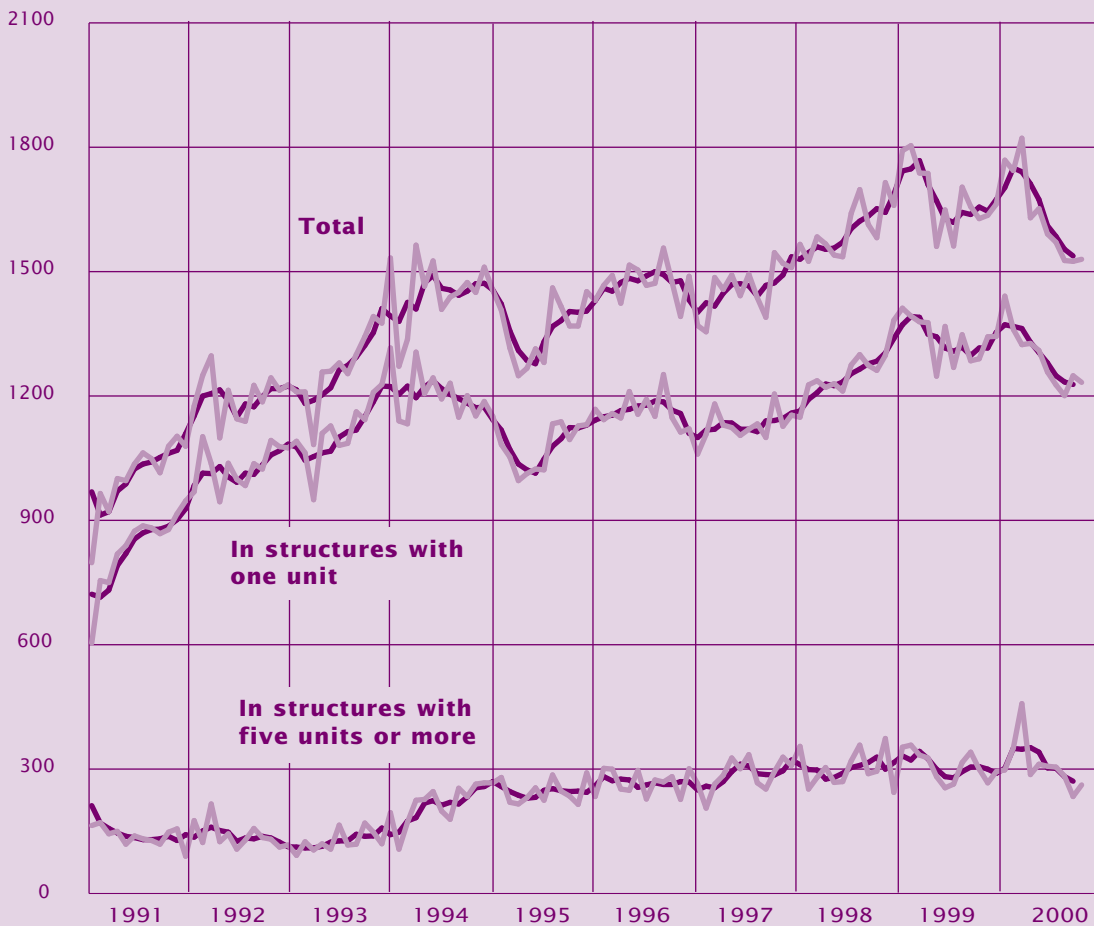


Housing Starts

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 September 2000 were at a seasonally adjusted annual rate of 1,530,000; this is virtually unchanged (± 6) percent from the revised August rate of 1,525,000 but is 6 (± 7) percent below the September 1999 figure of 1,628,000.

Single-family housing starts in September 2000 were at a rate of 1,233,000; this is 1 (± 6) percent below the August figure of 1,249,000. The September rate for units in buildings with five units or more was 262,000. The September rate for units in buildings with two to four units was 35,000.

During the first 9 months of this year, 1,232,300 housing units were started compared with 1,277,500 units started in the same period in 1999. This is a decrease of 4 (± 2) percent.

New privately-owned housing construction was authorized in September in the 19,000 permit-issuing places at a seasonally adjusted annual rate of 1,506,000 units; this is 1 (± 1) percent above the revised August rate of 1,486,000, but is 3 (± 1) percent below the September 1999 figure of 1,553,000.

Single-family authorizations in September 2000 were at a rate of 1,145,000; this is virtually unchanged (± 1 percent) from the August figure of 1,140,000. Authorizations of units in buildings with five units or more were at a rate of 298,000 in September; this is 6 percent above the August figure of 280,000. The September rate of permit-authorized units in buildings with two to four units was 63,000.

During the first 9 months of this year, 1,208,700 housing units were authorized compared with the 1,279,400 units for the same period in 1999. This is a decrease of 6 (± 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)..... | 00-7 | 00-4 | 00-1 | 99-10 | 99-7 |
| Total time from start of construction to completion of private residential buildings (annual data) | 00-3 | 99-3 | 98-3 | 97-3 | 96-3 |
| Total time from authorization of construction to start for private residential buildings (annual data) | 00-3 | 99-3 | 98-3 | 97-3 | 96-3 |
| 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 | 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 | 115.7 | 90.2 | 0.9 | 1.2 | 23.4 | 99.1 | 16.6 | 10.6 | 23.8 | 55.1 | 26.1 |
| 2000: January | 105.2 | 80.5 | 1.0 | 0.7 | 23.0 | 91.2 | 14.1 | 8.1 | 15.9 | 55.4 | 25.8 |
| February | 122.1 | 90.2 | 0.9 | 1.7 | 29.4 | 106.8 | 15.3 | 9.9 | 22.9 | 58.1 | 31.2 |
| March | 137.2 | 115.3 | 0.7 | 0.5 | 20.7 | 115.9 | 21.3 | 11.9 | 25.4 | 68.4 | 31.5 |
| April | 151.8 | 121.5 | 1.3 | 1.4 | 27.5 | 124.0 | 27.8 | 12.2 | 35.8 | 65.6 | 38.1 |
| May | 155.3 | 125.7 | 1.4 | 0.7 | 27.5 | 128.5 | 26.8 | 14.2 | 35.6 | 70.2 | 35.3 |
| June | 148.5 | 118.7 | 1.0 | 3.2 | 25.6 | 124.1 | 24.4 | 14.2 | 31.4 | 68.2 | 34.6 |
| July ^r | 138.0 | 108.5 | 1.0 | 3.3 | 25.2 | 114.7 | 23.3 | 14.6 | 30.8 | 57.6 | 34.9 |
| August ^r | 142.7 | 117.1 | 1.0 | 2.9 | 21.6 | 119.1 | 23.6 | 14.3 | 30.3 | 62.8 | 35.2 |
| September ^p | 131.6 | 105.1 | 1.0 | 2.0 | 23.5 | 109.9 | 21.7 | 14.5 | 27.3 | 55.7 | 34.1 |
| Year to date: 1999 | 1,277.5 | 1,026.7 | 10.2 | 15.1 | 225.6 | 1,076.6 | 200.9 | 118.4 | 265.1 | 585.7 | 308.4 |
| 2000 | 1,232.3 | 982.6 | 9.2 | 16.5 | 224.0 | 1,034.1 | 198.2 | 114.1 | 255.4 | 562.1 | 300.8 |
| 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 | 1,769 | 1,441 | 30 | | 298 | (NA) | (NA) | 159 | 407 | 807 | 396 |
| 2000: January | 1,744 | 1,361 | 32 | | 351 | (NA) | (NA) | 153 | 381 | 821 | 389 |
| February | 1,822 | 1,324 | 40 | | 458 | (NA) | (NA) | 189 | 471 | 748 | 414 |
| March | 1,630 | 1,327 | 16 | | 287 | (NA) | (NA) | 155 | 330 | 772 | 373 |
| April | 1,652 | 1,310 | 30 | | 312 | (NA) | (NA) | 140 | 370 | 710 | 432 |
| May | 1,591 | 1,258 | 26 | | 307 | (NA) | (NA) | 148 | 345 | 737 | 361 |
| June | 1,571 | 1,227 | 39 | | 305 | (NA) | (NA) | 144 | 301 | 762 | 364 |
| July ^r | 1,527 | 1,201 | 43 | | 283 | (NA) | (NA) | 144 | 318 | 674 | 391 |
| August ^r | 1,525 | 1,249 | 42 | | 234 | (NA) | (NA) | 148 | 304 | 702 | 371 |
| September ^p | 1,530 | 1,233 | 35 | | 262 | (NA) | (NA) | 160 | 296 | 671 | 403 |
| 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) | 1 | 1 | 7 | 12 | 3 | 1 | 3 | 4 | 2 | 1 | 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 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 | |
| ANNUAL DATA | | | | | | | | | | | | | | | | | | | | |
| 1995 | 1,332.5 | 997.3 | 32.2 | 31.5 | 271.5 | 1,116.8 | 215.8 | 124.2 | 104.5 | 19.7 | 296.6 | 220.5 | 76.1 | 583.2 | 430.3 | 152.9 | 328.5 | 241.9 | 86.5 | |
| 1996 | 1,425.6 | 1,069.5 | 33.6 | 32.2 | 290.3 | 1,200.0 | 225.6 | 136.9 | 108.8 | 28.1 | 317.8 | 236.6 | 81.3 | 623.4 | 468.5 | 155.0 | 347.4 | 255.6 | 91.8 | |
| 1997 | 1,441.1 | 1,062.4 | 34.9 | 33.6 | 310.3 | 1,220.2 | 220.9 | 141.9 | 111.2 | 30.7 | 299.8 | 220.0 | 79.8 | 635.9 | 464.2 | 171.7 | 363.5 | 267.1 | 96.5 | |
| 1998 | 1,612.3 | 1,187.6 | 33.2 | 36.0 | 355.5 | 1,377.9 | 234.4 | 159.4 | 124.1 | 35.3 | 327.2 | 247.8 | 79.4 | 724.5 | 521.9 | 202.6 | 401.2 | 293.8 | 107.4 | |
| 1999 | 1,663.5 | 1,246.7 | 32.5 | 33.3 | 351.1 | 1,427.4 | 236.1 | 164.9 | 127.1 | 37.8 | 345.4 | 262.1 | 83.3 | 748.9 | 550.4 | 198.6 | 404.3 | 307.1 | 97.3 | |
| MONTHLY DATA | | | | | | | | | | | | | | | | | | | | |
| Not Seasonally Adjusted | | | | | | | | | | | | | | | | | | | | |
| 1998: | January | 96.2 | 70.1 | 2.0 | 2.0 | 22.1 | 84.6 | 11.6 | 9.7 | 7.0 | 2.7 | 14.7 | 10.9 | 3.8 | 46.3 | 34.4 | 12.0 | 25.4 | 17.8 | 7.6 |
| | February | 107.4 | 78.1 | 2.3 | 2.6 | 24.4 | 93.5 | 13.9 | 8.9 | 7.2 | 1.8 | 19.7 | 14.3 | 5.4 | 51.2 | 37.5 | 13.7 | 27.5 | 19.1 | 8.4 |
| | March | 140.9 | 105.1 | 2.8 | 3.3 | 29.9 | 121.0 | 20.0 | 12.1 | 10.2 | 1.9 | 26.8 | 20.4 | 6.4 | 68.4 | 47.7 | 20.7 | 33.6 | 26.8 | 6.9 |
| | April | 146.3 | 113.6 | 2.7 | 2.7 | 27.3 | 123.3 | 23.0 | 13.2 | 11.4 | 1.7 | 31.0 | 25.2 | 5.8 | 63.6 | 48.0 | 15.6 | 38.5 | 29.0 | 9.5 |
| | May | 138.2 | 107.3 | 2.5 | 2.9 | 25.5 | 116.4 | 21.8 | 13.3 | 11.2 | 2.1 | 30.7 | 24.4 | 6.3 | 62.5 | 45.9 | 16.5 | 31.8 | 25.8 | 5.9 |
| | June | 153.4 | 115.8 | 3.2 | 4.3 | 30.1 | 129.7 | 23.7 | 16.0 | 12.8 | 3.2 | 31.6 | 25.2 | 6.4 | 65.0 | 48.6 | 16.4 | 40.8 | 29.2 | 11.6 |
| | July | 149.3 | 111.2 | 3.3 | 3.2 | 31.7 | 126.1 | 23.2 | 15.4 | 11.9 | 3.5 | 29.7 | 23.4 | 6.3 | 66.1 | 47.7 | 18.5 | 38.0 | 28.2 | 9.8 |
| | August | 144.7 | 104.4 | 3.1 | 3.0 | 34.1 | 122.8 | 21.9 | 14.3 | 11.1 | 3.2 | 28.9 | 21.8 | 7.1 | 67.1 | 46.5 | 20.6 | 34.4 | 25.1 | 9.4 |
| | September | 141.7 | 102.5 | 2.9 | 3.4 | 32.9 | 120.8 | 20.9 | 14.7 | 11.0 | 3.7 | 30.3 | 22.1 | 8.1 | 62.2 | 44.0 | 18.2 | 34.7 | 25.4 | 9.2 |
| | October | 149.8 | 103.8 | 3.0 | 3.7 | 39.3 | 126.8 | 23.1 | 15.7 | 11.1 | 4.6 | 32.4 | 23.6 | 8.8 | 65.8 | 44.0 | 21.9 | 35.9 | 25.1 | 10.7 |
| | November | 119.9 | 86.6 | 2.4 | 2.3 | 28.6 | 104.1 | 15.8 | 13.4 | 9.8 | 3.6 | 24.9 | 18.9 | 6.0 | 51.2 | 37.2 | 14.1 | 30.3 | 20.7 | 9.5 |
| | December | 124.5 | 89.0 | 3.1 | 2.6 | 29.8 | 108.8 | 15.7 | 12.7 | 9.5 | 3.2 | 26.5 | 17.6 | 8.9 | 55.1 | 40.6 | 14.5 | 30.2 | 21.3 | 8.8 |
| 1999: | January | 105.7 | 74.2 | 2.1 | 2.2 | 27.1 | 94.8 | 10.9 | 9.2 | 6.8 | 2.4 | 13.6 | 10.3 | 3.3 | 55.3 | 37.7 | 17.6 | 27.7 | 19.4 | 8.2 |
| | February | 114.7 | 86.6 | 2.2 | 2.3 | 23.7 | 100.9 | 13.8 | 9.7 | 7.7 | 2.0 | 18.9 | 14.8 | 4.1 | 58.7 | 43.3 | 15.4 | 27.4 | 20.8 | 6.7 |
| | March | 154.6 | 118.9 | 3.0 | 3.0 | 29.8 | 132.6 | 22.0 | 14.4 | 10.7 | 3.7 | 32.0 | 24.2 | 7.7 | 70.4 | 54.2 | 16.2 | 37.9 | 29.8 | 8.0 |
| | April | 151.8 | 119.9 | 2.9 | 3.2 | 25.9 | 128.2 | 23.5 | 15.5 | 12.7 | 2.8 | 34.3 | 27.4 | 6.9 | 66.2 | 51.2 | 15.0 | 35.8 | 28.6 | 7.2 |
| | May | 145.1 | 115.9 | 2.7 | 2.2 | 24.3 | 122.7 | 22.4 | 14.7 | 12.6 | 2.1 | 33.4 | 25.5 | 7.9 | 60.5 | 49.2 | 11.3 | 36.5 | 28.7 | 7.8 |
| | June | 169.3 | 128.0 | 3.4 | 3.1 | 34.9 | 143.9 | 25.5 | 18.7 | 13.2 | 5.4 | 34.5 | 27.2 | 7.2 | 71.4 | 52.9 | 18.5 | 44.8 | 34.5 | 10.2 |
| | July | 149.1 | 114.6 | 2.6 | 2.6 | 29.2 | 127.7 | 21.4 | 15.1 | 12.3 | 2.8 | 30.4 | 24.6 | 5.8 | 66.3 | 49.1 | 17.3 | 37.2 | 28.6 | 8.6 |
| | August | 151.9 | 112.6 | 2.7 | 3.2 | 33.3 | 129.2 | 22.7 | 15.5 | 12.1 | 3.4 | 33.4 | 25.2 | 8.2 | 68.5 | 49.3 | 19.3 | 34.4 | 26.1 | 8.3 |
| | September | 137.3 | 103.1 | 3.2 | 2.6 | 28.3 | 115.9 | 21.4 | 13.4 | 10.4 | 3.0 | 32.2 | 24.0 | 8.2 | 58.3 | 43.9 | 14.4 | 33.4 | 24.8 | 8.6 |
| | October | 137.6 | 97.6 | 2.8 | 3.0 | 34.2 | 117.4 | 20.2 | 12.8 | 10.0 | 2.8 | 31.3 | 23.2 | 8.1 | 62.3 | 41.6 | 20.7 | 31.2 | 22.8 | 8.4 |
| | November | 125.6 | 90.3 | 2.6 | 3.1 | 29.6 | 107.1 | 18.6 | 13.6 | 9.6 | 4.0 | 29.4 | 20.0 | 9.4 | 55.0 | 40.0 | 15.0 | 27.6 | 20.6 | 7.0 |
| | December | 120.9 | 84.8 | 2.4 | 2.8 | 30.9 | 107.1 | 13.9 | 12.3 | 8.9 | 3.4 | 22.1 | 15.6 | 6.5 | 55.9 | 38.0 | 18.0 | 30.6 | 22.3 | 8.3 |
| 2000: | January | 104.8 | 76.7 | 1.8 | 1.8 | 24.6 | 92.4 | 12.4 | 10.5 | 6.6 | 3.8 | 16.4 | 12.4 | 3.9 | 50.4 | 38.1 | 12.3 | 27.6 | 19.5 | 8.1 |
| | February | 115.1 | 85.9 | 2.5 | 2.2 | 24.5 | 100.4 | 14.7 | 9.1 | 6.7 | 2.5 | 20.4 | 14.9 | 5.5 | 56.5 | 43.9 | 12.6 | 29.1 | 20.5 | 8.6 |
| | March | 147.0 | 116.3 | 2.7 | 3.1 | 24.8 | 126.2 | 20.7 | 14.1 | 10.8 | 3.3 | 32.2 | 24.3 | 7.9 | 64.8 | 53.4 | 11.3 | 36.0 | 27.7 | 8.2 |
| | April | 135.1 | 104.1 | 2.4 | 2.5 | 26.0 | 115.1 | 20.0 | 14.2 | 10.2 | 4.0 | 31.6 | 24.6 | 6.9 | 56.3 | 43.3 | 13.0 | 33.1 | 26.0 | 7.1 |
| | May | 145.3 | 116.0 | 2.5 | 3.2 | 23.6 | 122.0 | 23.2 | 15.1 | 12.0 | 3.1 | 32.3 | 25.2 | 7.1 | 63.1 | 49.8 | 13.2 | 34.8 | 28.9 | 5.9 |
| | June | 151.9 | 112.4 | 3.1 | 3.0 | 33.4 | 129.7 | 22.2 | 15.7 | 11.4 | 4.3 | 30.2 | 23.5 | 6.7 | 65.1 | 49.0 | 16.2 | 40.9 | 28.6 | 12.3 |
| | July | 128.3 | 96.4 | 2.2 | 2.2 | 27.5 | 108.0 | 20.3 | 13.9 | 10.2 | 3.8 | 27.7 | 20.9 | 6.8 | 54.5 | 41.5 | 13.0 | 32.2 | 23.8 | 8.4 |
| | August ¹ | 141.1 | 108.9 | 2.9 | 3.3 | 26.0 | 119.9 | 21.3 | 13.8 | 10.6 | 3.2 | 30.2 | 22.8 | 7.4 | 59.1 | 47.7 | 11.4 | 38.0 | 27.8 | 10.2 |
| | September ^P | 128.0 | 93.8 | 2.3 | 3.1 | 28.8 | 108.2 | 19.8 | 13.7 | 9.8 | 4.0 | 26.7 | 19.6 | 7.0 | 56.0 | 40.7 | 15.3 | 31.6 | 23.8 | 7.9 |
| Year to date: | 1999 | 1,279.4 | 974.0 | 24.7 | 24.3 | 256.4 | 1,095.9 | 183.5 | 126.2 | 98.6 | 27.6 | 262.6 | 203.3 | 59.3 | 575.7 | 430.8 | 144.9 | 315.0 | 241.3 | 73.7 |
| | 2000 ² | 1,208.7 | 918.6 | 22.4 | 24.6 | 243.1 | 1,033.2 | 175.5 | 121.9 | 90.4 | 31.5 | 248.5 | 189.1 | 59.4 | 533.6 | 411.0 | 122.6 | 304.7 | 228.0 | 76.7 |

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 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 | | | | | | | | | | | | | | | | | | | |
| 1998: | January | 1,555 | 1,158 | 71 | 326 | (NA) | (NA) | 173 | 132 | 41 | 336 | 261 | 75 | 655 | 485 | 170 | 391 | 280 | 111 |
| | February | 1,647 | 1,191 | 77 | 379 | (NA) | (NA) | 170 | 142 | 28 | 373 | 268 | 105 | 703 | 498 | 205 | 401 | 283 | 118 |
| | March | 1,605 | 1,162 | 71 | 372 | (NA) | (NA) | 149 | 126 | 23 | 316 | 234 | 82 | 747 | 511 | 236 | 393 | 291 | 102 |
| | April | 1,547 | 1,157 | 57 | 333 | (NA) | (NA) | 140 | 118 | 22 | 304 | 239 | 65 | 690 | 502 | 188 | 413 | 298 | 115 |
| | May | 1,554 | 1,165 | 66 | 323 | (NA) | (NA) | 142 | 113 | 29 | 321 | 244 | 77 | 723 | 522 | 201 | 368 | 286 | 82 |
| | June | 1,551 | 1,148 | 73 | 330 | (NA) | (NA) | 155 | 122 | 33 | 314 | 234 | 80 | 687 | 505 | 182 | 395 | 287 | 108 |
| | July | 1,610 | 1,181 | 76 | 353 | (NA) | (NA) | 158 | 118 | 40 | 313 | 237 | 76 | 735 | 527 | 208 | 404 | 299 | 105 |
| | August | 1,647 | 1,196 | 72 | 386 | (NA) | (NA) | 157 | 124 | 33 | 309 | 237 | 72 | 790 | 544 | 246 | 398 | 291 | 107 |
| | September | 1,577 | 1,187 | 68 | 322 | (NA) | (NA) | 162 | 123 | 39 | 319 | 241 | 78 | 708 | 529 | 179 | 388 | 294 | 94 |
| | October | 1,719 | 1,217 | 70 | 432 | (NA) | (NA) | 174 | 123 | 51 | 338 | 255 | 83 | 789 | 536 | 253 | 418 | 303 | 115 |
| | November | 1,672 | 1,248 | 59 | 365 | (NA) | (NA) | 174 | 130 | 44 | 330 | 267 | 63 | 717 | 541 | 176 | 451 | 310 | 141 |
| | December | 1,742 | 1,317 | 75 | 350 | (NA) | (NA) | 179 | 137 | 42 | 408 | 302 | 106 | 750 | 573 | 177 | 405 | 305 | 100 |
| 1999: | January | 1,745 | 1,269 | 79 | 397 | (NA) | (NA) | 167 | 132 | 35 | 323 | 259 | 64 | 806 | 561 | 245 | 449 | 317 | 132 |
| | February | 1,748 | 1,308 | 69 | 371 | (NA) | (NA) | 184 | 152 | 32 | 354 | 277 | 77 | 809 | 572 | 237 | 401 | 307 | 94 |
| | March | 1,681 | 1,255 | 65 | 361 | (NA) | (NA) | 170 | 129 | 41 | 354 | 266 | 88 | 748 | 554 | 194 | 409 | 306 | 103 |
| | April | 1,595 | 1,223 | 65 | 307 | (NA) | (NA) | 165 | 128 | 37 | 344 | 258 | 86 | 695 | 536 | 159 | 391 | 301 | 90 |
| | May | 1,639 | 1,253 | 60 | 326 | (NA) | (NA) | 161 | 131 | 30 | 344 | 253 | 91 | 716 | 555 | 161 | 418 | 314 | 104 |
| | June | 1,696 | 1,266 | 63 | 367 | (NA) | (NA) | 174 | 125 | 49 | 340 | 256 | 84 | 755 | 553 | 202 | 427 | 332 | 95 |
| | July | 1,673 | 1,263 | 64 | 346 | (NA) | (NA) | 161 | 127 | 34 | 335 | 256 | 79 | 769 | 561 | 208 | 408 | 319 | 89 |
| | August | 1,658 | 1,233 | 66 | 359 | (NA) | (NA) | 162 | 127 | 35 | 344 | 262 | 82 | 760 | 552 | 208 | 392 | 292 | 100 |
| | September | 1,553 | 1,200 | 65 | 288 | (NA) | (NA) | 153 | 118 | 35 | 343 | 263 | 80 | 681 | 530 | 151 | 376 | 289 | 87 |
| | October | 1,636 | 1,204 | 62 | 370 | (NA) | (NA) | 145 | 115 | 30 | 342 | 264 | 78 | 765 | 538 | 227 | 384 | 287 | 97 |
| | November | 1,678 | 1,238 | 68 | 372 | (NA) | (NA) | 171 | 123 | 48 | 372 | 269 | 103 | 742 | 551 | 191 | 393 | 295 | 98 |
| | December | 1,683 | 1,266 | 68 | 349 | (NA) | (NA) | 174 | 128 | 46 | 347 | 274 | 73 | 751 | 540 | 211 | 411 | 324 | 87 |
| 2000: | January | 1,762 | 1,317 | 65 | 380 | (NA) | (NA) | 195 | 133 | 62 | 378 | 308 | 70 | 751 | 563 | 188 | 438 | 313 | 125 |
| | February | 1,661 | 1,223 | 67 | 371 | (NA) | (NA) | 162 | 124 | 38 | 360 | 264 | 96 | 732 | 549 | 183 | 407 | 286 | 121 |
| | March | 1,597 | 1,238 | 68 | 291 | (NA) | (NA) | 164 | 127 | 37 | 364 | 272 | 92 | 679 | 549 | 130 | 390 | 290 | 100 |
| | April | 1,559 | 1,164 | 58 | 337 | (NA) | (NA) | 162 | 114 | 48 | 342 | 252 | 90 | 664 | 505 | 159 | 391 | 293 | 98 |
| | May | 1,511 | 1,150 | 62 | 299 | (NA) | (NA) | 153 | 116 | 37 | 310 | 231 | 79 | 683 | 516 | 167 | 365 | 287 | 78 |
| | June | 1,528 | 1,127 | 61 | 340 | (NA) | (NA) | 150 | 106 | 44 | 311 | 224 | 87 | 675 | 514 | 161 | 392 | 283 | 109 |
| | July | 1,511 | 1,117 | 55 | 339 | (NA) | (NA) | 156 | 112 | 44 | 316 | 227 | 89 | 666 | 504 | 162 | 373 | 274 | 99 |
| | August ² | 1,486 | 1,140 | 66 | 280 | (NA) | (NA) | 140 | 109 | 31 | 300 | 229 | 71 | 644 | 508 | 136 | 402 | 294 | 108 |
| | September ² | 1,506 | 1,145 | 63 | 298 | (NA) | (NA) | 160 | 113 | 47 | 305 | 223 | 82 | 666 | 512 | 154 | 375 | 297 | 78 |
| 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 | 3 | 3 | 2 | 3 | 2 | 2 | 4 | 1 | 1 | 4 | 1 | 1 | 2 | 1 | 1 | 1 |
| Year to date | (percent) | (Z) | (Z) | 2 | 3 | (Z) | (Z) | 2 | 1 | 5 | 1 | 1 | 2 | 1 | 1 | 2 | 1 | 1 | 1 |

NA Not available. P Preliminary. R 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 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 | 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 | 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 | 137.3 | 79.3 | 3.0 | 55.0 | 17.3 | 9.4 | 0.5 | 7.5 | 16.3 | 11.1 | 0.9 | 4.3 | 75.8 | 41.2 | 0.9 | 33.7 | 27.9 | 17.7 | 0.8 | 9.5 |
| February | 132.4 | 80.2 | 3.1 | 49.0 | 15.9 | 9.8 | 0.5 | 5.6 | 14.1 | 11.2 | 0.9 | 1.9 | 76.3 | 42.8 | 1.0 | 32.4 | 26.1 | 16.3 | 0.7 | 9.0 |
| March | 150.9 | 93.6 | 3.3 | 54.0 | 17.3 | 11.3 | 0.5 | 5.5 | 22.3 | 16.3 | 1.0 | 5.0 | 80.1 | 48.4 | 1.1 | 30.7 | 31.2 | 17.7 | 0.7 | 12.8 |
| April | 143.6 | 87.5 | 4.0 | 52.1 | 19.1 | 11.9 | 0.7 | 6.4 | 22.1 | 15.6 | 1.3 | 5.2 | 76.2 | 44.9 | 1.2 | 30.1 | 26.2 | 15.0 | 0.9 | 10.3 |
| May | 136.4 | 88.5 | 5.9 | 42.0 | 18.6 | 11.4 | 1.0 | 6.1 | 20.2 | 15.5 | 1.8 | 2.8 | 72.0 | 44.0 | 1.8 | 26.2 | 25.6 | 17.5 | 1.2 | 6.9 |
| June | 144.4 | 90.2 | 6.4 | 47.8 | 20.4 | 11.8 | 1.1 | 7.4 | 23.0 | 16.4 | 2.1 | 4.5 | 69.1 | 41.7 | 1.9 | 25.5 | 31.9 | 20.2 | 1.3 | 10.4 |
| July ^f | 137.8 | 86.0 | 4.6 | 47.3 | 18.7 | 11.7 | 0.8 | 6.2 | 20.9 | 14.9 | 1.5 | 4.4 | 70.5 | 42.1 | 1.2 | 27.1 | 27.7 | 17.3 | 0.9 | 9.5 |
| August ^f | 137.2 | 85.1 | 4.7 | 47.4 | 17.7 | 11.1 | 0.9 | 5.7 | 19.8 | 14.2 | 1.5 | 4.2 | 69.2 | 41.7 | 1.2 | 26.3 | 30.4 | 18.2 | 1.1 | 11.1 |
| September ^p | 138.2 | 85.4 | 4.3 | 48.4 | 16.7 | 9.5 | 0.8 | 6.3 | 21.0 | 14.3 | 1.2 | 5.5 | 72.7 | 42.7 | 1.3 | 28.7 | 27.8 | 18.9 | 1.0 | 7.9 |
| 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 |
| 2000: 1st quarter | 365 | 286 | 73 | 314 | 242 | 68 | 51 | 44 | 5 | 30 | 22 | 7 | 64 | 52 | 11 | 182 | 142 | 38 | 89 | 70 | 17 |
| 2nd quarter | 456 | 366 | 81 | 377 | 294 | 75 | 79 | 72 | 5 | 41 | 34 | 5 | 103 | 88 | 12 | 204 | 161 | 40 | 108 | 83 | 23 |
| 3rd quarter ^P | 412 | 331 | 70 | 344 | 270 | 65 | 69 | 61 | 6 | 43 | 34 | 7 | 88 | 73 | 12 | 176 | 142 | 30 | 104 | 81 | 20 |
| 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 |

^PPreliminary.

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 | | | | | | |
| 2000 | | | | | | | | | | | |
| June | 113.4 | 123.3 | 126.7 | 110.0 | 115.7 | 127.0 | 100.7 | 120.6 | 127.9 | 109.5 | 116.1 |
| July | 108.4 | 114.6 | 114.7 | 101.1 | 114.3 | 117.3 | 106.9 | 123.1 | 116.9 | 103.2 | 107.7 |
| August ^f | 112.3 | 120.4 | 116.1 | 110.4 | 110.2 | 111.0 | 110.9 | 116.1 | 119.9 | 107.1 | 114.1 |
| September ^p | 103.2 | 105.9 | 110.7 | 97.9 | 101.8 | 101.3 | 107.5 | 109.1 | 111.2 | 100.2 | 102.1 |

^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 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 | | | | | | |
| 2000 | | | | | | | | | | | |
| June | 119.2 | 128.6 | 126.0 | 114.2 | 121.2 | 117.1 | 118.0 | 126.2 | 116.9 | 116.1 | 125.5 |
| July | 101.9 | 109.3 | 110.4 | 99.0 | 104.4 | 95.7 | 97.3 | 106.7 | 104.7 | 98.0 | 103.4 |
| August ^f | 113.9 | 117.3 | 119.6 | 112.6 | 113.7 | 113.1 | 111.5 | 118.3 | 120.5 | 109.5 | 112.8 |
| September ^p | 101.9 | 103.7 | 105.8 | 95.3 | 96.1 | 104.1 | 115.9 | 102.7 | 104.9 | 100.6 | 101.0 |

^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.