

Housing Starts

FEBRUARY 1998



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

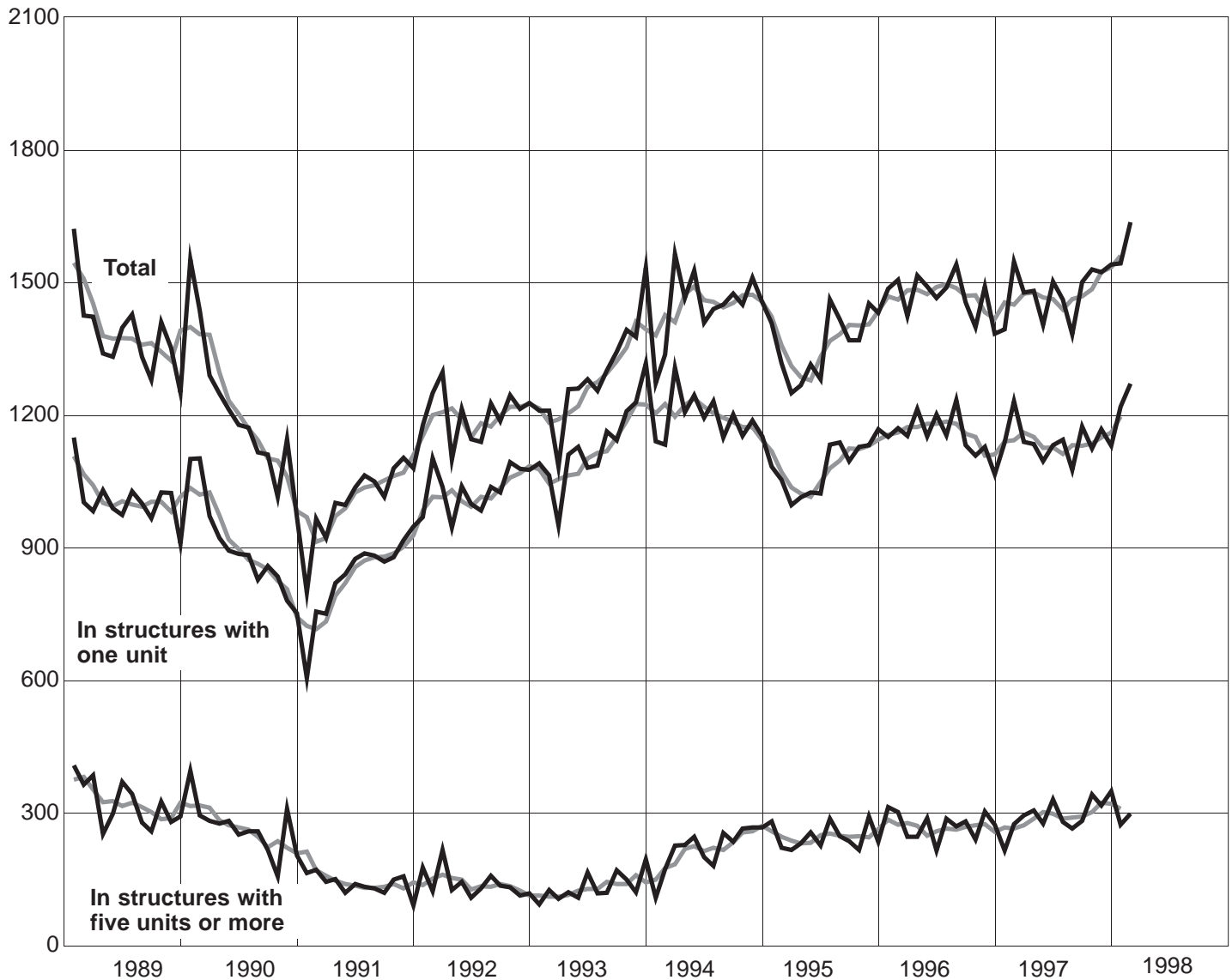
C20/98-2
 Issued March 1998

This issue contains a supplement on new privately owned housing units started in 1997, 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. Bureau of the Census, Housing Starts.

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

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 were at a seasonally adjusted annual rate of 1,636,000. This is 6 (± 10) percent above the revised January rate of 1,543,000 and 6 (± 10) percent above the February 1997 rate of 1,547,000.

Single-family housing starts in February 1998 were at a rate of 1,270,000; this is 4 (± 6) percent above the January figure of 1,218,000. The February rate for units in buildings with five units or more was 298,000. The February rate for units in buildings with two to four units was 68,000.

During the first 2 months of this year, 192,900 housing units were started compared with 176,900 units for the same period in 1997. This is an increase of 9 (± 7) percent.

New privately owned housing construction was authorized in February in the 19,000 permit-issuing places at a seasonally adjusted annual rate of 1,625,000 units; this is 6 (± 1) percent above the revised January rate of 1,526,000 and 13 (± 2) percent above the February 1997 rate of 1,438,000.

Single-family authorizations in February 1998 were at a rate of 1,164,000; this is 3 (± 1) percent above the January figure of 1,133,000. Authorizations of units in buildings with five units or more were at a rate of 383,000 in February; this is 19 percent above the January figure of 321,000. The February rate of permit-authorized units in buildings with two to four units was 78,000.

During the first 2 months of this year, 199,200 housing units were authorized by permits in the 19,000 places compared with 181,600 units for the same period in 1997. This is an increase of 10 (± 1) percent.

In interpreting changes in housing starts and building permits, note that month-to-month changes in seasonally adjusted statistics often show movements which

may be irregular. It may take 4 months to establish an underlying trend for total starts, 3 months for building permit authorizations, and 2 months for mobile home shipments.

Except for those on mobile home shipments, the statistics in this report are estimated from sample surveys and are subject to sampling variability as well as nonsampling error including bias and variance from response, nonreporting, and undercoverage. Estimated average relative standard errors of preliminary data are shown in the tables. Whenever a statement such as "2 (± 3) percent above" appears in the text, this indicates the range (-1 to +5 percent) in which the actual percent change is likely to have occurred. All ranges given are 90-percent confidence intervals and account for only sampling variability. If a range contains zero, it is uncertain whether there was an increase or decrease; that is, the change is not statistically significant. For any comparison cited without a confidence interval, the change is statistically significant. Explanations of confidence intervals and sampling variability appear in the appendix to the January 1998 Current Construction Reports, C20/98-1. On average, the preliminary seasonally adjusted estimates of total housing starts and building permits are revised about ± 1 percent.

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

HISTORICAL DATA

Historical data on housing starts and residential permit authorizations are available from Construction Starts Branch, Manufacturing and Construction Division, Bureau of the Census, Washington, DC 20233-6900. Telephone 301-457-4703.

A list of tables and special supplements is shown below:

Title	C20 issues				
New privately owned housing units started, by purpose of construction (quarterly and annual data).....	97-1	96-10	96-7	96-4	96-1
Total time from start of construction to completion of private residential buildings (annual data)	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	92-4
New privately owned housing units, by intended use and design at time of start (annual data)	98-2	97-2	96-2	95-2	94-2
New mobile homes (quarterly and annual data)	96-12	96-9	96-7	96-6	96-4

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											
1988	1,488.1	1,081.3	23.4	35.4	348.0	1,243.0	245.1	235.3	274.0	574.9	403.9
1989	1,376.1	1,003.3	19.9	35.3	317.6	1,128.1	248.0	178.5	265.8	536.2	395.7
1990	1,192.7	894.8	16.1	21.4	260.4	946.9	245.7	131.3	253.2	479.3	328.9
1991	1,013.9	840.4	15.5	20.1	137.9	789.2	224.7	112.9	233.0	414.1	254.0
1992	1,199.7	1,029.9	12.4	18.3	139.0	931.5	268.2	126.7	287.8	496.9	288.3
1993	1,287.6	1,125.7	11.1	18.3	132.6	1,031.9	255.8	126.5	297.7	561.8	301.7
1994	1,457.0	1,198.4	14.8	20.2	223.5	1,183.1	273.9	138.2	328.9	639.1	350.8
1995	1,354.1	1,076.2	14.3	19.4	244.1	1,106.4	247.6	117.7	290.1	615.0	331.3
1996	1,476.8	1,160.9	16.4	28.8	270.8	1,211.4	265.5	132.1	321.5	661.9	361.4
1997 ^f	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
MONTHLY DATA											
Not Seasonally Adjusted											
1997: January	82.2	66.6	0.6	1.5	13.5	72.1	10.1	8.5	10.5	39.8	23.3
February	94.7	75.1	1.4	1.1	17.1	81.8	12.9	6.2	16.3	47.4	24.8
March	120.4	96.1	0.9	2.6	20.7	101.6	18.8	11.1	22.3	55.5	31.4
April	142.3	109.5	1.8	2.2	28.9	117.1	25.2	13.1	28.4	68.6	32.2
May	136.3	106.2	1.2	1.9	27.0	110.6	25.7	11.7	31.5	58.8	34.4
June	140.4	108.8	1.4	2.6	27.5	114.4	26.0	11.6	31.9	62.3	34.5
July	134.6	107.4	1.9	1.5	23.7	110.4	24.2	14.6	30.0	58.9	31.1
August	126.5	98.8	1.5	2.0	24.2	104.1	22.5	11.6	28.1	55.5	31.3
September	139.2	108.3	2.2	2.0	26.7	113.8	25.4	13.7	29.7	62.6	33.1
October	139.0	99.2	2.0	4.4	33.4	110.9	28.1	11.2	34.0	60.9	33.0
November	112.4	83.7	1.6	2.2	25.0	94.4	18.0	14.7	21.2	49.4	27.1
December ^f	106.0	73.9	1.8	2.3	28.1	90.2	15.8	8.8	19.6	50.6	27.0
1998: January ^f	90.7	71.7	0.8	1.7	16.6	77.6	13.1	7.9	14.3	42.4	26.2
February ^p	102.2	79.6	1.1	3.0	18.5	88.0	14.2	9.4	17.0	52.0	23.7
Year to date: 1997	176.9	141.7	2.0	2.6	30.6	153.8	23.0	14.7	26.9	87.2	48.1
1998	192.9	151.2	1.9	4.7	35.0	165.6	27.3	17.3	31.3	94.4	49.9
Seasonally Adjusted Annual Rate											
1997: January	1,394	1,138	42		214	(NA)	(NA)	174	262	608	350
February	1,547	1,231	42		274	(NA)	(NA)	135	375	673	364
March	1,477	1,139	44		294	(NA)	(NA)	152	303	653	369
April	1,480	1,134	41		305	(NA)	(NA)	135	297	698	350
May	1,404	1,095	34		275	(NA)	(NA)	123	297	624	360
June	1,502	1,132	40		330	(NA)	(NA)	116	311	707	368
July	1,461	1,144	38		279	(NA)	(NA)	146	302	668	345
August	1,383	1,076	43		264	(NA)	(NA)	126	277	645	335
September	1,501	1,174	45		282	(NA)	(NA)	139	304	696	362
October	1,529	1,124	64		341	(NA)	(NA)	113	328	714	374
November	1,523	1,167	40		316	(NA)	(NA)	182	272	661	408
December ^f	1,540	1,130	62		348	(NA)	(NA)	131	337	677	395
1998: January ^f	1,543	1,218	52		273	(NA)	(NA)	168	344	653	378
February ^p	1,636	1,270	68		298	(NA)	(NA)	192	372	724	348
AVERAGE RELATIVE STANDARD ERRORS²											
Annual (percent) . .	1	1	6	9	2	1	3	1	2	2	1
Monthly (percent) . .	3	3	13	21	7	2	9	9	6	4	3
Year to date (percent) . .	3	2	12	23	12	3	5	21	4	2	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

[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																			
17,000-Place Series																			
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
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 ²	1,442.3	1,055.6	35.2	35.3	316.1	1,216.6	225.7	141.8	109.9	31.9	298.2	215.2	83.0	637.9	463.7	174.2	364.4	266.8	97.6
MONTHLY DATA																			
Not Seasonally Adjusted																			
1995:																			
January	78.0	58.2	1.8	2.0	16.1	67.3	10.7	7.4	6.2	1.2	12.3	8.6	3.7	40.1	29.1	11.0	18.3	14.3	4.0
February	80.4	59.8	2.0	1.3	17.3	69.4	11.1	5.6	4.7	0.9	13.7	10.4	3.3	38.7	28.9	9.8	22.5	15.8	6.6
March	111.5	85.1	3.0	2.9	20.5	93.6	17.9	10.5	8.8	1.7	23.8	18.5	5.3	52.7	39.1	13.6	24.5	18.8	5.8
April	109.7	83.1	2.8	2.5	21.3	90.5	19.3	11.4	9.5	1.9	25.2	19.4	5.8	46.6	34.9	11.7	26.5	19.3	7.2
May	122.8	95.9	3.3	2.6	21.1	101.4	21.4	12.4	11.0	1.4	29.3	22.7	6.6	51.0	39.1	11.9	30.1	23.1	7.0
June	129.3	97.4	3.2	3.4	25.3	106.6	22.8	12.4	10.6	1.9	29.7	23.1	6.6	53.3	39.7	13.7	33.9	24.1	9.8
July	115.6	88.3	2.3	2.4	22.5	95.2	20.4	10.7	9.4	1.2	27.3	20.9	6.4	48.4	36.9	11.6	29.2	21.1	8.2
August	133.5	101.4	3.1	3.0	26.1	111.4	22.1	12.3	10.6	1.7	31.9	23.5	8.3	55.9	42.1	13.8	33.5	25.2	8.3
September	124.1	90.1	3.0	3.0	28.1	104.1	20.0	11.2	9.4	1.8	28.9	20.5	8.4	55.0	39.4	15.5	29.1	20.8	8.3
October	122.2	90.8	3.1	3.3	25.0	101.4	20.8	11.9	9.8	2.1	31.9	22.1	9.8	51.5	37.7	13.7	27.0	21.2	5.8
November	107.8	78.4	2.9	3.1	23.5	90.9	17.0	10.5	8.0	2.5	24.9	18.2	6.7	46.3	33.3	13.0	26.2	18.9	7.3
December	97.4	68.8	1.9	2.0	24.7	85.0	12.4	8.0	6.6	1.4	17.8	12.5	5.2	43.8	30.1	13.7	27.8	19.5	8.4
1996:																			
January	88.3	66.0	2.0	1.8	18.5	77.1	11.1	5.5	4.5	1.0	14.3	10.4	3.9	44.0	33.7	10.3	24.5	17.4	7.1
February	96.0	74.4	2.2	1.9	17.6	83.7	12.3	6.1	5.4	0.7	17.1	13.7	3.4	46.4	37.2	9.2	26.4	18.1	8.4
March	120.4	95.7	2.6	2.3	19.8	101.6	18.8	10.8	8.9	1.9	26.6	20.2	6.3	52.0	43.3	8.7	31.1	23.3	7.8
April	140.1	109.9	3.7	3.2	23.2	116.2	23.8	14.0	10.9	3.1	33.9	26.7	7.2	60.3	47.1	13.1	31.9	25.1	6.8
May	140.5	109.2	3.1	3.0	25.1	116.5	24.0	14.2	11.8	2.4	32.8	26.1	6.6	61.8	46.0	15.8	31.8	25.4	6.4
June	131.4	100.7	2.9	3.1	24.7	109.1	22.3	13.1	10.7	2.4	29.4	23.4	5.9	55.6	42.2	13.4	33.4	24.4	9.0
July	135.1	101.8	2.9	2.8	27.5	111.2	23.9	13.4	11.1	2.4	33.1	24.6	8.5	54.7	41.6	13.1	33.8	24.5	9.3
August	129.1	97.6	3.0	2.5	26.0	108.0	21.1	14.0	10.6	3.4	30.3	22.6	7.8	55.4	41.3	14.2	29.4	23.2	6.2
September	121.1	85.9	3.0	3.1	29.1	101.0	20.1	12.2	9.6	2.5	27.8	20.1	7.7	51.4	35.7	15.7	29.8	20.5	9.3
October	123.7	90.8	3.3	3.7	25.9	103.6	20.1	13.4	10.0	3.4	30.8	21.4	9.4	49.6	38.1	11.5	29.9	21.3	8.6
November	100.7	71.5	2.7	2.6	23.9	86.1	14.7	10.8	8.3	2.4	23.1	15.2	7.9	44.9	31.7	13.2	21.9	16.3	5.7
December	99.2	66.0	2.2	2.0	29.1	86.0	13.2	9.4	7.0	2.5	18.7	12.1	6.6	47.4	30.7	16.8	23.6	16.2	7.3
1997:																			
January	88.9	66.0	2.0	1.7	19.2	78.0	10.9	8.2	6.0	2.2	13.4	9.3	4.1	44.1	34.1	10.1	23.1	16.5	6.6
February	92.8	70.2	2.3	2.0	18.3	80.2	12.6	8.1	5.7	2.5	15.9	11.3	4.6	44.5	34.4	10.0	24.3	18.8	5.6
March	120.1	88.5	3.0	2.8	25.8	101.6	18.5	11.3	8.6	2.7	24.1	17.8	6.3	55.9	40.0	15.9	28.8	22.1	6.7
April	137.0	103.8	3.3	3.3	26.6	112.2	24.8	12.4	10.1	2.3	31.4	23.8	7.6	61.5	45.0	16.4	31.7	24.9	6.8
May	131.8	100.5	2.9	3.0	25.3	108.4	23.4	12.6	10.6	2.0	29.3	22.4	6.9	56.6	42.5	14.1	33.2	25.0	8.3
June	131.6	99.6	3.3	3.5	25.2	109.4	22.2	13.6	10.4	3.1	28.2	21.7	6.5	57.4	42.4	15.0	32.3	25.0	7.3
July	132.5	98.2	3.3	3.5	27.5	111.4	21.0	13.3	10.8	2.5	27.2	20.9	6.3	58.2	41.5	16.8	33.7	25.0	8.7
August	124.2	90.6	2.7	2.9	28.0	103.8	20.4	12.5	9.5	3.0	27.0	19.5	7.6	52.5	38.4	14.1	32.1	23.2	8.8
September	134.6	94.0	3.0	3.4	34.1	112.9	21.7	12.3	9.8	2.6	29.1	20.1	9.0	57.8	39.7	18.1	35.3	24.5	10.8
October	135.3	96.4	4.0	4.2	30.7	113.6	21.7	12.1	10.4	1.7	29.6	20.0	9.6	58.6	41.3	17.3	35.1	24.8	10.3
November	99.8	71.7	2.3	2.2	23.5	84.5	15.3	10.5	7.9	2.6	21.1	14.6	6.5	43.5	31.6	11.9	24.6	17.5	7.1
December	107.6	72.7	3.0	3.2	28.8	92.9	14.8	10.7	7.8	2.9	20.7	13.7	7.1	47.1	32.6	14.5	29.1	18.6	10.5
1998:																			
January ^f	93.5	68.3	2.0	2.0	21.1	82.0	11.5	9.6	6.7	2.9	14.6	10.4	4.1	45.5	34.1	11.5	23.8	17.1	6.7
February ^p	105.7	76.7	2.2	2.7	24.0	91.7	14.0	8.6	6.8	1.8	18.8	14.0	4.8	50.8	37.1	13.8	27.4	18.9	8.5
Year to date:																			
1997 ²	181.6	136.2	4.4	3.7	37.3	158.1	23.5	16.7	12.1	4.6	29.2	20.5	8.6	88.6	68.4	20.2	47.2	35.3	11.9
1998	199.2	145.1	4.3	4.7	45.1	173.7	25.5	18.2	13.5	4.7	33.4	24.4	9.0	96.4	71.2	25.2	51.3	36.0	15.3

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																			
1995:	January	1,282	967	66	249	(NA)	(NA)	139	121	18	285	206	79	567	412	155	291	228	63
	February	1,254	916	52	286	(NA)	(NA)	112	96	16	274	201	73	536	391	145	332	228	104
	March	1,226	914	64	248	(NA)	(NA)	128	106	22	274	206	68	558	404	154	266	198	68
	April	1,259	925	60	274	(NA)	(NA)	129	106	23	278	202	76	539	396	143	313	221	92
	May	1,271	958	61	252	(NA)	(NA)	121	103	18	278	209	69	546	410	136	326	236	90
	June	1,305	982	64	259	(NA)	(NA)	119	101	18	295	218	77	565	424	141	326	239	87
	July	1,354	1,019	61	274	(NA)	(NA)	117	101	16	303	225	78	598	443	155	336	250	86
	August	1,386	1,045	63	278	(NA)	(NA)	121	107	14	310	233	77	600	444	156	355	261	94
	September	1,421	1,079	68	274	(NA)	(NA)	128	108	20	315	234	81	638	487	151	340	250	90
	October	1,400	1,052	65	283	(NA)	(NA)	128	106	22	322	235	87	634	458	176	316	253	63
	November	1,430	1,060	70	300	(NA)	(NA)	126	101	25	314	241	73	622	454	168	368	264	104
	December	1,442	1,091	62	289	(NA)	(NA)	129	105	24	300	232	68	618	460	158	395	294	101
1996:	January	1,385	1,047	64	274	(NA)	(NA)	98	84	14	320	242	78	596	456	140	371	265	106
	February	1,425	1,083	60	282	(NA)	(NA)	118	106	12	325	251	74	612	481	131	370	245	125
	March	1,438	1,119	60	259	(NA)	(NA)	143	116	27	333	246	87	597	489	108	365	268	97
	April	1,486	1,128	74	284	(NA)	(NA)	146	112	34	346	254	92	644	494	150	350	268	82
	May	1,457	1,101	64	292	(NA)	(NA)	137	110	27	313	244	69	662	486	176	345	261	84
	June	1,432	1,094	64	274	(NA)	(NA)	136	111	25	314	240	74	636	484	152	346	259	87
	July	1,454	1,077	67	310	(NA)	(NA)	136	110	26	337	244	93	624	457	167	357	266	91
	August	1,405	1,061	62	282	(NA)	(NA)	145	112	33	310	235	75	623	461	162	327	253	74
	September	1,391	1,029	70	292	(NA)	(NA)	140	111	29	305	226	79	598	443	155	348	249	99
	October	1,349	1,003	68	278	(NA)	(NA)	138	105	33	294	219	75	584	438	146	333	241	92
	November	1,391	1,016	65	310	(NA)	(NA)	135	108	27	304	212	92	628	455	173	324	241	83
	December	1,405	999	65	341	(NA)	(NA)	145	106	39	303	211	92	636	447	189	321	235	86
1997:	January	1,395	1,052	62	281	(NA)	(NA)	146	113	33	299	219	80	600	466	134	350	254	96
	February	1,438	1,069	68	301	(NA)	(NA)	164	116	48	312	219	93	610	468	142	352	266	86
	March	1,457	1,034	71	352	(NA)	(NA)	153	113	40	307	213	94	652	452	200	345	256	89
	April	1,442	1,060	68	314	(NA)	(NA)	127	105	22	316	226	90	651	466	185	348	263	85
	May	1,432	1,053	66	313	(NA)	(NA)	129	104	25	298	218	80	632	465	167	373	266	107
	June	1,402	1,049	70	283	(NA)	(NA)	135	104	31	296	214	82	641	471	170	330	260	70
	July	1,414	1,030	77	307	(NA)	(NA)	133	106	27	276	206	70	656	454	202	349	264	85
	August	1,397	1,027	66	304	(NA)	(NA)	134	104	30	283	210	73	614	450	164	366	263	103
	September	1,460	1,065	69	326	(NA)	(NA)	135	107	28	300	215	85	638	463	175	387	280	107
	October	1,487	1,087	77	323	(NA)	(NA)	126	109	17	286	210	76	684	482	202	391	286	105
	November	1,440	1,061	58	321	(NA)	(NA)	136	107	29	290	211	79	633	471	162	381	272	109
	December	1,482	1,071	92	319	(NA)	(NA)	154	112	42	316	233	83	620	461	159	392	265	127
1998:	January ^r	1,526	1,133	72	321	(NA)	(NA)	169	125	44	334	253	81	647	482	165	376	273	103
	February ^p	1,625	1,164	78	383	(NA)	(NA)	178	136	42	360	266	94	693	497	196	394	265	129
AVERAGE RELATIVE STANDARD ERRORS³																			
Annual	(percent)	1	1	2	3	1	(Z)	2	1	1	4	1	1	3	1	1	1	1	1
Monthly	(percent)	1	1	5	7	2	(Z)	1	2	2	6	2	1	6	1	1	3	1	1
Year to date	(percent)	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)

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																				
14,000-Place Series																				
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
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 ^f	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
END OF MONTH																				
1997: January	131.8	70.7	4.1	56.9	14.8	8.8	0.6	5.4	19.4	11.5	1.3	6.6	71.5	36.2	1.2	34.0	26.1	14.2	1.1	10.8
February	128.1	69.1	3.7	55.3	16.0	8.6	0.4	6.9	16.3	10.6	1.2	4.4	70.3	34.9	1.1	34.3	25.6	14.9	1.0	9.7
March	133.2	69.4	4.6	59.2	15.7	8.7	0.5	6.5	20.2	13.0	1.6	5.5	73.9	34.6	1.3	38.1	23.5	13.0	1.3	9.2
April	128.6	71.5	3.9	53.1	14.5	9.7	0.4	4.3	22.0	14.6	1.3	6.0	69.6	33.5	1.2	34.9	22.5	13.6	1.0	7.9
May	124.7	72.7	3.6	48.5	15.1	10.1	0.4	4.6	19.9	15.2	1.2	3.5	68.4	33.0	1.2	34.2	21.4	14.3	0.8	6.2
June	122.7	71.8	3.5	47.4	16.3	10.1	0.4	5.9	17.7	13.6	1.2	3.0	68.5	33.9	1.1	33.6	20.1	14.2	0.9	5.1
July	121.6	70.4	4.2	47.0	15.1	9.1	0.5	5.6	17.1	11.9	1.3	3.8	66.9	35.4	1.3	30.2	22.4	14.1	1.1	7.3
August	120.0	67.9	3.6	48.5	15.9	8.4	0.5	7.0	15.0	11.1	1.2	2.7	65.5	33.9	1.1	30.4	23.6	14.4	0.9	8.3
September	119.3	62.7	4.2	52.5	13.3	8.3	0.4	4.6	16.6	9.9	1.6	5.2	65.0	30.8	1.1	33.1	24.4	13.7	1.0	9.6
October	122.0	66.5	4.9	50.6	14.3	9.7	0.5	4.1	15.2	9.4	2.2	3.6	65.6	31.8	1.2	32.6	26.9	15.6	1.1	10.3
November	108.8	60.1	3.7	45.0	10.1	7.0	0.4	2.7	13.2	9.1	1.4	2.6	61.3	29.7	1.0	30.6	24.2	14.3	0.9	9.0
December ^f	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: January ^f	113.5	66.1	4.9	42.5	12.5	7.6	0.5	4.3	14.5	8.3	1.4	4.7	62.8	35.9	1.8	25.1	23.8	14.3	1.1	8.4
February ^p	118.7	67.6	4.3	46.7	11.1	7.8	0.5	2.8	16.6	10.1	1.4	5.2	63.5	35.1	1.5	26.9	27.4	14.6	0.9	11.8
AVERAGE RELATIVE STANDARD ERRORS¹																				
End of period . . . (percent) . .	3	3	10	6	9	14	38	9	9	8	16	28	4	4	18	8	5	7	14	7

^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			
	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—		Total ²	
	Total ²	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																						
1978	2,020	1,433	462	1,432	941	396	588	492	66	200	147	43	451	325	98	824	604	185	545	358	137	
1979	1,745	1,194	429	1,241	790	362	505	405	67	178	123	46	349	243	80	748	522	184	470	306	119	
1980	1,292	852	331	914	563	271	379	289	59	125	87	30	218	142	56	643	428	165	306	196	80	
1981	1,084	705	288	760	458	236	324	247	52	117	84	25	165	110	40	562	363	153	240	148	69	
1982	1,062	663	320	785	452	274	277	211	46	117	79	31	149	99	38	591	357	189	205	127	61	
1983	1,703	1,068	522	1,351	795	464	352	272	58	168	123	35	218	153	48	935	557	317	382	234	121	
1984	1,750	1,084	544	1,415	830	491	335	254	53	204	158	35	243	167	60	866	528	274	436	230	175	
1985	1,742	1,072	576	1,494	882	535	248	190	41	252	182	55	240	148	77	782	504	240	468	239	204	
1986	1,805	1,179	542	1,546	970	508	259	209	34	294	228	50	296	188	91	733	504	201	483	261	200	
1987	1,620	1,146	409	1,372	934	385	248	212	24	269	204	50	298	203	81	634	485	129	420	255	148	
1988	1,488	1,081	348	1,243	874	323	245	207	25	235	181	42	274	194	66	575	443	115	404	264	125	
1989	1,376	1,003	318	1,128	798	289	248	205	29	178	132	37	266	190	62	536	409	109	396	272	108	
1990	1,193	895	260	947	685	233	246	210	27	131	104	21	253	193	50	479	371	99	329	226	91	
1991	1,014	840	138	789	648	117	225	193	21	113	99	8	233	191	31	414	353	51	254	197	47	
1992	1,200	1,030	139	932	793	117	268	237	22	127	112	11	288	236	42	497	438	50	288	244	36	
1993	1,288	1,126	133	1,032	897	114	256	229	19	126	116	8	298	251	37	562	498	55	302	261	33	
1994	1,457	1,198	224	1,183	958	200	274	241	23	138	123	12	329	268	50	639	522	107	351	286	54	
1995	1,354	1,076	244	1,106	861	221	248	215	23	118	102	12	290	234	46	615	485	119	331	256	67	
1996	1,477	1,161	271	1,211	936	242	265	225	29	132	112	15	321	254	51	662	524	125	361	271	79	
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	
QUARTERLY DATA																						
1994:	1st quarter	294	253	35	248	212	32	46	41	4	20	17	3	51	45	5	142	121	19	80	69	9
	2nd quarter	423	354	60	339	279	53	84	75	7	43	39	3	104	86	16	180	148	29	95	81	12
	3rd quarter	398	326	62	317	254	55	81	72	6	39	35	4	94	77	14	167	137	27	98	77	17
	4th quarter	343	266	66	279	212	60	63	54	7	36	32	3	79	60	15	150	115	32	78	58	16
1995:	1st quarter	270	214	48	226	177	44	44	37	4	22	19	2	45	36	8	134	106	24	69	54	14
	2nd quarter	371	297	65	298	232	59	73	65	6	36	29	5	85	70	12	160	127	30	91	70	19
	3rd quarter	387	308	69	314	245	62	73	63	7	33	30	2	89	72	14	170	133	35	95	73	19
	4th quarter	326	257	62	268	207	56	58	50	6	27	24	3	71	57	13	152	118	31	76	59	15
1996:	1st quarter	303	240	57	253	198	52	49	42	6	21	18	2	53	43	8	145	117	27	84	62	20
	2nd quarter	428	344	69	348	275	62	80	69	7	39	33	4	96	78	13	188	154	30	105	79	22
	3rd quarter	410	324	75	332	257	66	78	67	9	38	33	4	99	78	17	176	139	34	97	74	20
	4th quarter	335	252	69	278	206	62	58	47	8	34	27	5	74	55	14	152	115	34	76	55	17
1997:	1st quarter	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	62	48	48	8	35	28	6	75	52	16	161	115	43	87	62	22
AVERAGE RELATIVE STANDARD ERRORS³																						
Annual	(percent)	1	1	2	1	1	2	3	3	10	1	1	6	2	2	7	2	2	4	1	1	2
Quarterly	(percent)	1	1	3	1	1	3	5	5	16	4	3	21	3	3	9	2	3	4	2	2	4

¹Revised.

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. 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																
1993	242.5	15.4	44.5	146.7	35.9	30,500	32,000	31,400	27,700	40,500	61.4	4.2	10.6	39.2	7.3	254.3
1994	286.1	16.2	53.0	174.4	42.5	33,500	33,900	34,600	30,500	44,600	72.3	3.9	12.4	47.4	8.6	303.9
1995	310.7	14.6	56.0	198.3	41.8	36,300	37,600	36,600	34,000	46,800	91.0	4.6	15.9	58.0	12.5	339.9
1996	319.7	15.4	56.6	205.1	42.6	38,400	40,200	39,600	36,100	47,700	110.2	4.8	16.3	75.5	13.6	363.3
1997 ^{P1}	293.3	13.6	50.5	187.0	42.3	41,100	44,000	41,600	38,600	50,900	148.3	5.0	20.0	107.8	15.5	353.7
MONTHLY DATA																
Not Seasonally Adjusted																
1997: January	22.4	0.6	2.2	16.6	3.0	38,500	48,200	42,100	36,000	47,900	103.9	4.8	16.0	69.5	13.5	26.7
February	21.0	0.5	2.0	15.0	3.5	39,700	47,400	41,900	37,400	47,900	108.2	5.0	17.5	72.0	13.7	26.3
March	26.8	0.8	3.3	18.9	3.7	38,800	40,000	37,100	37,100	48,800	107.4	5.3	18.2	70.6	13.3	28.8
April	24.5	0.9	4.1	15.9	3.7	39,800	42,600	41,100	37,500	48,100	113.1	5.7	18.7	75.7	12.9	32.5
May	23.6	1.2	4.3	14.8	3.2	40,600	43,800	39,300	38,700	49,800	120.2	5.8	19.8	80.6	14.0	31.3
June	22.6	1.2	4.4	14.0	3.0	41,500	45,700	40,900	38,500	54,800	128.2	6.0	20.5	86.8	15.0	31.0
July	26.0	1.9	5.2	15.4	3.5	41,700	42,800	41,200	39,300	52,700	126.3	5.6	19.7	87.0	13.9	28.9
August	23.9	1.2	4.9	14.2	3.6	41,200	45,400	41,100	38,500	51,200	130.0	5.7	20.0	90.5	13.8	31.4
September	25.2	1.9	4.9	15.0	3.3	43,200	44,900	42,900	40,500	55,200	137.3	5.6	20.6	96.3	14.8	31.3
October	26.2	1.6	6.0	14.6	4.0	43,800	40,600	43,500	41,600	53,500	145.3	5.3	20.6	104.2	15.2	34.3
November	21.7	0.8	4.7	13.6	2.7	42,200	42,900	42,300	40,400	50,900	146.8	5.4	20.5	106.0	14.9	26.3
December ^P	21.2	1.0	3.3	14.2	2.8	42,800	47,000	43,200	41,000	50,600	148.3	5.0	20.0	107.8	15.5	24.9
1998: January	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	26.7
Seasonally Adjusted²																
1997: January	366	14	51	250	51	(X)	(X)	(X)	(X)	(X)	103	5	17	68	14	348
February	307	11	45	203	48	(X)	(X)	(X)	(X)	(X)	106	5	17	71	13	356
March	316	12	51	207	45	(X)	(X)	(X)	(X)	(X)	105	5	18	70	13	354
April	296	12	54	186	44	(X)	(X)	(X)	(X)	(X)	110	5	17	75	12	366
May	259	13	47	162	38	(X)	(X)	(X)	(X)	(X)	118	6	18	81	13	354
June	236	12	43	148	32	(X)	(X)	(X)	(X)	(X)	126	6	19	87	14	353
July	296	19	51	185	41	(X)	(X)	(X)	(X)	(X)	129	6	20	90	14	356
August	259	11	46	166	36	(X)	(X)	(X)	(X)	(X)	133	6	20	92	15	354
September	283	18	48	180	37	(X)	(X)	(X)	(X)	(X)	140	6	21	97	16	351
October	271	15	54	162	40	(X)	(X)	(X)	(X)	(X)	148	5	22	105	16	349
November	275	9	56	173	37	(X)	(X)	(X)	(X)	(X)	148	6	22	105	15	352
December ^P	284	14	45	188	38	(X)	(X)	(X)	(X)	(X)	148	5	22	106	16	353
1998: January	(NA)	(NA)	(NA)	(NA)	(NA)	(X)	(X)	(X)	(X)	(X)	(NA)	(NA)	(NA)	(NA)	(NA)	362
AVERAGE RELATIVE STANDARD ERRORS³																
Annual(percent) . .	4	17	9	5	9	3	13	6	4	7	(X) ₁	(X) ₈	(X) ₄	(X) ₂	(X) ₄	(X)
Monthly(percent) . .	4	16	8	5	10	2	11	5	3	6	(X) ₁	(X) ₈	(X) ₄	(X) ₂	(X) ₄	(X)

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

¹Reflects revisions not distributed to months.

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

³Average Relative Standard Errors (Avg. RSE): Annual—Avg. RSE for the last 2 years; Monthly—Avg. RSE for the latest 6-month period (January 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						
1997											
November	88.6	96.0	84.2	87.1	80.8	113.1	94.8	95.6	92.4	88.7	78.6
December ^r	82.6	83.8	67.6	82.0	80.4	78.2	96.7	79.9	69.6	89.4	81.6
1998											
January ^r	70.5	60.4	52.2	76.4	82.6	57.1	72.8	55.9	49.5	77.6	82.6
February ^p	74.9	58.4	53.3	87.4	83.1	72.7	74.5	58.5	54.6	85.7	81.3

^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						
1997											
November	83.1	88.5	83.1	80.5	77.2	94.9	87.9	92.7	87.5	82.4	77.5
December	87.1	83.4	70.6	84.8	84.3	80.0	108.3	83.7	79.3	91.6	89.6
1998											
January ^r	74.3	64.1	49.6	84.8	75.2	67.1	78.9	67.1	52.0	83.7	75.4
February ^p	78.0	59.9	63.1	89.4	85.4	76.7	75.2	57.1	61.8	86.7	82.3

^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.

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	
1997											
September	106.8	123.7	123.7	100.2	106.7	98.0	99.2	96.8	99.2	94.4	107.2
October	116.0	132.2	132.2	108.4	118.6	98.2	99.4	95.8	99.3	95.5	118.1
November	94.6	101.1	101.1	94.6	86.7	99.2	97.2	94.3	100.6	96.5	89.7
December ^p	89.6	88.7	88.7	90.8	88.8	100.2	93.4	92.4	102.0	98.8	84.4
1998											
January	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	88.5

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.

Supplement.

New Privately Owned Housing Units By Intended Use and Design at Time of Start: 1997

SUMMARY

Approximately 57 percent of all privately owned housing units started in 1997 were built for sale and, of these, about 13 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 83 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 1997 were attached units. About 6 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 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, C20/98-1.

Table S-1. **New Privately Owned Housing Units by Intended Use at Time of Start: 1997**

[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	1,475	137	304	671	363	1	1	2	1	1
For sale, total	843	78	155	374	236	2	8	4	3	1
Condominium ¹	110	16	32	32	30	8	22	12	20	7
Not condominium	732	62	123	342	206	2	7	7	3	1
For rent	311	22	58	157	74	3	20	6	5	4
For owner occupancy on owner's land, single-family units only ²	320	37	91	139	53	4	9	9	7	5
In structures with—										
1 unit	1,134	111	238	507	278	1	1	2	2	1
For sale, total	784	69	143	353	219	2	6	5	3	1
Condominium	56	10	21	12	14	8	22	16	12	9
Not condominium	728	59	122	341	205	2	7	7	3	1
For rent	29	5	5	14	5	14	55	17	19	16
For owner occupancy on owner's land ²	320	37	91	139	53	4	9	9	7	5
2 to 4 units	44	5	17	13	10	7	10	14	11	10
For sale, total	16	3	7	2	4	8	16	14	17	16
Condominium ¹	12	(Z)	6	2	3	10	15	17	20	18
Not condominium	4	2	1	(Z)	1	10	41	18	12	18
For rent	29	2	11	10	6	11	12	22	14	19
5 units or more	296	21	48	151	76	1	4	4	2	1
For sale, condominium ¹	43	5	6	18	13	16	39	16	33	12
For rent	253	15	43	133	63	3	17	7	5	4

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: 1997**

[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	1,475	137	304	671	363	1	1	2	1	1
In structures with—										
1 unit	1,134	111	238	507	278	1	1	2	2	1
Attached ¹	104	22	28	39	15	7	22	13	9	11
Detached	1,030	89	210	468	263	1	5	2	2	1
2 to 4 units ²	44	5	17	13	10	7	10	14	11	10
5 units or more	296	21	48	151	76	1	4	4	2	1
Townhouse apartments	17	1	6	6	4	11	100	23	14	20
Conventional apartments	280	20	43	145	72	2	9	7	3	2

¹Includes units in semidetached (semiattached) structures.²Design information for structures with two to four units is not available.