

Housing Starts

March 1996



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This issue contains supplements on the 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.

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 starts in March were at a seasonally adjusted annual rate of 1,447,000. This is 4 (± 7) percent below the revised February rate of 1,505,000, but 17 (± 8) percent above the March 1995 figure of 1,241,000.

Single-family housing starts in March 1996 were at a rate of 1,159,000; this is 1 (± 7) percent below the February figure of 1,175,000. The March rate for units in buildings with five units or more was 266,000. The March rate for units in buildings with two to four units was 22,000.

During the first 3 months of this year, 302,900 housing units were started compared with 269,900 units for the same period in 1995. This is an increase of 12 (± 4) percent.

New privately owned housing construction was authorized in March in the 19,000 permit-issuing places at a seasonally adjusted annual rate of 1,412,000 units; this is virtually unchanged (± 1 percent) from the revised February rate of 1,411,000, but 14 percent above the March 1995 rate of 1,235,000.

Single-family authorizations in March 1996 were at a rate of 1,096,000; this is 1 (± 1) percent above the February figure of 1,082,000. Authorizations of units in buildings with five units or more were at a rate of 255,000. The March rate of permit-authorized units in buildings with two to four units was 61,000.

During the first 3 months of this year, 301,800 housing units were authorized by permits in the 19,000 places compared with 273,900 units for the same period in 1995. This is an increase of 10 (± 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 (± 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 December 1995/January 1996 Current Construction Reports, C20/96-1. On average, the preliminary seasonally adjusted estimates of total housing starts and building permits are revised about ± 1 percent.

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

HISTORICAL DATA

Historical data on housing starts and residential permit authorizations are available from Construction Starts 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).....	96-1	95-10	95-7	95-4	95-1
Total time from start of construction to completion of private residential buildings (annual data)	96-3	95-3	94-3	93-3	92-3
Total time from authorization of construction to start for private residential buildings (annual data)	96-3	95-3	94-3	93-3	92-3
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 ¹	Outside MSA's ¹	North-east	Midwest	South	West
		1 unit	2 units	3 and 4 units	5 units or more						
ANNUAL DATA											
1986	1,805.4	1,179.4	36.1	47.9	542.0	1,546.3	259.1	293.5	295.8	733.1	483.0
1987	1,620.5	1,146.4	27.8	37.5	408.7	1,372.2	248.2	269.0	297.9	633.9	419.8
1988	1,488.1	1,081.3	23.4	35.4	348.0	1,243.0	245.1	235.3	274.0	574.9	403.9
1989	1,376.1	1,003.3	19.9	35.3	317.6	1,128.1	248.0	178.5	265.8	536.2	395.7
1990	1,192.7	894.8	16.1	21.4	260.4	946.9	245.7	131.3	253.2	479.3	328.9
1991	1,013.9	840.4	15.5	20.1	137.9	789.2	224.7	112.9	233.0	414.1	254.0
1992	1,199.7	1,029.9	12.4	18.3	139.0	931.5	268.2	126.7	287.8	496.9	288.3
1993	1,287.6	1,125.7	11.1	18.3	132.6	1,031.9	255.8	126.5	297.7	561.8	301.7
1994	1,457.0	1,198.4	14.8	20.2	223.5	1,183.1	273.9	138.2	328.9	639.1	350.8
1995	1,354.1	1,076.2	14.3	19.4	244.1	1,106.4	247.6	117.7	290.1	615.0	331.3
MONTHLY DATA											
Not Seasonally Adjusted											
1995: January	84.5	63.6	0.8	1.5	18.7	71.9	12.6	6.3	11.9	44.1	22.2
February	81.6	65.3	1.4	1.0	13.8	69.0	12.6	5.9	12.7	40.2	22.9
March	103.8	85.3	1.4	1.8	15.3	85.3	18.5	9.5	20.7	49.3	24.2
April	116.9	93.9	1.1	1.1	20.8	94.0	22.9	9.6	25.9	53.5	27.9
May	130.5	102.3	1.3	1.8	25.0	106.7	23.7	13.1	27.7	56.5	33.2
June	123.4	100.5	1.6	1.9	19.4	96.9	26.5	13.1	31.0	49.5	29.9
July	129.1	102.0	1.8	1.9	23.4	103.7	25.4	10.6	26.6	61.9	30.0
August	135.8	108.5	0.6	2.1	24.6	109.9	25.9	12.0	33.7	56.7	33.4
September	122.4	97.7	1.7	1.7	21.3	100.6	21.7	10.4	28.6	51.7	31.7
October	126.2	101.5	0.8	1.6	22.2	101.6	24.5	12.1	29.6	53.6	30.9
November	107.2	82.0	1.2	1.6	22.4	88.0	19.2	8.6	24.7	51.6	22.3
December	92.8	73.7	0.5	1.3	17.2	78.8	13.9	6.5	17.1	46.3	22.8
1996: January ^f	90.7	68.9	0.3	0.8	20.6	77.5	13.1	5.0	14.7	43.8	27.2
February ^f	95.5	74.0	0.9	1.1	19.5	82.7	12.8	6.1	13.4	47.1	28.9
March ^p	116.8	96.8	0.9	0.9	18.1	93.3	23.5	10.0	23.6	55.1	28.0
Year to date: 1995	269.9	214.1	3.6	4.3	47.8	226.1	43.8	21.7	45.3	133.6	69.3
1996	302.9	239.7	2.1	2.8	58.3	253.5	49.4	21.1	51.7	146.0	84.2
Seasonally Adjusted Annual Rate											
1995: January	1,370	1,062	38		270	(NA)	(NA)	117	284	629	340
February	1,322	1,051	44		227	(NA)	(NA)	132	280	562	348
March	1,241	992	35		214	(NA)	(NA)	137	275	553	276
April	1,278	1,017	25		236	(NA)	(NA)	108	276	577	317
May	1,300	1,005	36		259	(NA)	(NA)	129	256	576	339
June	1,301	1,036	35		230	(NA)	(NA)	124	289	567	321
July	1,450	1,125	39		286	(NA)	(NA)	115	290	713	332
August	1,401	1,135	28		238	(NA)	(NA)	119	320	626	336
September	1,401	1,130	39		232	(NA)	(NA)	116	308	616	361
October	1,351	1,109	31		211	(NA)	(NA)	120	278	606	347
November	1,458	1,129	32		297	(NA)	(NA)	103	318	708	329
December	1,425	1,150	29		246	(NA)	(NA)	93	305	679	348
1996: January ^f	1,453	1,146	20		287	(NA)	(NA)	99	333	625	396
February ^f	1,505	1,175	31		299	(NA)	(NA)	127	311	651	416
March ^p	1,447	1,159	22		266	(NA)	(NA)	140	322	636	349
AVERAGE RELATIVE STANDARD ERRORS²											
Annual	(percent)	1	1	10	5	1	3	1	2	2	1
Monthly	(percent)	3	3	14	11	9	7	7	6	4	6
Year to date	(percent)	2	2	10	14	4	6	5	3	3	2

NA Not available. ^pPreliminary. ^rRevised.¹Metropolitan statistical areas.²Average Relative Standard Errors (Avg. RSE): Annual—Avg. RSE for the last 2 years; Year to date—Avg. RSE for the current period and the same period last year; Monthly—Avg. RSE for the latest 6-month period (January-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 ¹	Outside MSA's ¹	Total	In structures with—		Total	In structures with—		Total	In structures with—		Total	In structures with—	
		1 unit	2 units	3 and 4 units	5 units or more				1 unit	2 units or more		1 unit	2 units or more		1 unit	2 units or more		1 unit	2 units or more
ANNUAL DATA																			
17,000-Place Series																			
1991	948.8	753.5	22.0	21.1	152.1	766.8	182.0	109.8	91.8	18.0	215.4	168.1	47.3	375.7	308.4	67.2	247.9	185.2	62.7
1992	1,094.9	910.7	23.3	22.5	138.4	888.5	206.5	124.8	108.5	16.3	259.0	204.4	54.6	442.5	382.2	60.2	268.6	215.6	53.0
1993	1,199.1	986.5	26.7	25.6	160.2	1,009.0	190.1	133.5	113.7	19.8	276.6	218.4	58.3	500.7	419.5	81.2	288.2	235.0	53.2
19,000-Place Series																			
1994	1,371.6	1,068.5	31.4	30.8	241.0	1,144.1	227.5	138.5	119.1	19.4	305.2	233.6	71.6	585.5	453.0	132.5	342.4	262.8	79.7
1995 ²	1,333.0	999.1	33.3	32.0	268.6	1,109.8	223.2	123.0	104.0	19.0	291.9	217.6	74.3	587.0	434.4	152.6	331.1	243.1	88.0
MONTHLY DATA																			
Not Seasonally Adjusted																			
1994:																			
January	80.7	63.4	1.8	2.0	13.4	68.6	12.1	5.0	4.5	0.5	12.2	9.6	2.6	40.6	31.7	8.9	22.8	17.6	5.2
February	81.7	69.2	1.5	2.1	8.9	70.0	11.7	5.3	4.8	0.6	13.9	11.6	2.2	40.0	34.2	5.9	22.5	18.6	3.9
March	126.4	104.0	2.9	2.7	16.8	106.8	19.5	10.3	8.8	1.5	27.1	22.6	4.6	56.4	46.0	10.4	32.5	26.7	5.9
April	127.6	102.0	2.9	2.7	20.0	105.8	21.8	12.6	11.0	1.5	29.6	24.2	5.3	54.4	42.2	12.2	31.1	24.5	6.6
May	131.4	107.7	3.0	3.0	17.8	107.9	23.4	14.3	12.8	1.5	32.8	25.7	7.1	52.9	43.2	9.7	31.4	25.9	5.4
June	138.8	109.2	3.0	3.0	23.5	114.8	24.0	15.6	13.3	2.3	31.6	25.4	6.2	54.6	43.4	11.2	37.0	27.1	9.9
July	114.8	90.9	2.4	2.4	19.1	94.4	20.4	14.7	12.8	2.0	27.3	21.2	6.0	46.2	35.9	10.3	26.6	21.0	5.6
August	131.5	100.9	2.9	2.8	24.9	108.9	22.7	14.2	11.9	2.3	30.7	22.8	8.0	54.1	42.1	12.0	32.5	24.2	8.3
September	127.2	91.5	2.7	2.6	30.3	106.5	20.7	12.3	10.5	1.7	28.3	20.8	7.5	54.3	38.2	16.2	32.2	22.0	10.2
October	117.0	85.9	3.1	3.1	24.9	96.4	20.5	11.9	10.2	1.7	29.9	20.1	9.8	46.0	34.3	11.8	29.2	21.3	7.9
November	100.5	74.8	3.1	2.3	20.3	85.0	15.5	11.5	9.8	1.7	23.0	16.8	6.2	43.4	31.0	12.4	22.6	17.2	5.4
December	94.2	68.9	2.1	2.1	21.0	78.9	15.3	10.8	8.7	2.1	18.8	12.8	6.0	42.6	30.9	11.6	22.0	16.5	5.5
1995:																			
January	79.1	58.9	1.9	2.1	16.2	68.0	11.1	6.5	5.6	0.9	12.3	8.5	3.8	41.5	30.2	11.3	18.8	14.6	4.2
February	81.3	60.3	2.0	1.4	17.6	69.7	11.6	5.5	4.6	0.9	13.7	10.3	3.4	39.4	29.4	10.0	22.7	15.9	6.8
March	113.4	86.0	3.1	3.0	21.3	94.3	19.1	10.2	8.6	1.7	24.1	18.4	5.7	53.9	40.0	13.8	25.2	19.0	6.2
April	110.2	83.2	2.8	2.5	21.6	90.1	20.1	11.3	9.2	2.0	24.9	19.3	5.7	47.2	35.4	11.9	26.8	19.4	7.4
May	122.7	95.4	3.4	2.7	21.3	100.6	22.2	12.0	10.5	1.5	29.5	22.5	7.0	50.6	38.9	11.7	30.6	23.4	7.1
June	129.3	97.5	3.3	3.3	25.1	106.0	23.3	12.1	10.2	1.8	29.3	22.9	6.4	53.4	39.9	13.6	34.5	24.6	9.9
July	116.4	88.5	2.3	2.4	23.2	94.9	21.4	10.5	9.2	1.3	27.0	20.6	6.4	49.2	37.2	12.0	29.8	21.5	8.3
August	132.3	101.0	3.2	3.0	25.1	109.4	22.9	11.9	10.3	1.6	31.3	22.9	8.5	56.0	42.4	13.6	33.0	25.4	7.6
September	121.6	89.5	3.0	3.1	26.0	100.9	20.7	10.8	9.2	1.7	27.5	19.9	7.6	54.2	39.8	14.4	29.1	20.7	8.4
October	121.1	90.3	3.2	3.3	24.2	99.7	21.4	11.7	9.7	2.0	30.6	21.4	9.2	51.7	37.8	13.8	27.1	21.4	5.7
November	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	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 ¹	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 ^P	119.8	95.5	2.6	2.5	19.1	98.8	20.9	10.9	8.6	2.3	26.7	20.0	6.7	50.7	43.6	7.1	31.5	23.4	8.1
Year to date:																			
1995 ²	273.9	205.2	7.0	6.6	55.0	231.9	41.9	22.8	19.1	3.7	50.3	37.4	12.9	134.4	99.3	35.2	66.3	49.4	16.9
1996 ²	301.8	234.6	6.8	6.1	54.3	257.2	44.7	22.3	18.3	4.1	57.5	43.6	13.9	140.8	114.3	26.5	81.3	58.5	22.8

See footnotes at end of table.

Table 2. New Privately Owned Housing Units Authorized in Permit-Issuing Places—Con.

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

Period	United States							Northeast			Midwest			South			West		
	Total	In structures with—				Inside MSA's ¹	Outside MSA's ¹	Total	In structures with—		Total	In structures with—		Total	In structures with—		Total	In structures with—	
		1 unit	2 units	3 and 4 units	5 units or more				1 unit	2 units or more		1 unit	2 units or more		1 unit	2 units or more		1 unit	2 units or more
MONTHLY DATA—Con.																			
Seasonally Adjusted Annual Rate																			
1994:	January	1,386	1,113	68	205	(NA)	(NA)	103	99	4	299	256	43	597	467	130	387	291	96
	February	1,271	1,063	56	152	(NA)	(NA)	109	99	10	279	229	50	549	464	85	334	271	63
	March	1,335	1,074	61	200	(NA)	(NA)	123	106	17	302	240	62	572	456	116	338	272	66
	April	1,375	1,067	61	247	(NA)	(NA)	136	116	20	301	231	70	594	457	137	344	263	81
	May	1,377	1,101	65	211	(NA)	(NA)	142	123	19	307	236	71	583	468	115	345	274	71
	June	1,350	1,062	60	228	(NA)	(NA)	146	125	21	299	231	68	560	448	112	345	258	87
	July	1,347	1,049	61	237	(NA)	(NA)	160	136	24	303	229	74	572	435	137	312	249	63
	August	1,271	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	1,372	1,050	65	257	(NA)	(NA)	107	91	16	308	238	70	588	455	133	369	266	103
	February [†]	1,411	1,082	58	271	(NA)	(NA)	115	101	14	322	251	71	598	478	120	376	252	124
	March [†]	1,412	1,096	61	255	(NA)	(NA)	142	112	30	328	239	89	573	481	92	369	264	105
AVERAGE RELATIVE STANDARD ERRORS³																			
Annual	(percent)	(Z)	(Z)	2	3	1	(Z)	2	1	1	1	1	2	1	1	1	1	1	1
Monthly	(percent)	1	1	5	5	1	1	3	2	2	4	1	4	1	1	2	1	1	1
Year to date	(percent)	1	1	4	4	2	1	3	2	1	3	1	3	1	1	1	1	1	1

NA Not available. [†]Preliminary. [‡]Revised. X Not applicable. Z Less than 0.5 percent.

¹Metropolitan statistical areas.

²Reflects revisions not distributed to months.

³Average Relative Standard Errors (Avg. RSE): Annual—RSE for the latest year; Year to date—Avg. RSE for the current period and the same period last year; Monthly—Avg. RSE for the latest 6-month period (January-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
END OF YEAR																				
14,000-Place Series																				
1976	204.5	77.8	14.0	112.7	40.8	14.4	1.4	25.0	22.5	10.0	2.9	9.5	87.5	30.5	3.0	54.1	53.8	23.0	6.8	24.1
1977	231.8	90.7	12.9	128.2	42.4	12.5	1.0	28.9	32.2	14.1	2.5	15.6	94.9	35.9	3.3	55.7	62.3	28.2	6.1	28.0
1978	207.8	86.7	15.1	106.0	39.6	14.3	1.3	24.0	26.5	12.6	3.0	10.9	83.6	32.0	4.4	47.2	58.1	27.8	6.4	23.9
16,000-Place Series																				
1979	184.1	77.3	14.4	92.4	32.6	12.3	1.1	19.3	19.6	7.7	2.7	9.2	85.3	32.9	5.1	47.4	46.4	24.4	5.5	16.6
1980	173.6	70.1	15.3	88.2	26.0	12.3	1.2	12.6	17.5	6.8	2.9	7.8	88.5	32.9	6.5	49.1	41.6	18.1	4.8	18.7
1981	145.5	60.1	10.7	74.7	23.3	11.5	0.9	10.8	10.0	5.0	1.7	3.2	77.5	29.8	4.9	42.8	34.7	13.8	3.1	17.9
1982	167.8	66.9	11.6	89.3	19.4	9.4	1.0	9.0	10.4	4.5	1.7	4.2	100.3	38.5	5.9	55.9	37.7	14.5	2.9	20.2
1983	178.0	68.9	13.0	96.1	21.9	12.6	1.1	8.2	12.2	5.2	1.8	5.1	104.2	33.6	6.8	63.8	39.8	17.4	3.3	19.0
1984	192.5	66.2	10.2	116.1	23.2	10.8	1.2	11.2	14.0	5.1	1.5	7.5	109.4	34.5	4.8	70.1	45.8	15.7	2.7	27.4
17,000-Place Series																				
1985	223.3	80.6	13.7	129.0	36.9	19.2	2.1	15.7	20.4	5.8	2.2	12.4	120.6	43.3	5.7	71.6	45.4	12.3	3.8	29.3
1986	205.2	92.8	12.3	100.2	34.4	21.2	2.4	10.8	21.1	6.4	2.3	12.4	91.3	43.5	3.8	43.9	58.4	21.7	3.7	33.0
1987	155.0	79.3	11.1	64.6	36.8	23.3	2.1	11.4	11.9	6.5	2.2	3.2	68.6	33.8	3.5	31.4	37.7	15.7	3.3	18.6
1988	156.4	76.4	9.9	70.1	32.9	20.0	1.9	11.0	15.5	5.9	2.3	7.3	64.0	30.4	2.9	30.7	44.0	20.1	2.7	21.1
1989	173.9	93.1	8.4	72.5	34.1	25.1	1.6	7.4	18.0	7.5	1.8	8.7	73.5	34.3	2.1	37.1	48.3	26.2	2.8	19.2
1990	131.6	75.0	8.5	48.1	25.8	20.0	1.3	4.5	14.2	5.7	2.2	6.3	55.1	27.3	2.1	25.7	36.5	22.0	2.9	11.6
1991	126.3	71.1	4.7	50.6	24.4	17.3	0.7	6.4	16.9	6.4	1.4	9.1	51.3	26.0	1.3	24.0	33.8	21.4	1.4	11.1
1992	108.7	71.9	5.1	31.7	18.6	13.5	0.7	4.5	13.4	8.8	1.7	2.9	49.8	33.3	1.3	15.2	26.9	16.3	1.5	9.1
1993	118.9	72.5	3.7	42.8	22.3	15.4	0.5	6.4	14.3	8.6	1.2	4.5	58.5	35.2	1.0	22.3	23.8	13.2	1.0	9.6
1994	115.6	66.0	3.6	46.1	17.1	12.2	0.4	4.5	13.1	8.3	1.2	3.7	58.1	31.2	1.1	25.8	27.3	14.2	1.0	12.1
19,000-Place Series																				
1995	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
END OF MONTH																				
1995:																				
January	113.4	65.8	3.5	44.0	16.5	11.3	0.4	4.8	13.0	7.4	1.1	4.5	58.7	32.7	1.1	24.8	25.2	14.4	0.9	9.8
February	113.6	64.7	3.7	45.2	16.1	11.4	0.5	4.2	13.6	8.7	1.1	3.8	59.4	32.0	1.2	26.2	24.5	12.5	1.0	11.0
March	127.7	72.9	4.3	50.4	16.8	12.1	0.5	4.2	17.6	12.4	1.4	3.9	67.3	35.6	1.4	30.3	26.0	12.8	1.1	12.1
April	125.9	70.8	5.0	50.0	18.4	12.4	0.6	5.4	18.0	12.5	1.6	4.0	63.4	32.5	1.6	29.3	26.1	13.5	1.3	11.4
May	124.5	72.9	5.3	46.4	18.0	13.1	0.6	4.4	19.7	13.9	1.8	3.9	61.8	32.6	1.6	27.6	25.0	13.3	1.3	10.5
June	134.5	78.5	5.7	50.3	17.0	13.3	0.6	3.1	19.2	14.0	2.1	3.1	69.8	37.1	1.6	31.1	28.5	14.0	1.5	13.0
July	129.9	73.0	4.5	52.3	16.4	12.7	0.4	3.2	19.8	13.6	1.5	4.6	65.2	33.5	1.3	30.5	28.5	13.2	1.3	14.0
August	130.4	77.1	4.6	48.7	16.0	12.0	0.4	3.7	18.1	13.3	1.5	3.2	67.3	37.8	1.3	28.2	28.9	14.0	1.4	13.6
September	133.7	77.6	3.8	52.4	16.8	12.7	0.3	3.8	17.8	12.3	1.2	4.3	71.8	39.8	1.2	30.8	27.3	12.8	1.1	13.4
October	128.7	74.9	3.6	50.2	15.8	11.7	0.3	3.8	18.2	12.2	1.3	4.7	71.8	39.1	1.0	31.7	23.0	11.9	1.0	10.0
November	135.2	79.7	4.0	51.5	17.3	12.3	0.4	4.6	18.8	12.7	1.3	4.8	71.4	39.9	1.2	30.4	27.6	14.8	1.0	11.8
December	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 ^f	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 ^f	138.2	82.7	5.0	50.6	16.6	11.6	0.5	4.5	20.9	14.7	1.6	4.5	73.1	42.4	1.5	29.2	27.6	13.9	1.3	12.4
March ^p	148.4	90.9	6.6	50.9	17.7	12.6	0.6	4.5	24.3	16.4	2.3	5.7	74.7	46.2	2.0	26.5	31.7	15.8	1.7	14.3
AVERAGE RELATIVE STANDARD ERRORS¹																				
End of period . . . (percent) . .	3	4	9	6	11	14	40	19	11	10	19	36	5	5	13	8	5	7	13	8

^pPreliminary. ^fRevised.

¹Average 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 ¹			Outside MSA's ¹			Northeast			Midwest			South			West		
	Total ²	In structures with—		Total ²	In structures with—		Total ²	In structures with—		Total ²	In structures with—		Total ²	In structures with—		Total ²	In structures with—		Total ²	In structures with—	
		1 unit	5 units or more		1 unit	5 units or more		1 unit	5 units or more		1 unit	5 units or more		1 unit	5 units or more		1 unit	5 units or more		1 unit	5 units or more
ANNUAL DATA																					
1976	1,538	1,162	289	1,043	739	241	494	424	48	169	127	34	400	294	83	569	464	86	400	277	86
1977	1,987	1,451	414	1,377	943	347	610	508	68	202	156	36	465	337	99	783	588	163	538	370	117
1978	2,020	1,433	462	1,432	941	396	588	492	66	200	147	43	451	325	98	824	604	185	545	358	137
1979	1,745	1,194	429	1,241	790	362	505	405	67	178	123	46	349	243	80	748	522	184	470	306	119
1980	1,292	852	331	914	563	271	379	289	59	125	87	30	218	142	56	643	428	165	306	196	80
1981	1,084	705	288	760	458	236	324	247	52	117	84	25	165	110	40	562	363	153	240	148	69
1982	1,062	663	320	785	452	274	277	211	46	117	79	31	149	99	38	591	357	189	205	127	61
1983	1,703	1,068	522	1,351	795	464	352	272	58	168	123	35	218	153	48	935	557	317	382	234	121
1984	1,750	1,084	544	1,415	830	491	335	254	53	204	158	35	243	167	60	866	528	274	436	230	175
1985	1,742	1,072	576	1,494	882	535	248	190	41	252	182	55	240	148	77	782	504	240	468	239	204
1986	1,805	1,179	542	1,546	970	508	259	209	34	294	228	50	296	188	91	733	504	201	483	261	200
1987	1,620	1,146	409	1,372	934	385	248	212	24	269	204	50	298	203	81	634	485	129	420	255	148
1988	1,488	1,081	348	1,243	874	323	245	207	25	235	181	42	274	194	66	575	443	115	404	264	125
1989	1,376	1,003	318	1,128	798	289	248	205	29	178	132	37	266	190	62	536	409	109	396	272	108
1990	1,193	895	260	947	685	233	246	210	27	131	104	21	253	193	50	479	371	99	329	226	91
1991	1,014	840	138	789	648	117	225	193	21	113	99	8	233	191	31	414	353	51	254	197	47
1992	1,200	1,030	139	932	793	117	268	237	22	127	112	11	288	236	42	497	438	50	288	244	36
1993	1,288	1,126	133	1,032	897	114	256	229	19	126	116	8	298	251	37	562	498	55	302	261	33
1994	1,457	1,198	224	1,183	958	200	274	241	23	138	123	12	329	268	50	639	522	107	351	286	54
1995	1,354	1,076	244	1,106	861	221	248	215	23	118	102	12	290	234	46	615	485	119	331	256	67
QUARTERLY DATA																					
1992: 1st quarter	262	219	36	210	174	30	52	44	6	25	20	4	54	42	9	118	102	14	66	55	9
2nd quarter	341	296	34	260	224	29	81	72	5	37	33	2	87	73	12	137	122	12	80	69	9
3rd quarter	322	276	38	246	208	32	77	68	6	34	31	2	82	66	14	127	114	11	79	66	11
4th quarter	275	239	30	216	187	25	59	52	5	31	28	3	65	55	8	115	101	12	64	54	7
1993: 1st quarter	241	213	22	198	176	18	43	38	4	19	17	1	46	40	4	119	107	10	57	49	6
2nd quarter	367	324	35	289	253	30	79	71	5	36	34	2	89	74	12	156	140	13	87	76	8
3rd quarter	356	309	37	284	245	33	71	64	4	38	35	3	86	73	9	147	130	15	85	71	11
4th quarter	324	279	38	261	224	33	63	56	6	33	30	2	78	64	12	140	121	17	73	64	8
1994: 1st quarter	294	253	35	248	212	32	46	41	4	20	17	3	51	45	5	142	121	19	80	69	9
2nd quarter	423	354	60	339	279	53	84	75	7	43	39	3	104	86	16	180	148	29	95	81	12
3rd quarter	398	326	62	317	254	55	81	72	6	39	35	4	94	77	14	167	137	27	98	77	17
4th quarter	343	266	66	279	212	60	63	54	7	36	32	3	79	60	15	150	115	32	78	58	16
1995: 1st quarter	270	214	48	226	177	44	44	37	4	22	19	2	45	36	8	134	106	24	69	54	14
2nd quarter	371	297	65	298	232	59	73	65	6	36	29	5	85	70	12	160	127	30	91	70	19
3rd quarter	387	308	69	314	245	62	73	63	7	33	30	2	89	72	14	170	133	35	95	73	19
4th quarter	326	257	62	268	207	56	58	50	6	27	24	3	71	57	13	152	118	31	76	59	15
1996: 1st quarter ^P	303	240	58	254	198	52	49	42	6	21	18	3	52	43	7	146	116	28	84	63	20
AVERAGE RELATIVE STANDARD ERRORS³																					
Annual (percent)	1	1	1	1	1	1	3	4	6	1	1	9	2	2	4	2	3	2	1	2	2
Quarterly (percent)	2	2	5	2	2	5	5	5	22	2	2	12	4	3	14	3	4	6	3	2	8

^PPreliminary. ^RRevised.

¹Metropolitan statistical areas.

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

³Average Relative Standard Errors (Avg. RSE): Annual—Avg. RSE for the last 2 years; Quarterly—Avg. RSE for the latest 2-quarter period (quarter 1-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						
ANNUAL DATA																
1991	174.3	14.3	35.4	97.6	27.0	27,700	30,400	27,600	24,500	38,600	49.3	4.4	10.0	29.1	5.9	170.9
1992	212.0	15.0	42.2	124.4	30.4	28,400	30,900	28,800	25,400	39,000	50.9	3.9	9.1	31.7	6.2	210.5
1993	242.5	15.4	44.5	146.7	35.9	30,500	32,000	31,400	27,700	40,500	61.4	4.2	10.6	39.2	7.3	254.3
1994	286.1	16.2	53.0	174.4	42.5	33,500	33,900	34,600	30,500	44,600	72.3	3.9	12.4	47.4	8.6	303.9
1995 ^P	306.1	14.4	55.5	195.2	41.0	36,300	37,500	36,700	33,900	46,900	96.3	4.8	16.7	61.6	13.3	339.9
MONTHLY DATA																
Not Seasonally Adjusted																
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 ^P	22.7	1.1	4.8	13.8	3.0	37,900	38,500	38,000	35,500	48,500	88.7	4.7	16.0	55.9	12.1	29.4
December ^P	20.1	0.7	4.3	12.3	2.9	40,100	47,400	39,800	37,500	50,600	96.3	4.8	16.7	61.6	13.3	24.1
1996:	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	27.1
February	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	27.2
Seasonally Adjusted²																
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 ^P	272	12	54	170	36	(X)	(X)	(X)	(X)	(X)	91	5	18	56	13	355
December ^P	286	10	60	178	38	(X)	(X)	(X)	(X)	(X)	99	5	18	61	14	352
1996:	(NA)	(NA)	(NA)	(NA)	(NA)	(X)	(X)	(X)	(X)	(X)	(NA)	(NA)	(NA)	(NA)	(NA)	352
February	(NA)	(NA)	(NA)	(NA)	(NA)	(X)	(X)	(X)	(X)	(X)	(NA)	(NA)	(NA)	(NA)	(NA)	341
AVERAGE RELATIVE STANDARD ERRORS³																
Annual (percent) . .	1	5	2	1	2	1	3	1	1	2	(X)	(X)	(X)	(X)	(X)	(X)
Monthly (percent) . .	4	17	8	5	9	3	13	5	4	6	2	8	4	2	5	(X)

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

¹Reflects revisions not distributed to months.

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

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

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

Table 6. Seasonal Indexes Used to Adjust Housing Units Started

Period	United States implicit index ¹	In structures with—						All units			
		1 unit				2 to 4 units	5 units or more	North-east	Midwest	South	West
		North-east	Midwest	South	West						
1995											
December	78.1	88.4	67.3	79.2	77.2	78.6	83.8	82.8	65.8	80.4	77.0
1996											
January ^f	74.9	56.2	52.7	80.3	81.4	66.7	86.2	60.0	52.9	84.5	82.7
February ^f	76.2	49.8	51.0	89.0	86.9	76.7	78.3	58.2	52.4	87.7	84.2
March ^p	96.8	86.4	90.9	106.9	102.0	101.8	81.8	88.3	90.4	106.4	98.9

^pPreliminary. ^fRevised.

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

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

Table 7. Seasonal Indexes Used to Adjust Housing Units Authorized in Permit-Issuing Places

Period	United States implicit index ¹	In structures with—						All units			
		1 unit				2 to 4 units	5 units or more	North-east	Midwest	South	West
		North-east	Midwest	South	West						
1995											
December	78.5	76.3	59.8	76.9	80.2	76.6	95.6	74.9	68.8	82.1	85.3
1996											
January	76.3	57.9	51.2	88.9	77.6	73.6	83.0	62.1	54.9	90.4	76.8
February ^f	80.6	62.4	64.4	92.9	85.1	79.1	77.1	61.1	61.6	90.8	81.9
March ^p	101.7	92.3	100.2	108.6	106.2	101.7	89.8	92.9	98.5	107.0	103.3

^pPreliminary. ^fRevised.

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

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

Table 8. Seasonal Indexes Used to Adjust New Mobile Home Placements, Dealers' Inventories, and Manufacturers' Shipments

Period	New mobile homes placed for residential use					New mobile homes on dealer lots at end of period					Mobile home shipments
	United States implicit index ¹	North-east	Midwest	South	West	United States implicit index ¹	North-east	Midwest	South	West	
1995											
September	101.8	114.8	114.8	96.3	102.4	95.0	98.1	92.4	96.5	92.2	101.4
October	112.8	131.2	131.2	106.2	109.6	95.4	95.9	93.8	96.8	90.7	111.3
November ^p	100.2	107.5	107.5	97.4	100.5	97.4	96.4	90.9	99.5	94.8	99.5
December ^p	84.4	85.4	85.4	83.0	91.4	97.2	93.2	90.4	101.1	95.0	82.2
1996											
January	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	92.5
February	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	95.5

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

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

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

Supplement 1.

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

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 1995 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, C20/96-1.

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
1986	0.8	1.1	1.7	1.0	1.5	2.4	0.5	0.7	1.3	0.9	1.1	2.3	0.6	1.0	1.2
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
Average relative standard errors (percent) ..	5	16	9	14	28	17	7	28	100	8	39	8	9	21	14

Table S1-2. Percentage Distribution of New Buildings Started in 1995 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	60	56	40	55	45	43	66	64	69	57	62	28	64	53	39
1 month	29	21	27	27	21	27	26	17	23	32	16	27	27	29	29
2 months	5	9	11	8	6	1	4	11	4	5	9	13	5	8	14
3 months	2	5	9	4	5	8	2	3	2	2	9	15	2	6	6
4 months	1	2	4	2	6	3	1	2	1	1	1	5	1	1	3
5 or 6 months	1	2	5	2	7	14	(Z)	1	(Z)	1	(Z)	7	1	1	3
7 months or more.....	1	4	4	2	12	4	1	2	1	2	1	4	1	3	5

Z Less than 0.5 percent.

Table S1-3. Relative Standard Errors of Percentage Distribution of New Buildings Started in 1995 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	1	6	6	6	17	20	2	7	6	3	16	14	2	15	11
1 month	2	13	6	8	22	25	5	30	16	4	34	11	4	18	6
2 months	5	26	12	17	70	64	12	44	39	8	53	11	9	49	27
3 months	8	24	9	21	77	18	13	42	33	11	43	12	19	33	16
4 months	9	37	10	23	52	21	34	55	47	12	100	10	19	100	24
5 or 6 months	11	44	11	28	60	50	33	50	46	15	100	11	23	100	28
7 months or more.....	13	28	16	28	35	31	27	100	64	21	100	26	23	53	20

Supplement 2.

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

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 1995 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, C20/96-1.

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
1986.....	6.2	7.3	6.5	5.6	6.4	5.4	4.9	11.1
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
Average relative standard errors(percent) . .	1	4	3	2	3	1	2	3

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
1986.....	7.2	8.4	8.0	8.6	9.0	10.1	13.0
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
Average relative standard errors(percent) . .	4	2	3	4	2	3	2

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

Year	United States	Region			
		Northeast	Midwest	South	West
1986.....	8.4	10.1	7.3	8.2	8.7
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
Average relative standard errors(percent) . .	2	12	3	3	5

Table S2-4. Percentage Distribution of New Buildings Completed in 1995 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	3	(Z)	(Z)	(Z)	(Z)	(Z)	1
3 months.....	18	11	2	2	1	1	(Z)	(Z)
4 months.....	20	14	7	9	7	3	7	(Z)
5 months.....	15	18	13	14	15	9	7	1
6 months.....	11	16	13	14	13	13	15	4
7 months.....	6	11	12	12	12	12	9	2
8 months.....	5	8	11	12	11	12	5	3
9 months.....	3	6	10	8	11	13	5	11
10 months.....	3	3	9	11	7	9	15	7
11 months.....	2	3	6	6	6	9	8	6
12 months.....	1	2	5	4	5	6	6	13
13 to 18 months	3	5	8	6	8	10	17	45
19 to 24 months	1	(Z)	1	1	1	1	5	5
25 months or more	1	1	2	1	3	1	(Z)	2

Z. Less than 0.5 percent.

Table S2-5. Relative Standard Errors of Percentage Distribution of New Buildings Completed in 1995 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	38	18	33	14	77	100	17
3 months.....	4	19	15	21	27	31	22	100
4 months.....	2	20	15	19	23	27	51	100
5 months.....	3	13	9	14	12	20	25	18
6 months.....	3	15	10	16	13	18	32	11
7 months.....	3	15	7	13	9	7	26	14
8 months.....	5	21	7	11	15	10	18	20
9 months.....	5	41	8	13	12	17	16	23
10 months.....	7	34	15	31	9	7	49	43
11 months.....	7	32	7	13	13	11	35	12
12 months.....	9	47	10	25	13	9	29	23
13 to 18 months	7	21	11	22	14	15	23	9
19 to 24 months	10	100	28	59	29	47	29	15
25 months or more	9	35	18	14	50	7	13	24

X. Not applicable.