	(Z)	1
3 months.....	18	8	2	3	1	1	(Z)	(Z)
4 months.....	21	21	5	7	4	2	2	13
5 months.....	16	14	8	11	7	4	7	14
6 months.....	11	11	12	14	13	8	8	2
7 months.....	7	10	14	18	12	12	8	4
8 months.....	4	6	10	8	13	10	14	3
9 months.....	3	8	11	9	12	12	19	10
10 months.....	2	5	10	8	12	11	7	7
11 months.....	2	3	7	6	8	8	10	11
12 months.....	1	2	5	4	5	7	4	5
13 to 18 months .....	3	7	11	7	10	21	18	22
19 to 24 months .....	1	1	2	3	1	4	2	6
25 months or more .....	1	2	1	1	1	(Z)	1	3

Z. Less than 0.5 percent.

**Table S2-5. Relative Standard Errors of Percentage Distribution of New Buildings Completed in 1996 by Number of Months From Start and by Number of Units in the Building**

Period	Buildings with 1 unit	Buildings with 2 to 4 units	Buildings with 5 units or more					
			Total	5 to 9 units	10 to 19 units	20 to 29 units	30 to 49 units	50 units or more
2 months or less .....	5	67	36	43	55	11	11	20
3 months.....	5	24	25	33	26	34	16	100
4 months.....	2	13	9	14	12	19	62	51
5 months.....	3	21	10	11	13	24	79	15
6 months.....	3	18	7	11	12	14	18	19
7 months.....	4	24	10	17	7	14	30	40
8 months.....	5	24	5	10	7	10	22	17
9 months.....	7	17	10	15	14	7	27	26
10 months.....	7	23	11	21	17	7	20	19
11 months.....	8	40	15	30	14	11	52	24
12 months.....	8	33	11	20	18	11	24	16
13 to 18 months .....	7	20	6	12	9	8	23	14
19 to 24 months .....	8	61	17	37	25	15	15	24
25 months or more .....	13	36	7	11	26	100	18	88