

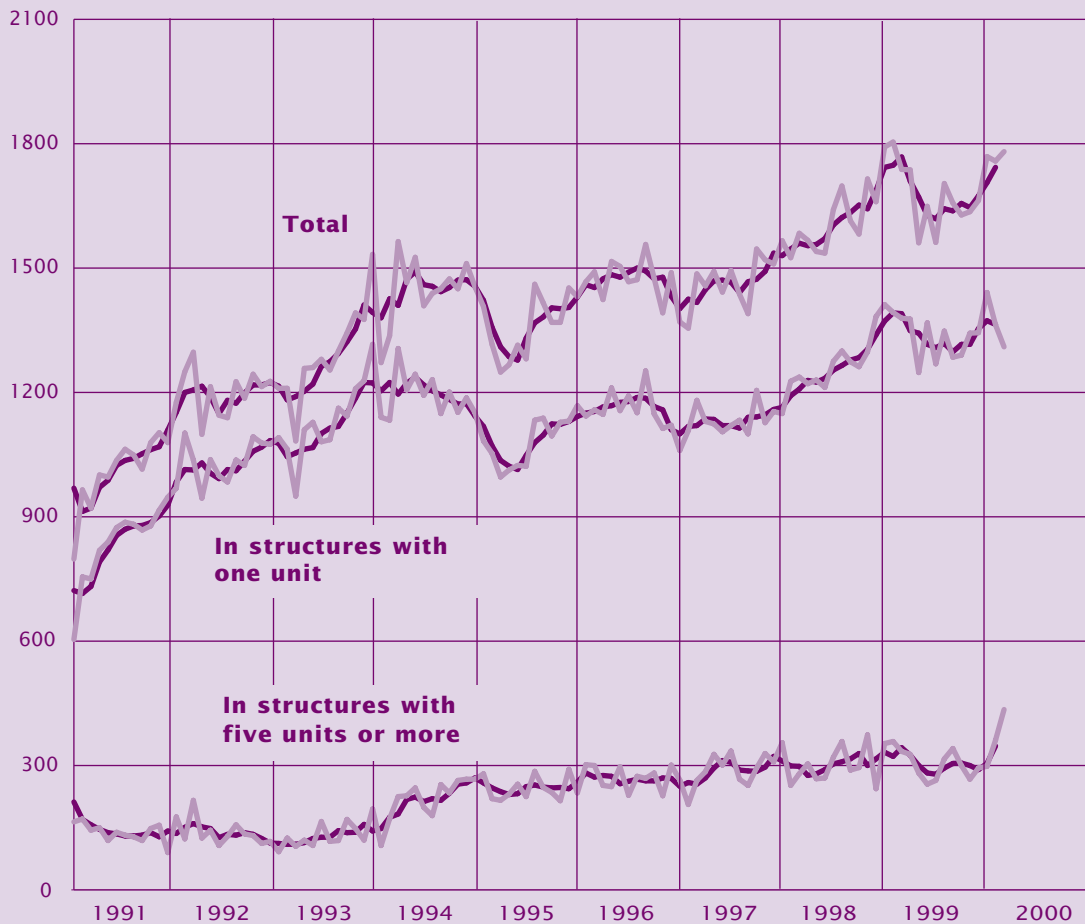
Housing Starts

This issue contains a supplement on new privately owned housing units started in 1999, by intended use and design at time of start.

New Privately Owned Housing Units Started

Seasonally adjusted annual rate in thousands

— Seasonally adjusted annual rate
— 4-month moving average



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

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

Questions regarding these data may be directed to Residential Construction Branch, Manufacturing and Construction Division, telephone: 301-457-1321.

For sale by the Superintendent of Documents, U.S. Government Printing Office, Washington, DC 20402.



HOUSING STARTS AND BUILDING PERMITS

Privately owned housing starts in February 2000 were at a seasonally adjusted annual rate of 1,781,000; this is 1 (± 6) percent above the revised January rate of 1,758,000 and 2 (± 7) percent above the February 1999 figure of 1,738,000.

Single-family housing starts in February 2000 were at a rate of 1,310,000; this is 4 (± 6) percent below the January figure of 1,363,000. The February rate for units in buildings with five units or more was 435,000. The February rate for units in buildings with two to four units was 36,000.

During the first 2 months of this year, 225,800 housing units were started compared with the 220,200 units for the same period in 1999. This is an increase of 3 (± 6) percent.

New privately owned housing construction was authorized in February in the 19,000 permit-issuing places at a seasonally adjusted annual rate of 1,631,000 units; this is 8 (± 1) percent below the revised January rate of 1,772,000, and 6 (± 1) percent below the February 1999 figure of 1,738,000.

Single-family authorizations in February 2000 were at a rate of 1,217,000; this is 8 (± 1) percent below the January figure of 1,318,000. Authorizations of units in buildings with five units or more were at a rate of 345,000 in February; this is 11 percent below the January figure of 389,000. The February rate of permit-authorized units in buildings with two to four units was 69,000.

During the first 2 months of this year, 218,200 housing units were authorized compared with the 219,800 units for the same period in 1999. This is a decrease of 1 (± 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 5 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. The appendix to this report 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.

HISTORICAL DATA

Historical data on housing starts and residential permit authorizations are available from Residential Construction Branch, Manufacturing and Construction Division, U.S. Census Bureau, Washington, DC 20233-6900. Telephone: 301-457-1321.

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).....	00-1	99-10	99-7	99-4	99-1
Total time from start of construction to completion of private residential buildings (annual data)	99-3	98-3	97-3	96-3	95-3
Total time from authorization of construction to start for private residential buildings (annual data)	99-3	98-3	97-3	96-3	95-3
New privately owned housing units, by intended use and design at time of start (annual data)	00-2	99-2	98-2	97-2	96-2

Table 1. New Privately Owned Housing Units Started

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

Period	Total	In structures with—				Inside MSAs ¹	Outside MSAs ¹	North-east	Midwest	South	West
		1 unit	2 units	3 and 4 units	5 units or more						
ANNUAL DATA											
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
1997	1,474.0	1,133.7	18.1	26.4	295.8	1,221.3	252.7	136.8	303.6	670.3	363.3
1998	1,616.9	1,271.4	15.7	26.9	302.9	1,349.9	267.0	148.5	330.5	743.0	394.9
1999 ^f	1,666.5	1,334.9	13.4	18.5	299.7	1,404.5	261.9	153.7	356.4	760.3	396.1
MONTHLY DATA											
Not Seasonally Adjusted											
1999: January	108.0	82.1	0.7	2.0	23.3	95.6	12.4	7.9	13.5	57.3	29.2
February	112.2	89.1	0.7	0.8	21.6	97.4	14.8	9.6	16.5	62.1	24.1
March	149.3	122.9	1.4	1.4	23.6	124.9	24.5	12.1	29.2	73.1	34.9
April	146.5	118.8	1.8	1.2	24.8	122.0	24.5	12.1	32.6	64.9	36.9
May	155.6	130.4	1.1	1.1	23.0	131.3	24.3	14.7	35.7	66.9	38.3
June	152.4	127.9	1.2	1.8	21.5	124.9	27.5	16.0	38.1	63.9	34.4
July	155.2	123.4	1.2	2.6	28.0	130.2	25.0	17.3	31.3	66.6	39.9
August	155.0	119.7	1.2	1.6	32.5	131.3	23.7	16.5	33.5	68.0	37.0
September	143.3	112.5	0.9	2.6	27.4	119.1	24.2	12.3	34.5	62.8	33.7
October	145.4	115.8	1.4	1.1	27.0	123.8	21.6	12.3	37.5	64.9	30.7
November	127.9	102.1	0.9	1.2	23.7	105.1	22.7	12.5	30.0	54.5	30.9
December ^f	115.7	90.2	0.9	1.2	23.4	99.1	16.6	10.6	23.8	55.1	26.1
2000: January ^f	105.3	80.2	1.0	0.8	23.4	91.4	13.9	8.1	15.4	56.0	25.8
February ^p	120.4	89.2	0.8	1.5	28.9	106.2	14.2	10.2	22.1	57.8	30.3
Year to date: 1999	220.2	171.2	1.4	2.8	44.8	193.0	27.2	17.4	30.0	119.4	53.3
2000	225.8	169.5	1.8	2.2	52.3	197.7	28.1	18.4	37.5	113.8	56.1
Seasonally Adjusted Annual Rate											
1999: January	1,804	1,393	53		358	(NA)	(NA)	146	328	871	459
February	1,738	1,379	25		334	(NA)	(NA)	194	358	843	343
March	1,737	1,377	33		327	(NA)	(NA)	159	378	810	390
April	1,561	1,248	31		282	(NA)	(NA)	135	337	684	405
May	1,649	1,368	26		255	(NA)	(NA)	152	352	734	411
June	1,562	1,269	29		264	(NA)	(NA)	158	355	697	352
July	1,704	1,348	40		316	(NA)	(NA)	171	320	768	445
August	1,657	1,285	31		341	(NA)	(NA)	171	337	762	387
September	1,628	1,290	38		300	(NA)	(NA)	135	365	740	388
October	1,636	1,343	26		267	(NA)	(NA)	129	371	764	372
November	1,663	1,344	25		294	(NA)	(NA)	150	389	709	415
December ^f	1,769	1,441	30		298	(NA)	(NA)	159	407	807	396
2000: January ^f	1,758	1,363	34		361	(NA)	(NA)	155	375	835	393
February ^p	1,781	1,310	36		435	(NA)	(NA)	188	454	741	398
AVERAGE RELATIVE STANDARD ERRORS²											
Annual (percent)	1	1	7	11	3	1	3	3	2	1	1
Monthly (percent)	3	3	11	13	9	3	9	7	6	4	4
Year to date (percent)	3	2	13	25	11	3	7	19	5	3	3

NA Not available. ^pPreliminary. ^fRevised.

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—Con.

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

Period	United States							Northeast			Midwest			South			West			
	Total	In structures with—				Inside MSAs ¹	Outside MSAs ¹	Total	In structures with—		Total	In structures with—		Total	In structures with—		Total	In structures with—		
		1 unit	2 units	3 and 4 units	5 units or more				1 unit	2 units or more		1 unit	2 units or more		1 unit	2 units or more		1 unit	2 units or more	
MONTHLY DATA—Con.																				
Seasonally Adjusted Annual Rate																				
1997:	January	1,382	1,046	64	272	(NA)	(NA)	160	121	39	295	215	80	590	458	132	337	252	85	
	February	1,445	1,070	65	310	(NA)	(NA)	173	116	57	301	216	85	609	459	150	362	279	83	
	March	1,436	1,031	66	339	(NA)	(NA)	153	114	39	300	218	82	647	446	201	336	253	83	
	April	1,421	1,054	70	297	(NA)	(NA)	129	105	24	312	228	84	646	466	180	334	255	79	
	May	1,414	1,046	65	303	(NA)	(NA)	132	107	25	289	216	73	618	456	162	375	267	108	
	June	1,402	1,057	67	278	(NA)	(NA)	141	111	30	301	222	79	624	467	157	336	257	79	
	July	1,440	1,050	74	316	(NA)	(NA)	136	109	27	287	214	73	658	459	199	359	268	91	
	August	1,449	1,061	65	323	(NA)	(NA)	141	107	34	309	221	88	626	462	164	373	271	102	
	September	1,494	1,091	67	336	(NA)	(NA)	138	112	26	304	221	83	654	472	182	398	286	112	
	October	1,499	1,098	76	325	(NA)	(NA)	134	114	20	295	218	79	677	485	192	391	281	110	
	November	1,469	1,093	62	314	(NA)	(NA)	141	110	31	297	220	77	652	487	165	379	276	103	
	December	1,456	1,080	77	299	(NA)	(NA)	149	117	32	307	238	69	621	461	160	379	264	115	
1998:	January	1,578	1,165	68	345	(NA)	(NA)	176	134	42	341	259	82	662	486	176	399	286	113	
	February	1,661	1,200	77	384	(NA)	(NA)	171	143	28	376	270	106	706	502	204	408	285	123	
	March	1,606	1,162	72	372	(NA)	(NA)	151	126	25	318	234	84	750	510	240	387	292	95	
	April	1,529	1,155	57	317	(NA)	(NA)	140	119	21	306	240	66	674	498	176	409	298	111	
	May	1,549	1,174	64	311	(NA)	(NA)	142	114	28	318	245	73	713	525	188	376	290	86	
	June	1,531	1,143	73	315	(NA)	(NA)	151	121	30	307	233	74	680	505	175	393	284	109	
	July	1,626	1,191	74	361	(NA)	(NA)	160	119	41	315	237	78	744	530	214	407	305	102	
	August	1,670	1,202	72	396	(NA)	(NA)	158	124	34	312	240	72	800	550	250	400	288	112	
	September	1,569	1,171	70	328	(NA)	(NA)	159	119	40	320	240	80	708	521	187	382	291	91	
	October	1,726	1,210	69	447	(NA)	(NA)	174	122	52	336	254	82	801	534	267	415	300	115	
	November	1,688	1,254	63	371	(NA)	(NA)	178	132	46	338	271	67	723	542	181	449	309	140	
	December	1,708	1,296	77	335	(NA)	(NA)	177	138	39	399	294	105	733	567	166	399	297	102	
1999:	January	1,778	1,279	79	420	(NA)	(NA)	169	133	36	324	257	67	833	564	269	452	325	127	
	February	1,738	1,306	72	360	(NA)	(NA)	181	151	30	352	275	77	810	575	235	395	305	90	
	March	1,654	1,242	69	343	(NA)	(NA)	163	123	40	356	264	92	744	552	192	391	303	88	
	April	1,572	1,214	67	291	(NA)	(NA)	162	128	34	338	256	82	692	532	160	380	298	82	
	May	1,591	1,243	59	289	(NA)	(NA)	155	128	27	338	253	85	692	554	138	406	308	98	
	June	1,641	1,241	64	336	(NA)	(NA)	167	121	46	330	250	80	736	544	192	408	326	82	
	July	1,641	1,247	63	331	(NA)	(NA)	157	124	33	323	250	73	761	558	203	400	315	85	
	August	1,619	1,210	66	343	(NA)	(NA)	157	124	33	333	256	77	746	549	197	383	281	102	
	September	1,506	1,171	63	272	(NA)	(NA)	147	114	33	333	258	75	664	520	144	362	279	83	
	October	1,594	1,178	62	354	(NA)	(NA)	142	111	31	328	258	70	751	529	222	373	280	93	
	November	1,612	1,200	68	344	(NA)	(NA)	161	117	44	352	260	92	720	539	181	379	284	95	
	December	1,622	1,228	70	324	(NA)	(NA)	166	126	40	327	260	67	732	529	203	397	313	84	
2000:	January ^r	1,772	1,318	65	389	(NA)	(NA)	191	132	59	379	306	73	759	563	196	443	317	126	
	February ^p	1,631	1,217	69	345	(NA)	(NA)	158	124	34	337	261	76	730	540	190	406	292	114	
AVERAGE RELATIVE STANDARD ERRORS³																				
Annual	(percent)	(Z)	(Z)	2	3	(Z)	(Z)	2	1	1	4	1	1	2	(Z)	1	1	1	1	1
Monthly	(percent)	1	(Z)	3	7	1	(Z)	3	2	2	3	1	1	3	1	1	2	1	1	1
Year to date	(percent)	1	(Z)	3	6	(Z)	(Z)	3	2	2	2	1	1	3	1	1	2	1	1	2

NA Not available. ^pPreliminary. ^rRevised. 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																				
16,000-Place Series																				
1980	173.6	70.1	15.3	88.2	26.0	12.3	1.2	12.6	17.5	6.8	2.9	7.8	88.5	32.9	6.5	49.1	41.6	18.1	4.8	18.7
1981	145.5	60.1	10.7	74.7	23.3	11.5	0.9	10.8	10.0	5.0	1.7	3.2	77.5	29.8	4.9	42.8	34.7	13.8	3.1	17.9
1982	167.8	66.9	11.6	89.3	19.4	9.4	1.0	9.0	10.4	4.5	1.7	4.2	100.3	38.5	5.9	55.9	37.7	14.5	2.9	20.2
1983	178.0	68.9	13.0	96.1	21.9	12.6	1.1	8.2	12.2	5.2	1.8	5.1	104.2	33.6	6.8	63.8	39.8	17.4	3.3	19.0
1984	192.5	66.2	10.2	116.1	23.2	10.8	1.2	11.2	14.0	5.1	1.5	7.5	109.4	34.5	4.8	70.1	45.8	15.7	2.7	27.4
17,000-Place Series																				
1985	223.3	80.6	13.7	129.0	36.9	19.2	2.1	15.7	20.4	5.8	2.2	12.4	120.6	43.3	5.7	71.6	45.4	12.3	3.8	29.3
1986	205.2	92.8	12.3	100.2	34.4	21.2	2.4	10.8	21.1	6.4	2.3	12.4	91.3	43.5	3.8	43.9	58.4	21.7	3.7	33.0
1987	155.0	79.3	11.1	64.6	36.8	23.3	2.1	11.4	11.9	6.5	2.2	3.2	68.6	33.8	3.5	31.4	37.7	15.7	3.3	18.6
1988	156.4	76.4	9.9	70.1	32.9	20.0	1.9	11.0	15.5	5.9	2.3	7.3	64.0	30.4	2.9	30.7	44.0	20.1	2.7	21.1
1989	173.9	93.1	8.4	72.5	34.1	25.1	1.6	7.4	18.0	7.5	1.8	8.7	73.5	34.3	2.1	37.1	48.3	26.2	2.8	19.2
1990	131.6	75.0	8.5	48.1	25.8	20.0	1.3	4.5	14.2	5.7	2.2	6.3	55.1	27.3	2.1	25.7	36.5	22.0	2.9	11.6
1991	126.3	71.1	4.7	50.6	24.4	17.3	0.7	6.4	16.9	6.4	1.4	9.1	51.3	26.0	1.3	24.0	33.8	21.4	1.4	11.1
1992	108.7	71.9	5.1	31.7	18.6	13.5	0.7	4.5	13.4	8.8	1.7	2.9	49.8	33.3	1.3	15.2	26.9	16.3	1.5	9.1
1993	118.9	72.5	3.7	42.8	22.3	15.4	0.5	6.4	14.3	8.6	1.2	4.5	58.5	35.2	1.0	22.3	23.8	13.2	1.0	9.6
1994	115.6	66.0	3.6	46.1	17.1	12.2	0.4	4.5	13.1	8.3	1.2	3.7	58.1	31.2	1.1	25.8	27.3	14.2	1.0	12.1
19,000-Place Series																				
1995	142.2	80.1	4.5	57.6	18.3	13.5	0.5	4.3	18.7	12.8	1.4	4.5	71.6	36.7	1.3	33.6	33.5	17.1	1.2	15.2
1996	126.4	67.5	4.8	54.2	16.0	9.0	0.6	6.4	16.6	10.6	1.7	4.2	68.1	32.3	1.3	34.4	25.8	15.5	1.2	9.2
1997	111.1	63.6	3.7	43.8	11.3	7.1	0.4	3.8	14.1	9.2	1.3	3.6	58.7	32.0	1.2	25.5	26.9	15.2	0.8	10.8
1998	137.1	79.5	3.1	54.5	16.0	10.2	0.5	5.3	18.2	11.8	1.1	5.3	75.9	41.4	0.8	33.7	27.1	16.2	0.7	10.2
1999 ^f	138.9	79.3	3.9	55.7	15.7	9.0	0.6	6.1	16.5	11.4	1.2	3.9	79.3	40.5	1.2	37.5	27.4	18.4	1.0	8.1
END OF MONTH																				
1999:																				
January	135.3	76.1	2.8	56.4	16.6	10.9	0.5	5.2	18.1	11.0	0.8	6.2	75.3	38.4	0.8	36.0	25.3	15.7	0.6	9.0
February	137.2	78.5	3.3	55.4	16.2	11.5	0.6	4.2	20.5	12.2	0.9	7.3	73.3	37.7	1.0	34.6	27.2	17.2	0.7	9.3
March	141.5	84.0	3.2	54.4	17.5	11.2	0.5	5.8	22.6	15.3	1.0	6.4	72.4	38.7	1.0	32.7	29.0	18.8	0.7	9.6
April	148.3	94.8	2.8	50.7	19.7	13.4	0.4	5.8	25.5	20.0	0.8	4.7	75.5	43.6	0.9	31.0	27.6	17.9	0.6	9.2
May	139.5	86.9	3.4	49.1	18.9	12.7	0.5	5.7	24.4	17.5	1.1	5.8	71.0	40.7	1.1	29.3	25.1	16.0	0.7	8.4
June	157.0	96.2	3.6	57.2	20.5	12.4	0.5	7.6	21.1	15.6	1.2	4.2	81.3	46.2	1.1	33.9	34.2	22.0	0.7	11.5
July	154.5	94.7	4.1	55.7	17.5	12.3	0.6	4.6	22.5	16.6	1.3	4.6	83.8	45.4	1.3	37.0	30.7	20.4	0.8	9.5
August	150.1	92.1	5.0	53.1	15.7	11.2	0.8	3.8	22.3	16.6	1.4	4.2	84.8	45.5	1.8	37.5	27.3	18.8	1.0	7.6
September	145.6	93.2	3.6	48.8	15.9	11.1	0.6	4.1	21.2	15.9	1.1	4.2	80.6	47.9	1.2	31.6	27.9	18.3	0.8	8.9
October	133.5	80.4	3.3	49.8	14.6	10.3	0.5	3.9	16.0	12.5	1.1	2.4	75.9	40.7	1.1	34.1	27.0	16.9	0.7	9.4
November	133.0	78.3	2.9	51.8	14.6	9.1	0.5	5.0	18.5	12.2	0.9	5.4	76.5	41.3	0.9	34.4	23.4	15.7	0.6	7.1
December ^f	138.9	79.3	3.9	55.7	15.7	9.0	0.6	6.1	16.5	11.4	1.2	3.9	79.3	40.5	1.2	37.5	27.4	18.4	1.0	8.1
2000:																				
January ^f	135.6	77.8	4.0	53.8	17.3	9.3	0.6	7.4	16.2	10.9	1.1	4.2	74.5	40.5	1.2	32.8	27.7	17.1	1.1	9.4
February ^p	133.4	81.9	3.0	48.5	15.5	9.7	0.5	5.3	14.1	11.2	0.9	2.0	76.9	43.6	0.9	32.5	26.9	17.4	0.7	8.8
AVERAGE RELATIVE STANDARD ERRORS¹																				
End of period . . . (percent) . .	3	4	8	5	13	20	19	4	8	8	12	25	4	4	15	7	6	8	15	9

^pPreliminary. ^fRevised.

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

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

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

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

Period	United States			Inside MSAs ¹			Outside MSAs ¹			Northeast			Midwest			South			West		
	Total ²	In structures with—		Total ²	In structures with—		Total ²	In structures with—		Total ²	In structures with—		Total ²	In structures with—		Total ²	In structures with—		Total ²	In structures with—	
		1 unit	5 units or more		1 unit	5 units or more		1 unit	5 units or more		1 unit	5 units or more		1 unit	5 units or more		1 unit	5 units or more		1 unit	5 units or more
ANNUAL DATA																					
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
1997	1,474	1,134	296	1,221	923	267	253	211	29	137	111	21	304	238	48	670	507	151	363	278	76
1998	1,617	1,271	303	1,350	1,036	280	267	235	23	148	122	21	330	273	45	743	574	155	395	303	83
1999 [†]	1,666	1,335	300	1,405	1,100	280	262	235	20	154	129	20	356	297	49	760	595	154	396	314	76
QUARTERLY DATA																					
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	297	238	51	255	202	47	42	36	4	26	20	5	49	40	6	143	115	26	80	63	15
2nd quarter	419	325	83	342	260	74	77	65	9	36	31	5	92	74	14	190	143	43	101	77	21
3rd quarter	400	315	75	328	252	68	72	62	7	40	33	6	88	72	12	177	134	39	96	75	18
4th quarter	357	257	86	296	209	78	62	48	8	35	28	6	75	52	16	161	115	43	87	62	22
1998: 1st quarter	325	258	57	279	219	52	46	39	5	28	22	5	55	45	7	157	125	29	84	66	16
2nd quarter	448	360	74	366	287	68	82	73	6	40	34	4	97	83	9	200	158	38	111	85	23
3rd quarter	445	348	86	369	281	80	76	67	7	41	35	5	92	76	13	201	153	44	111	84	24
4th quarter	399	305	86	336	250	79	63	55	6	39	31	7	86	68	15	185	138	44	89	68	20
1999: 1st quarter	370	294	68	318	248	64	52	46	4	30	24	5	59	52	5	193	149	41	88	69	17
2nd quarter	455	377	69	378	307	64	76	70	5	43	38	4	106	90	14	196	159	34	110	91	17
3rd quarter	453	356	88	381	291	82	73	64	6	46	36	8	99	81	14	197	152	42	111	86	23
4th quarter [†]	389	308	74	328	254	69	61	55	5	35	31	4	91	74	15	175	136	36	88	67	19
AVERAGE RELATIVE STANDARD ERRORS³																					
Annual (percent)	1	1	5	1	1	5	4	5	13	6	3	36	3	3	10	2	2	6	1	1	3
Quarterly (percent)	1	1	5	1	1	5	6	6	22	3	4	8	4	4	18	2	2	6	2	1	6

[†]Revised.

¹Metropolitan statistical areas.

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

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

Table 5. 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						
1999											
November	92.3	103.6	92.4	89.6	87.8	95.8	96.8	99.7	92.4	92.4	89.4
December ^r	78.5	83.8	69.0	76.2	75.5	77.5	94.3	80.1	70.6	82.8	79.5
2000											
January ^r	71.9	57.3	49.8	79.1	80.0	62.8	77.6	63.0	49.1	80.4	78.6
February ^p	81.1	63.8	63.8	94.7	84.3	75.4	79.7	63.9	57.0	91.5	89.2

^pPreliminary. ^rRevised.

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

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

Table 6. 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						
1999											
November	90.1	95.4	90.4	87.5	84.7	98.5	95.3	97.4	95.2	88.2	84.9
December	86.6	81.8	70.2	84.5	83.4	90.7	107.6	85.8	77.4	90.1	90.9
2000											
January ^r	70.9	60.1	48.7	81.2	73.8	67.0	75.7	65.6	51.7	79.7	74.7
February ^p	83.4	64.9	68.7	95.7	84.8	81.9	81.1	68.1	68.0	92.3	84.3

^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.

Supplement.

New Privately Owned Housing Units by Intended Use and Design at Time of Start: 1999

SUMMARY

Approximately 60 percent of all privately owned housing units started in 1999 were built for sale and, of these, about 12 percent were intended for condominium ownership. As shown in Table S-1, condominium ownership can refer to either single-family houses or units in multifamily buildings. Under condominium ownership, the owners of the individual housing units are joint owners of the common areas of the building or community.

Approximately 80 percent of the units in structures with two units or more were intended for rent, while only about 3 percent of one-unit structures were intended for rent. A small number of units in buildings with two units or more were for sale or sold under cooperative ownership. Under this type of ownership, the occupants of the housing units own stock in a project as a whole, but do not actually own the units in which they live.

Table S-2 shows that about 9 percent of the one-unit structures started in 1999 were attached units. About 5 percent of units in structures with five units or more were townhouse apartments. Design information for structures with two to four units is not available.

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

RELIABILITY OF ESTIMATES

The estimates in this supplement are based on a sample survey and may differ from the results that would have been obtained from a complete census using the

same schedules and procedures. An estimate based on a sample survey is subject to both sampling error and nonsampling error. The accuracy of a survey result is determined by the joint effects of these errors. Sampling error reflects the fact that only a particular sample was surveyed rather than the entire population. Nonsampling errors can be attributed to many sources: inability to obtain information about all cases in the sample, definitional difficulties, differences in interpretation of questions, inability or unwillingness of respondents to provide correct information, and errors made in processing the data. These nonsampling errors also occur in complete censuses. Although no direct measurements of the biases have been obtained, it is believed that most of the important response and operational errors were detected in the course of reviewing the data for reasonableness and consistency. Since "design" and "ownership" characteristics may present more of a conceptual problem to respondents than other statistics in this supplement, the estimates of these characteristics may be subject to higher nonsampling errors. No explicit measures are available for such errors. As derived for this supplement, the estimated relative standard errors include part of the effect of nonsampling errors, but do not measure any systematic biases in the data.

Each sample selected for the Survey of Construction is one of a large number of similar probability samples that, by chance, might have been selected under the same specifications. Estimates derived from the different samples would differ from each other. The standard error, or sampling error, of a survey estimate is a measure of the precision with which an estimate from a particular sample approximates the average from all possible samples. Estimates of the standard errors have been computed from the sample data. They are presented in the tables in the form of relative standard errors. The relative standard error equals the standard error divided by the estimated value to which it refers. For a more detailed description of sampling variability, see the appendix to Current Construction Reports, C20/00-2.

Table S-1. New Privately Owned Housing Units by Intended Use at Time of Start: 1999

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

Structure type and intent	Estimates					Relative standard errors				
	United States	Northeast	Midwest	South	West	United States	Northeast	Midwest	South	West
Total units	1,666	154	356	760	396	1	5	2	2	1
For sale, total	1,005	86	197	460	263	2	6	5	3	2
Condominium ¹	119	15	39	41	24	9	18	19	20	6
Not condominium	886	72	157	418	239	2	6	8	3	2
For rent	307	22	54	155	76	4	29	8	6	2
For owner occupancy on owner's land, single-family units only ²	355	45	106	147	57	5	11	10	9	7
In structures with—										
1 unit	1,335	129	297	595	314	1	2	3	2	1
For sale, total	940	78	180	431	251	2	6	6	3	2
Condominium	58	10	23	13	12	10	26	23	11	11
Not condominium	882	69	157	417	239	2	6	8	3	2
For rent	40	5	11	18	6	12	44	26	14	21
For owner occupancy on owner's land ²	355	45	106	147	57	5	11	10	9	7
2 to 4 units	32	5	10	10	6	10	17	19	22	10
For sale, total	16	3	7	4	2	12	17	21	25	15
Condominium ¹	12	(Z)	6	3	2	15	12	29	31	18
Not condominium	4	3	(Z)	1	(Z)	13	54	18	16	17
For rent	16	2	4	7	4	12	24	22	26	12
5 units or more	300	20	49	154	76	4	31	10	5	2
For sale, condominium ¹	49	5	10	25	10	18	20	33	37	7
For rent	251	15	39	130	66	5	36	14	7	2

Z Less than 500 units or less than 0.5 percent.

¹Includes a small number of units to be cooperatively owned.

²Includes contractor-built and owner-built houses.

Table S-2. New Privately Owned Housing Units by Design at Time of Start: 1999

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

Structure type by design	Estimates					Relative standard errors				
	United States	Northeast	Midwest	South	West	United States	Northeast	Midwest	South	West
Total units	1,666	154	356	760	396	1	5	2	2	1
In structures with—										
1 unit	1,335	129	297	595	314	1	2	3	2	1
Attached ¹	126	25	37	45	18	6	18	12	6	14
Detached	1,209	103	260	550	296	1	4	3	2	1
2 to 4 units ²	32	5	10	10	6	10	17	19	22	10
5 units or more	300	20	49	154	76	4	31	10	5	2
Townhouse apartments	15	1	6	7	2	14	41	34	14	16
Conventional apartments	284	19	44	148	74	4	45	11	5	2

Z Less than 500 units or less than 0.5 percent.

¹Includes units in semidetached (semiattached) structures.

²Design information for structures with two to four units is not available.