

Housing Starts

NOVEMBER 1996



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

C20/96-11
 Issued December 1996

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.

HOUSING STARTS AND BUILDING PERMITS

Privately owned housing units were started in November 1996 at an estimated seasonally adjusted annual rate of 1,514,000. This is 9 (± 7) percent above the revised October rate of 1,386,000 and 4 (± 6) percent above the November 1995 figure of 1,458,000.

Single-family housing starts in November 1996 were at a rate of 1,164,000; this is 8 (± 5) percent above the October figure of 1,082,000. The rate in November for units in buildings with five units or more was 297,000. The November rate in buildings with two to four units was 53,000.

During the first 11 months of this year, 1,382,900 housing units were started compared with 1,261,300 units for the same period in 1995. This is an increase of 10 (± 2) percent.

The seasonally adjusted annual rate of housing units authorized by building permits in the 19,000 permit-issuing places in November was 1,415,000; this is 4 (± 1) percent above the revised October rate of 1,362,000, but 2 (± 1) percent below the November 1995 figure of 1,450,000.

Single-family authorizations in November 1996 were at a rate of 1,027,000; this is 2 (± 1) percent above the October figure of 1,011,000. Authorizations of units in buildings with five units or more were at a rate of 323,000 in November, this is 15 percent above the October rate of 282,000. The November rate of permit-authorized units in buildings with two to four units was 65,000.

During the first 11 months of this year, 1,331,700 housing units were authorized by permits in the 19,000 places compared with 1,235,100 units for the same period in 1995. This is an increase of 8 (± 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 3 months to establish an underlying trend for total starts and total building permit authorizations.

The statistics in this report are estimated from sample surveys and are subject to sampling variability as well as errors of response and nonreporting. 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 for percent changes are 90-percent confidence intervals. If a range contains zero, it is uncertain whether there was an increase or decrease; that is, the change is not statistically significant. For any comparison cited without a confidence interval, the change is statistically significant. The May 1996 Current Construction Reports, C20/96-5, includes explanations of confidence intervals and sampling variability. On average, the preliminary seasonally adjusted estimates of total housing starts and building permits are revised about ± 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 Statistics Division, Bureau of the Census, Washington, DC 20233. Telephone 301-457-4703.

A list of tables and special supplements is shown below:

Title	C20 issues				
	96-10	96-7	96-4	96-1	95-10
New privately owned housing units started, by purpose of construction (quarterly and annual data).....	96-10	96-7	96-4	96-1	95-10
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).....	96-9	96-7	96-6	96-4	96-1

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	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 ^r	128.7	99.3	1.9	1.9	25.6	104.0	24.7	13.0	28.6	57.6	29.5
October ^r	130.5	100.0	2.3	3.1	25.1	106.5	24.0	13.7	29.3	54.1	33.4
November ^p	111.0	83.1	1.0	3.5	23.3	93.1	17.9	10.2	26.4	50.5	23.9
Year to date: 1995	1,261.3	1,002.5	13.8	18.0	226.9	1,027.6	233.7	111.1	273.0	568.6	308.5
1996	1,382.9	1,091.6	15.0	26.3	250.0	1,133.4	249.5	122.2	303.4	614.1	343.2
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	1,453	1,146	20		287	(NA)	(NA)	99	333	625	396
February	1,514	1,183	33		298	(NA)	(NA)	130	317	648	419
March	1,439	1,163	25		251	(NA)	(NA)	139	325	634	341
April	1,511	1,209	53		249	(NA)	(NA)	136	322	660	393
May	1,478	1,144	49		285	(NA)	(NA)	129	324	678	347
June	1,490	1,209	46		235	(NA)	(NA)	128	301	684	377
July	1,470	1,150	43		277	(NA)	(NA)	128	352	656	334
August	1,533	1,239	38		256	(NA)	(NA)	133	341	676	383
September ^r	1,461	1,138	44		279	(NA)	(NA)	140	307	676	338
October ^r	1,386	1,082	59		245	(NA)	(NA)	134	279	609	364
November ^p	1,514	1,164	53		297	(NA)	(NA)	131	337	682	364
AVERAGE RELATIVE STANDARD ERRORS²											
Annual	1	1	10	5	1	1	3	1	2	2	1
Monthly	3	3	12	12	10	3	9	7	7	5	4
Year to date	1	1	7	6	3	1	3	1	2	2	1

NA Not available. ^pPreliminary. ^rRevised.¹Metropolitan statistical areas.²Average Relative Standard Errors (Avg. RSE): Annual—Avg. RSE for the last 2 years; Year to date—Avg. RSE for the current period and the same period last year; Monthly—Avg. RSE for the latest 6-month period (January through June or July through December).

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

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

Period	United States							Northeast			Midwest			South			West		
	Total	In structures with—				Inside 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	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
MONTHLY DATA																			
Not Seasonally Adjusted																			
1994:	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:	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:	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 ^a	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 ^b	101.4	71.7	2.6	2.6	24.4	85.6	15.8	10.7	8.1	2.7	23.6	15.2	8.5	44.9	32.0	13.0	22.1	16.5	5.5
Year to date: 1995	1,235.1	928.5	30.3	29.5	246.8	1,031.7	203.4	116.3	97.9	18.3	278.8	207.9	70.9	539.4	400.2	139.2	300.7	222.5	78.2
1996 ²	1,331.7	1,006.4	31.1	30.7	263.5	1,111.3	220.4	127.2	100.3	26.9	299.7	223.6	76.1	579.5	440.8	138.7	325.4	241.7	83.6

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	1,390	1,112	68	210	(NA)	(NA)	102	99	3	298	246	52	599	472	127	391	295	96
	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 ^r	1,362	1,011	69	282	(NA)	(NA)	138	100	38	298	220	78	587	444	143	339	247	92
	November ^p	1,415	1,027	65	323	(NA)	(NA)	135	105	30	318	216	102	635	461	174	327	245	82
AVERAGE RELATIVE STANDARD ERRORS³																			
Annual	(percent)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Monthly	(percent)	1	1	5	5	2	1	3	2	2	11	2	6	1	2	1	1	1	1
Year to date	(percent)	1	1	2	3	1	(Z)	2	1	5	1	1	3	1	1	1	1	1	1

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

¹Metropolitan statistical areas.

²Reflects revisions not distributed to months.

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

Table 3. New Privately Owned Housing Units Authorized, but Not Started, in Permit-Issuing Places at End of Period

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

Authorized, but not started at end of period	United States				Northeast				Midwest				South				West			
	Total	In structures with—			Total	In structures with—			Total	In structures with—			Total	In structures with—			Total	In structures with—		
		1 unit	2 to 4 units	5 units or more		1 unit	2 to 4 units	5 units or more		1 unit	2 to 4 units	5 units or more		1 unit	2 to 4 units	5 units or more		1 unit	2 to 4 units	5 units or more
END OF YEAR																				
14,000-Place Series																				
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	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 ^f	128.4	72.6	6.2	49.6	15.9	10.4	0.7	4.9	21.3	12.4	2.3	6.6	69.1	36.3	1.6	31.1	22.0	13.5	1.5	6.9
November ^p	121.1	66.8	4.4	49.9	15.8	10.0	0.5	5.3	18.4	11.4	1.6	5.4	66.2	33.0	1.2	32.0	20.7	12.4	1.1	7.1
AVERAGE RELATIVE STANDARD ERRORS¹																				
End of period . . . (percent) . . .	3	4	8	6	7	9	39	20	8	8	14	29	5	5	15	8	5	8	11	6

^pPreliminary. ^fRevised.

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

Note: These backlog data represent the number of housing units authorized in all months up to and including the last day of the reporting period and not started as of that date without regard to the months of original permit issuance. Cancelled, abandoned, expired, and revoked permits are excluded from the backlog.

Table 4. New Privately Owned Housing Units Started by Location and Type of Structure

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

Period	United States			Inside 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	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
AVERAGE RELATIVE STANDARD ERRORS³																					
Annual (percent) . .	1	1	1	1	1	1	3	4	6	1	9	2	2	4	2	3	2	1	2	2	2
Quarterly (percent) . .	2	2	4	1	2	4	5	5	23	3	3	13	4	4	12	2	2	8	2	3	3

¹Revised.

²Metropolitan statistical areas.

³Includes units started in structures with two to four units.

³Average Relative Standard Errors (Avg. RSE): Annual—Avg. RSE for the last 2 years; Quarterly—Avg. RSE for the latest 2-quarter period (quarter 1 through quarter 2 or quarter 3 through quarter 4).

Table 5. New Mobile Homes: Placements, Average Sales Price, Dealers' Inventories, and Manufacturers' Shipments

[Placements and inventory figures may not add to total because of rounding]

Period	Placed for residential use										Number on dealer lots at end of period (thousands)					Mobile home shipments (thous)	
	Number (thousands)					Average sales price (dollars)					United States	North-east	Mid-west	South	West		
	United States	North-east	Mid-west	South	West	United States	North-east	Mid-west	South	West							
ANNUAL DATA																	
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	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	
MONTHLY DATA																	
Not Seasonally Adjusted																	
1995:	January	21.0	0.9	2.7	14.9	2.5	35,500	36,400	34,000	33,800	47,500	70.5	3.7	13.0	45.3	8.6	25.7
	February	20.4	0.8	3.0	13.6	2.9	34,800	37,600	34,300	32,900	43,300	74.6	3.9	14.1	47.0	9.6	24.3
	March	25.6	1.0	3.9	17.4	3.3	34,200	34,000	35,100	31,800	45,600	76.6	4.3	14.5	47.5	10.3	29.2
	April	24.8	0.8	3.8	16.7	3.4	33,900	37,300	34,300	31,300	45,500	78.5	4.7	15.6	47.5	10.6	26.1
	May	28.5	1.2	4.7	18.9	3.7	35,300	37,200	36,100	33,200	44,800	80.2	4.9	16.3	47.6	11.4	30.0
	June	30.9	1.5	5.8	19.9	3.7	36,100	36,300	34,500	34,400	47,600	79.4	4.8	16.1	46.8	11.6	30.7
	July	26.2	1.5	5.2	16.0	3.5	36,200	37,600	36,700	33,900	45,800	78.4	4.7	15.8	46.3	11.6	24.7
	August	29.9	1.8	5.8	17.8	4.5	38,300	38,000	39,800	35,200	48,900	81.3	4.5	16.0	49.4	11.5	33.2
	September	28.2	1.7	6.3	16.4	3.8	35,800	36,000	35,600	33,200	47,500	80.0	4.3	14.7	49.7	11.4	29.7
	October	29.5	1.3	5.5	18.5	4.2	37,700	39,100	39,300	35,000	47,000	83.7	4.7	15.9	51.7	11.5	32.9
	November	23.8	1.3	5.0	14.4	3.2	37,700	37,800	37,600	35,500	48,100	87.3	4.6	15.7	55.3	11.7	29.4
	December	21.8	0.7	4.3	13.8	3.0	40,000	47,400	39,600	37,800	49,900	91.0	4.6	15.9	58.0	12.5	24.1
1996:	January	18.2	0.7	2.0	13.2	2.3	37,600	42,700	39,900	35,700	44,900	92.0	4.8	16.8	58.4	12.1	27.1
	February	24.9	1.0	3.5	17.1	3.3	36,600	34,800	37,500	34,600	46,900	90.9	4.7	17.2	56.8	12.1	27.2
	March	26.2	0.8	3.5	18.5	3.5	35,900	36,800	36,900	34,200	44,100	93.7	5.1	18.0	58.2	12.4	30.1
	April	22.0	0.7	3.3	15.0	3.0	38,300	35,600	43,900	35,700	46,400	99.3	5.4	19.0	62.4	12.6	32.5
	May	29.7	1.7	5.6	18.6	3.7	38,200	38,600	38,700	36,000	48,500	101.2	5.1	19.1	64.7	12.4	33.5
	June	31.2	1.6	6.0	18.9	4.7	38,900	41,400	39,100	36,300	48,500	103.8	5.0	18.7	67.9	12.3	31.2
	July	23.0	1.5	4.8	13.5	3.2	39,400	38,800	40,200	36,900	49,100	111.5	5.3	19.2	74.1	12.9	29.1
	August	26.4	1.8	6.4	14.7	3.6	38,400	40,400	38,600	35,700	48,500	116.6	5.4	18.4	79.7	13.1	34.3
	September ^P	25.7	1.6	5.9	14.0	4.3	39,900	42,500	41,200	36,000	50,400	113.2	5.1	17.2	78.6	12.3	31.5
	October	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	36.0
Seasonally Adjusted¹																	
1995:	January	365	22	66	233	43	(X)	(X)	(X)	(X)	(X)	70	4	13	44	9	345
	February	317	17	65	191	44	(X)	(X)	(X)	(X)	(X)	72	4	13	45	9	325
	March	312	15	60	196	42	(X)	(X)	(X)	(X)	(X)	73	4	14	45	9	326
	April	299	11	51	196	41	(X)	(X)	(X)	(X)	(X)	74	4	14	46	10	327
	May	307	13	50	205	39	(X)	(X)	(X)	(X)	(X)	78	5	15	47	11	335
	June	308	14	54	201	40	(X)	(X)	(X)	(X)	(X)	78	5	15	47	11	333
	July	298	15	52	191	40	(X)	(X)	(X)	(X)	(X)	82	5	16	49	12	337
	August	305	17	54	190	44	(X)	(X)	(X)	(X)	(X)	85	4	16	52	12	344
	September	328	18	66	200	44	(X)	(X)	(X)	(X)	(X)	84	4	16	52	12	352
	October	316	12	52	208	43	(X)	(X)	(X)	(X)	(X)	88	5	17	53	13	354
	November	289	14	55	180	39	(X)	(X)	(X)	(X)	(X)	89	5	17	55	12	355
	December	307	9	58	199	40	(X)	(X)	(X)	(X)	(X)	92	5	18	57	13	352
1996:	January	311	17	49	205	40	(X)	(X)	(X)	(X)	(X)	91	5	17	57	12	352
	February	360	20	71	222	47	(X)	(X)	(X)	(X)	(X)	84	5	16	53	11	341
	March	328	13	55	218	43	(X)	(X)	(X)	(X)	(X)	90	5	17	56	12	364
	April	252	9	44	161	38	(X)	(X)	(X)	(X)	(X)	95	5	17	61	12	378
	May	315	17	57	201	39	(X)	(X)	(X)	(X)	(X)	98	5	17	64	12	369
	June	331	15	58	207	50	(X)	(X)	(X)	(X)	(X)	103	5	18	69	12	372
	July	261	15	49	158	38	(X)	(X)	(X)	(X)	(X)	116	5	19	79	13	372
	August	277	16	58	166	36	(X)	(X)	(X)	(X)	(X)	120	5	19	82	14	369
	September ^P	291	16	59	169	47	(X)	(X)	(X)	(X)	(X)	120	5	19	82	13	373
	October	(NA)	(NA)	(NA)	(NA)	(NA)	(X)	(X)	(X)	(X)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	369
AVERAGE RELATIVE STANDARD ERRORS²																	
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). X Not applicable.

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

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

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

Table 6. Seasonal Indexes Used to Adjust Housing Units Started

Period	United States implicit index ¹	In structures with—						All units			
		1 unit				2 to 4 units	5 units or more	North-east	Midwest	South	West
		North-east	Midwest	South	West						
1996											
August	112.9	111.0	118.9	106.5	116.1	103.6	119.2	117.3	125.4	105.9	115.9
September ^r	105.7	112.8	112.0	100.6	102.3	104.1	109.8	109.8	110.4	101.0	103.5
October ^r	113.0	123.0	123.3	105.2	105.3	108.8	123.2	119.3	123.3	104.5	107.7
November ^p	88.0	95.7	87.3	86.9	79.0	104.6	94.0	93.3	94.2	88.7	78.6

^pPreliminary. ^rRevised.

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

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

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

Period	United States implicit index ¹	In structures with—						All units			
		1 unit				2 to 4 units	5 units or more	North-east	Midwest	South	West
		North-east	Midwest	South	West						
1996											
August	109.4	113.1	115.3	106.4	108.8	106.2	109.5	114.7	116.5	105.3	107.8
September	103.9	103.6	104.4	96.4	97.9	104.0	120.7	102.7	108.1	102.4	99.4
October ^r	111.1	117.7	118.1	104.7	105.1	123.5	115.6	119.0	124.3	103.2	106.5
November ^p	86.0	92.3	84.4	83.1	80.9	95.9	90.9	95.4	89.3	84.9	81.0

^pPreliminary. ^rRevised.

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

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

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

Period	New mobile homes placed for residential use					New mobile homes on dealer lots at end of period					Mobile home shipments
	United States implicit index ¹	North-east	Midwest	South	West	United States implicit index ¹	North-east	Midwest	South	West	
1996											
June	113.2	124.1	124.1	109.4	111.7	100.8	103.6	105.7	99.0	103.0	100.7
July	105.8	116.4	116.4	102.4	102.2	96.2	101.7	99.1	94.3	98.0	94.0
August	114.4	132.7	132.7	106.0	119.6	97.2	102.1	97.9	97.3	96.8	111.6
September ^p	106.0	120.5	120.5	99.7	108.9	94.4	96.2	92.7	95.4	92.5	101.1
October	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	117.1

NA Not available. ^pPreliminary (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.