

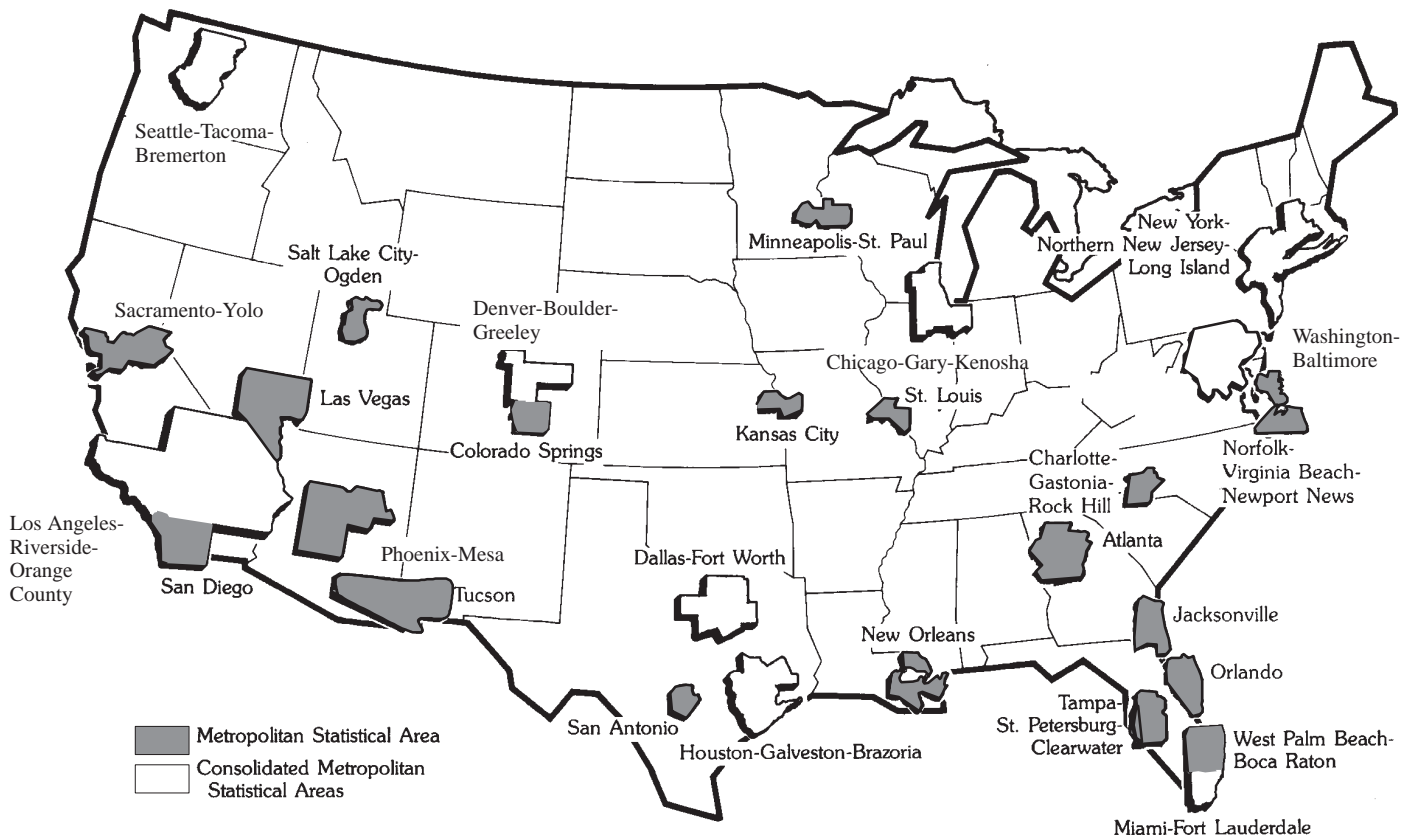
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New Residential Construction In Selected Metropolitan Areas

U.S. Department of Housing
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Table 1. Atlanta, GA MSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	48.3	46.6	40.7	21.9	6.0	35.2	33.6	32.1	12.9	2.5
1996	48.3	47.2	47.8	21.3	6.8	37.5	37.0	36.4	13.6	2.7
1997 ^f	49.8	48.7	47.3	22.3	6.6	38.5	38.2	37.2	14.5	2.4
QUARTERLY DATA										
1995										
1st quarter	10.9	10.0	7.8	18.2	5.9	8.6	7.2	6.3	12.3	2.6
2nd quarter	13.3	11.7	11.4	18.6	7.0	9.0	9.5	9.6	12.2	1.9
3rd quarter	13.7	13.4	10.0	21.9	7.3	9.5	9.1	6.9	14.4	2.3
4th quarter	10.3	11.5	11.5	21.9	6.0	8.0	7.7	9.2	12.9	2.5
1996										
1st quarter	11.4	10.3	9.9	22.2	7.1	9.7	8.7	7.9	13.8	3.4
2nd quarter	13.4	14.4	12.3	24.3	6.0	10.3	11.1	9.1	15.8	2.5
3rd quarter	13.5	12.4	12.6	24.2	6.9	9.4	9.5	9.0	16.5	2.2
4th quarter	10.0	10.1	12.9	21.3	6.8	8.1	7.6	10.4	13.6	2.7
1997^f										
1st quarter	10.4	11.6	12.0	20.7	5.3	9.1	9.7	8.9	14.3	1.8
2nd quarter	13.3	12.8	10.6	22.7	5.4	10.0	9.4	8.5	15.1	2.3
3rd quarter	14.2	13.1	11.8	24.0	6.7	10.2	10.4	10.1	15.6	2.3
4th quarter	11.9	11.2	12.8	22.3	6.6	9.2	8.7	9.8	14.5	2.4
1998										
1st quarter ^P	13.1	11.7	9.5	24.5	7.5	10.9	9.8	7.9	16.4	3.3
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	3	5	4	7	(X)	4	6	6	15

See footnotes on page 23.

Table 2. Charlotte-Gastonia-Rock Hill, NC-SC MSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	13.8	13.0	12.4	7.1	0.5	10.1	10.3	9.0	5.1	0.5
1996	18.5	16.9	14.1	9.6	1.9	12.5	11.6	11.3	5.1	1.2
1997 ^f	18.2	17.8	17.7	9.2	1.8	13.1	12.3	11.7	5.4	1.5
QUARTERLY DATA										
1995										
1st quarter	2.5	2.8	3.1	6.2	0.8	1.9	2.4	2.1	4.0	0.4
2nd quarter	3.7	4.0	1.9	8.3	0.6	2.7	2.7	1.6	5.0	0.5
3rd quarter	3.6	3.3	3.4	8.2	0.8	2.8	2.4	2.4	5.0	0.8
4th quarter	4.0	2.9	4.0	7.1	0.5	2.6	2.9	2.8	5.1	0.5
1996										
1st quarter	3.4	2.5	3.3	6.1	1.5	2.8	2.1	2.5	4.5	1.2
2nd quarter	5.6	4.6	3.6	7.1	2.4	3.5	3.5	2.6	5.4	1.0
3rd quarter	4.5	5.2	3.2	9.0	1.9	3.1	3.2	2.9	5.7	0.9
4th quarter	4.9	4.7	4.0	9.6	1.9	3.2	2.8	3.2	5.1	1.2
1997^f										
1st quarter	4.1	3.6	4.1	8.9	2.1	3.2	2.6	2.8	4.9	1.5
2nd quarter	5.6	4.8	4.8	8.9	2.7	3.9	3.4	2.4	5.9	1.8
3rd quarter	4.0	5.4	4.9	9.4	1.3	3.1	3.7	3.7	5.9	1.1
4th quarter	4.5	4.0	4.0	9.2	1.8	2.9	2.5	2.8	5.4	1.5
1998										
1st quarter ^P	5.3	4.0	4.2	9.0	3.0	3.5	3.0	2.8	5.5	2.1
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	6	8	6	15	(X)	6	10	6	18

See footnotes on page 23.

Table 3. Chicago-Gary-Kenosha, IL-IN-WI CMSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	36.8	36.8	37.8	20.2	2.3	27.6	26.5	28.7	12.7	1.7
1996	38.9	38.4	33.6	24.0	2.6	28.1	28.0	25.3	14.6	1.5
1997 ^r	35.4	34.5	38.2	20.7	2.2	25.4	25.1	27.0	12.5	1.2
QUARTERLY DATA										
1995										
1st quarter	6.6	4.8	8.5	17.4	4.5	5.1	3.8	5.9	12.7	2.4
2nd quarter	9.9	11.3	9.5	19.2	3.1	7.8	8.4	7.8	13.2	1.8
3rd quarter	11.3	11.1	10.0	20.4	3.2	7.9	8.2	7.4	14.1	1.5
4th quarter	9.0	9.6	9.9	20.2	2.3	6.8	6.2	7.6	12.7	1.7
1996										
1st quarter	7.1	6.0	6.5	19.1	3.4	5.3	5.2	4.5	12.7	1.8
2nd quarter	11.5	9.7	7.9	20.7	5.6	8.5	7.2	5.7	14.0	3.2
3rd quarter	10.9	12.0	10.6	22.1	4.3	7.8	8.9	7.3	15.5	2.3
4th quarter	9.4	10.7	8.7	24.0	2.6	6.4	6.8	7.7	14.6	1.5
1997^r										
1st quarter	6.6	5.9	8.2	22.1	2.7	4.5	4.7	5.2	14.0	1.1
2nd quarter	10.7	10.2	9.2	23.1	2.4	7.8	7.7	6.1	15.6	1.1
3rd quarter	9.8	10.1	8.2	24.9	1.7	7.3	7.2	7.1	15.6	1.0
4th quarter	8.4	8.3	12.6	20.7	2.2	5.8	5.4	8.6	12.5	1.2
1998										
1st quarter ^p	7.3	6.2	5.2	21.6	2.6	5.3	4.5	4.5	12.4	2.0
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	10	9	7	18	(X)	9	8	8	24

See footnotes on page 23.

Table 4. Chicago, IL PMSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	32.4	32.5	32.8	17.8	2.0	24.4	23.4	25.2	11.3	1.5
1996	34.1	33.6	29.6	21.0	2.3	24.6	24.6	22.3	12.8	1.3
1997 ^r	31.2	30.4	33.5	18.3	1.9	22.4	22.1	23.7	11.1	1.1
QUARTERLY DATA										
1995										
1st quarter	5.9	4.3	7.1	15.2	4.0	4.6	3.4	5.2	11.2	2.2
2nd quarter	8.7	9.9	8.2	16.9	2.8	6.8	7.3	6.8	11.6	1.6
3rd quarter	10.0	9.9	8.8	18.0	2.9	7.0	7.2	6.5	12.3	1.4
4th quarter	7.9	8.4	8.7	17.8	2.0	6.0	5.5	6.7	11.3	1.5
1996										
1st quarter	6.3	5.3	5.7	16.9	3.0	4.7	4.6	4.0	11.3	1.6
2nd quarter	10.1	8.5	6.9	18.2	4.9	7.4	6.2	5.1	12.3	2.8
3rd quarter	9.5	10.6	9.4	19.4	3.7	6.9	7.8	6.4	13.6	2.0
4th quarter	8.1	9.2	7.6	21.0	2.3	5.6	6.0	6.8	12.8	1.3
1997^r										
1st quarter	5.8	5.2	7.2	19.4	2.4	4.0	4.2	4.5	12.3	0.9
2nd quarter	9.5	9.0	8.0	20.2	2.2	6.9	6.8	5.3	13.7	1.0
3rd quarter	8.6	8.9	7.2	22.0	1.5	6.4	6.4	6.3	13.7	0.9
4th quarter	7.3	7.3	11.1	18.3	1.9	5.1	4.8	7.6	11.1	1.1
1998										
1st quarter ^p	6.4	5.5	4.7	19.0	2.3	4.8	4.0	4.0	11.0	1.8
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	10	9	8	18	(X)	10	9	9	25

See footnotes on page 23.

Table 5. Colorado Springs, CO MSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	4.7	4.3	3.5	2.3	0.4	3.4	3.4	3.2	1.4	(S)
1996	5.3	5.6	5.3	2.5	0.1	4.0	4.1	4.2	1.4	0.1
1997 ^f	4.8	4.8	4.3	2.9	0.1	3.8	3.8	3.4	1.8	0.1
QUARTERLY DATA										
1995										
1st quarter	1.0	0.6	0.7	1.3	(S)	0.7	0.6	0.7	1.1	(S)
2nd quarter	1.0	1.3	0.8	1.8	0.2	0.9	0.9	0.7	1.3	(S)
3rd quarter	1.5	1.3	0.9	2.1	0.3	1.0	1.0	0.8	1.5	(S)
4th quarter	1.3	1.2	1.0	2.3	0.4	0.9	0.9	0.9	1.4	(S)
1996										
1st quarter	1.4	1.6	1.0	2.9	0.2	1.1	1.1	0.8	1.7	(S)
2nd quarter	1.4	1.5	1.2	3.1	(S)	1.3	1.3	1.1	1.9	(S)
3rd quarter	1.7	1.5	1.5	3.1	0.2	0.9	0.9	1.1	1.7	(S)
4th quarter	0.9	1.0	1.6	2.5	0.1	0.8	0.8	1.2	1.4	0.1
1997^f										
1st quarter	1.2	1.1	1.0	2.6	0.3	0.9	1.1	0.7	1.7	(Z)
2nd quarter	1.1	1.3	1.2	2.7	0.1	1.1	0.9	0.9	1.7	0.1
3rd quarter	1.7	1.5	1.0	3.2	0.2	1.0	1.0	0.7	2.0	0.1
4th quarter	0.8	1.0	1.2	2.9	0.1	0.8	0.8	1.0	1.8	0.1
1998										
1st quarter ^P	1.3	1.3	1.1	3.1	(Z)	1.1	1.2	0.9	2.1	(Z)
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	5	11	5	12	(X)	7	13	8	31

See footnotes on page 23.

Table 6. Dallas-Fort Worth, TX CMSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	36.7	35.7	28.6	22.1	3.5	22.1	22.2	20.9	7.4	(S)
1996	38.8	39.4	42.0	19.0	3.4	25.5	25.2	25.9	6.6	(S)
1997 ^f	44.3	44.6	36.6	26.5	3.1	26.6	26.0	24.1	8.6	1.1
QUARTERLY DATA										
1995										
1st quarter	8.8	7.3	5.7	17.1	3.5	5.1	5.0	4.8	6.4	1.0
2nd quarter	10.4	10.5	6.2	21.3	3.4	6.0	6.3	5.0	7.7	0.7
3rd quarter	9.5	9.6	8.0	22.4	3.3	5.8	5.4	6.3	6.7	1.1
4th quarter	8.0	8.4	8.7	22.1	3.5	5.2	5.5	4.7	7.4	(S)
1996										
1st quarter	7.7	9.0	9.6	21.4	2.2	6.5	6.1	5.5	8.0	1.0
2nd quarter	10.5	9.4	9.9	20.9	3.2	7.3	7.7	5.5	10.1	(S)
3rd quarter	9.7	10.8	11.7	19.7	2.1	6.4	5.9	7.9	7.9	1.1
4th quarter	10.8	10.1	10.8	19.0	3.4	5.3	5.6	6.9	6.6	(S)
1997^f										
1st quarter	10.3	10.1	7.5	21.5	3.2	6.0	5.7	5.5	6.7	1.0
2nd quarter	10.4	10.7	7.7	24.5	2.7	7.1	7.5	5.6	8.6	0.6
3rd quarter	12.1	10.9	9.6	25.7	3.5	7.2	6.9	6.0	9.6	0.7
4th quarter	11.5	12.8	11.8	26.5	3.1	6.3	5.8	6.9	8.6	1.1
1998										
1st quarter ^P	12.2	10.9	9.2	28.2	3.5	7.5	7.2	6.3	9.6	1.4
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	4	5	3	10	(X)	5	8	8	33

See footnotes on page 23.

Table 7. Dallas, TX PMSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	27.1	26.3	21.2	17.3	2.4	15.6	15.6	14.7	5.2	(S)
1996	28.7	28.8	31.2	14.6	2.5	18.1	17.8	18.1	4.8	(S)
1997 ^f	33.5	33.8	27.7	20.3	2.3	19.4	19.0	17.5	6.3	(S)
QUARTERLY DATA										
1995										
1st quarter	6.9	5.5	4.0	14.2	2.8	3.6	3.5	3.3	4.5	(S)
2nd quarter	7.7	8.0	4.4	17.7	2.5	4.3	4.5	3.5	5.5	(S)
3rd quarter	6.8	7.2	6.0	18.5	2.0	4.2	3.8	4.5	4.8	(S)
4th quarter	5.8	5.6	6.6	17.3	2.4	3.6	3.8	3.4	5.2	(S)
1996										
1st quarter	5.5	6.4	7.5	16.2	1.5	4.6	4.3	3.9	5.6	(S)
2nd quarter	7.9	6.8	7.6	15.3	2.6	4.9	5.2	3.9	7.0	(S)
3rd quarter	7.2	8.3	8.3	15.1	1.4	4.6	4.2	5.5	5.7	(S)
4th quarter	8.1	7.3	7.8	14.6	2.5	3.9	4.0	4.9	4.8	(S)
1997^f										
1st quarter	7.4	7.5	5.6	16.3	2.4	4.4	4.2	4.0	4.9	(S)
2nd quarter	8.3	8.2	5.7	18.9	2.3	5.3	5.6	4.1	6.3	(S)
3rd quarter	8.3	7.9	7.4	19.3	2.4	5.2	5.0	4.4	7.0	(S)
4th quarter	9.4	10.2	8.9	20.3	2.3	4.6	4.2	5.0	6.3	(S)
1998										
1st quarter ^P	8.7	7.8	6.9	21.2	2.7	5.3	5.1	4.6	6.9	(S)
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	4	6	4	13	(X)	6	10	11	(X)

See footnotes on page 23.

Table 8. Denver-Boulder-Greeley, CO CMSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	21.4	19.7	18.8	12.4	2.7	15.1	14.0	14.3	7.6	1.2
1996	21.5	23.1	23.5	12.0	1.0	15.9	16.4	16.8	7.2	0.7
1997 ^f	24.8	24.2	21.3	14.8	1.4	17.6	17.1	15.9	8.4	0.9
QUARTERLY DATA										
1995										
1st quarter	4.3	4.9	4.5	11.9	0.4	3.3	3.2	3.5	7.6	0.3
2nd quarter	5.3	4.6	4.4	12.1	1.1	3.6	3.2	3.6	7.2	0.8
3rd quarter	4.9	5.4	4.8	12.7	0.6	4.0	4.3	3.4	8.0	0.5
4th quarter	7.0	4.8	5.1	12.4	2.7	4.2	3.4	3.8	7.6	1.2
1996										
1st quarter	6.4	7.1	4.8	14.7	1.9	3.9	4.4	3.6	8.5	0.6
2nd quarter	6.5	7.0	5.5	16.2	1.4	4.7	4.8	4.0	9.3	0.5
3rd quarter	4.4	4.8	7.4	13.6	0.8	3.6	3.5	5.3	7.5	0.5
4th quarter	4.2	4.3	5.8	12.0	1.0	3.7	3.6	3.9	7.2	0.7
1997^f										
1st quarter	5.9	5.4	5.8	11.6	1.5	4.3	4.0	4.1	7.1	0.9
2nd quarter	6.6	7.0	4.6	14.0	0.8	4.7	4.9	3.2	8.9	0.6
3rd quarter	6.5	6.1	4.9	15.1	1.2	4.5	4.3	3.5	9.5	0.7
4th quarter	5.8	5.6	6.0	14.8	1.4	4.1	3.9	5.1	8.4	0.9
1998										
1st quarter ^P	6.7	6.7	5.2	16.3	1.5	4.6	4.3	3.7	9.0	1.1
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	6	7	3	14	(X)	7	10	6	25

See footnotes on page 23.

Table 9. Denver, CO PMSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	16.9	15.9	15.0	10.2	1.9	11.7	10.8	11.0	5.9	1.0
1996	16.9	18.0	18.7	9.5	0.7	12.5	12.9	13.2	5.6	0.5
1997 ^f	19.4	19.0	16.9	11.5	0.9	13.4	13.1	12.4	6.3	0.6
QUARTERLY DATA										
1995										
1st quarter	3.4	4.0	3.6	9.8	0.3	2.6	2.5	2.7	5.9	(S)
2nd quarter	4.3	3.8	3.5	10.0	0.9	2.8	2.4	2.8	5.5	0.6
3rd quarter	3.9	4.3	3.8	10.5	0.5	3.1	3.3	2.6	6.2	0.4
4th quarter	5.2	3.8	4.1	10.2	1.9	3.3	2.7	2.9	5.9	1.0
1996										
1st quarter	5.4	5.5	3.9	11.8	1.7	3.1	3.5	2.7	6.7	0.5
2nd quarter	4.9	5.6	4.4	12.9	0.9	3.7	3.8	3.1	7.4	0.4
3rd quarter	3.3	3.5	5.9	10.6	0.6	2.8	2.7	4.2	5.9	0.4
4th quarter	3.3	3.4	4.5	9.5	0.7	2.9	2.8	3.1	5.6	0.5
1997^f										
1st quarter	4.9	4.5	4.6	9.2	1.2	3.4	3.2	3.2	5.6	0.7
2nd quarter	5.1	5.5	3.6	11.1	0.6	3.6	3.9	2.5	7.0	0.5
3rd quarter	5.0	4.8	3.9	12.0	0.8	3.4	3.2	2.8	7.4	0.5
4th quarter	4.4	4.2	4.8	11.5	0.9	2.9	2.8	4.0	6.3	0.6
1998										
1st quarter ^P	4.6	4.6	4.0	12.0	1.0	3.3	3.1	2.8	6.5	0.7
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	6	8	4	14	(X)	8	11	6	27

See footnotes on page 23.

Table 10. Houston-Galveston-Brazoria, TX CMSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	21.7	20.9	19.8	9.3	1.7	15.8	15.9	14.3	5.3	0.7
1996	24.1	23.4	22.6	10.4	2.2	19.4	18.6	17.2	7.0	1.2
1997 ^f	32.3	28.3	23.5	15.0	5.3	20.8	19.6	18.6	7.7	1.5
QUARTERLY DATA										
1995										
1st quarter	5.3	4.5	4.5	8.5	2.0	3.8	3.8	2.7	5.0	0.9
2nd quarter	5.5	5.9	4.9	9.5	1.7	4.1	4.3	3.5	5.8	0.7
3rd quarter	5.9	5.4	4.8	10.1	1.9	4.3	4.0	3.4	6.3	0.7
4th quarter	4.9	5.1	5.7	9.3	1.7	3.7	3.7	4.6	5.3	0.7
1996										
1st quarter	6.0	6.5	5.5	10.4	1.3	5.0	4.8	4.1	6.2	0.8
2nd quarter	7.4	6.5	5.9	11.0	1.9	5.7	5.4	4.5	7.1	1.0
3rd quarter	5.8	5.2	5.4	10.8	2.5	4.7	4.3	4.2	7.2	1.4
4th quarter	4.9	5.2	5.8	10.4	2.2	4.0	4.1	4.4	7.0	1.2
1997^f										
1st quarter	6.6	4.5	5.4	9.4	3.9	4.5	4.0	4.3	6.7	1.2
2nd quarter	10.0	8.9	5.6	12.7	4.8	5.9	6.2	4.2	8.6	0.8
3rd quarter	10.1	9.0	5.1	16.5	5.8	5.7	4.9	4.2	9.3	1.3
4th quarter	5.6	6.0	7.4	15.0	5.3	4.8	4.4	5.9	7.7	1.5
1998										
1st quarter ^P	11.0	9.5	7.2	17.3	6.5	6.1	5.4	4.8	8.3	2.0
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	5	7	4	11	(X)	6	9	6	19

See footnotes on page 23.

Table 11. Houston, TX PMSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	18.8	18.4	17.5	8.5	1.2	13.5	13.5	12.0	4.5	0.6
1996	20.9	19.9	19.5	9.0	2.0	16.5	15.8	14.6	5.9	1.1
1997 ^f	29.1	25.2	20.5	13.6	5.1	17.9	16.9	15.9	6.7	1.3
QUARTERLY DATA										
1995										
1st quarter	4.7	3.9	4.0	7.7	1.8	3.2	3.2	2.3	4.2	0.8
2nd quarter	4.9	5.2	4.3	8.6	1.5	3.5	3.7	3.0	4.9	0.6
3rd quarter	5.3	4.7	4.2	9.1	1.8	3.6	3.4	2.9	5.3	0.6
4th quarter	4.0	4.5	5.0	8.5	1.2	3.2	3.2	3.9	4.5	0.6
1996										
1st quarter	5.1	5.2	4.9	8.8	1.1	4.2	4.1	3.5	5.3	0.7
2nd quarter	6.5	5.7	5.2	9.3	1.7	4.9	4.6	3.9	6.0	0.8
3rd quarter	5.0	4.6	4.7	9.2	2.1	4.0	3.6	3.5	6.1	1.2
4th quarter	4.3	4.4	4.7	9.0	2.0	3.4	3.5	3.8	5.9	1.1
1997^f										
1st quarter	6.0	3.9	4.7	8.1	3.7	3.9	3.5	3.6	5.7	1.0
2nd quarter	8.8	7.9	4.8	11.3	4.4	5.1	5.3	3.6	7.3	0.7
3rd quarter	9.4	8.1	4.4	14.9	5.6	4.9	4.3	3.6	8.0	1.1
4th quarter	4.9	5.4	6.6	13.6	5.1	4.1	3.8	5.1	6.7	1.3
1998										
1st quarter ^P	10.0	8.7	6.4	15.9	6.2	5.3	4.6	4.2	7.1	1.7
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	5	7	4	11	(X)	6	10	7	21

See footnotes on page 23.

Table 12. Jacksonville, FL MSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	8.6	7.8	7.4	3.4	(S)	6.5	6.4	6.1	2.3	(S)
1996	11.3	10.3	9.0	4.7	(S)	7.5	7.1	7.0	2.3	0.4
1997 ^f	8.6	9.8	9.6	4.8	(S)	7.0	7.0	6.7	2.6	0.2
QUARTERLY DATA										
1995										
1st quarter	1.5	1.6	1.3	3.4	(S)	1.5	1.5	1.1	2.4	(S)
2nd quarter	2.5	1.9	2.5	2.9	(S)	1.8	1.6	1.9	2.1	0.4
3rd quarter	1.7	2.1	1.9	3.1	(S)	1.7	1.9	1.6	2.4	(S)
4th quarter	2.8	2.1	1.8	3.4	(S)	1.5	1.4	1.5	2.3	(S)
1996										
1st quarter	3.2	2.7	1.7	4.4	(S)	1.8	1.6	1.5	2.3	0.4
2nd quarter	2.8	3.2	2.4	5.2	(S)	2.2	2.3	2.1	2.4	0.3
3rd quarter	3.5	2.3	2.6	4.9	(S)	1.9	1.8	1.7	2.5	0.4
4th quarter	1.8	2.0	2.2	4.7	(S)	1.5	1.4	1.6	2.3	0.4
1997^f										
1st quarter	2.1	3.1	2.8	4.9	(S)	1.7	1.8	2.0	2.2	0.2
2nd quarter	2.8	3.0	2.3	5.6	(S)	1.9	1.9	1.8	2.2	0.2
3rd quarter	2.1	2.0	2.3	5.3	(S)	1.8	1.6	1.4	2.5	0.4
4th quarter	1.5	1.7	2.2	4.8	(S)	1.5	1.7	1.5	2.6	0.2
1998										
1st quarter ^P	1.9	1.8	2.8	3.9	(S)	1.7	1.7	1.7	2.5	0.2
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	9	11	11	(X)	(X)	7	11	7	31

See footnotes on page 23.

Table 13. Kansas City, MO-KS MSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	11.2	10.3	9.7	5.9	(S)	8.3	8.1	8.0	4.1	(S)
1996	12.3	11.7	11.0	6.5	(S)	9.7	9.3	8.7	4.5	(S)
1997 ^f	13.5	13.4	10.4	9.3	(S)	9.4	9.4	8.6	5.3	(S)
QUARTERLY DATA										
1995										
1st quarter	2.1	1.9	2.2	5.1	(S)	1.7	1.5	1.9	3.6	(S)
2nd quarter	2.4	2.4	2.4	5.0	(S)	2.2	2.4	2.0	4.1	(S)
3rd quarter	3.6	3.2	2.4	5.8	(S)	2.3	2.2	1.9	4.4	(S)
4th quarter	3.1	2.9	2.8	5.9	(S)	2.1	2.0	2.2	4.1	(S)
1996										
1st quarter	3.2	3.1	(S)	7.6	(S)	2.7	2.4	1.1	5.3	(S)
2nd quarter	3.5	3.5	3.8	7.2	(S)	2.5	2.5	3.1	4.7	(S)
3rd quarter	2.8	(S)	2.8	7.2	(S)	2.3	2.5	2.1	5.0	(S)
4th quarter	2.9	(S)	3.1	6.5	(S)	2.2	1.9	2.4	4.5	(S)
1997^f										
1st quarter	2.6	2.6	2.2	6.9	(S)	2.1	2.2	1.6	5.1	0.3
2nd quarter	4.0	3.2	3.2	6.9	(S)	2.7	2.3	2.3	5.1	(S)
3rd quarter	3.9	4.5	2.8	8.5	(S)	2.4	2.6	2.7	5.0	(S)
4th quarter	3.1	3.1	2.2	9.3	(S)	2.2	2.2	1.9	5.3	(S)
1998										
1st quarter ^P	2.9	2.3	2.4	9.2	(S)	2.3	2.0	1.9	5.4	(S)
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	18	14	8	(X)	(X)	7	13	7	(X)

See footnotes on page 23.

Table 14. Las Vegas, NV-AZ MSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	29.5	29.5	24.2	16.6	1.8	20.1	19.9	17.4	9.4	1.3
1996	32.4	32.8	31.8	16.7	1.1	20.5	20.8	21.9	7.5	0.8
1997 ^f	30.9	30.8	31.0	17.2	1.0	20.6	20.9	20.6	8.1	0.4
QUARTERLY DATA										
1995										
1st quarter	5.9	5.8	4.9	12.3	1.8	4.4	3.9	3.6	7.2	1.6
2nd quarter	8.1	8.0	6.3	13.9	1.9	5.3	5.9	5.0	8.1	1.0
3rd quarter	9.1	8.7	7.8	14.8	2.3	5.3	5.7	5.1	8.6	0.6
4th quarter	6.5	7.0	5.2	16.6	1.8	5.1	4.5	3.7	9.4	1.3
1996										
1st quarter	8.6	9.0	8.6	16.8	1.3	5.0	5.5	6.1	8.8	0.7
2nd quarter	7.6	6.8	6.9	16.2	2.0	5.7	5.5	5.0	8.8	0.9
3rd quarter	9.2	9.0	9.7	15.4	2.1	5.7	5.9	5.6	9.0	0.8
4th quarter	7.0	7.9	6.6	16.7	1.1	4.1	3.9	5.3	7.5	0.8
1997^f										
1st quarter	6.9	7.5	8.0	16.2	0.5	4.7	5.1	5.1	7.4	0.4
2nd quarter	8.8	8.1	7.7	16.6	1.3	5.7	5.3	4.9	7.8	1.0
3rd quarter	8.2	7.7	7.4	17.0	1.8	5.6	5.5	4.6	8.8	1.2
4th quarter	7.0	7.4	7.9	17.2	1.0	4.5	5.0	6.0	8.1	0.4
1998										
1st quarter ^P	9.2	6.7	7.8	16.1	2.6	5.4	4.3	5.0	7.4	1.2
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	3	6	2	8	(X)	5	9	5	18

See footnotes on page 23.

Table 15. Los Angeles-Riverside-Orange County, CA CMSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	28.8	27.5	31.9	17.5	3.6	23.2	22.5	24.8	9.5	2.2
1996	32.6	33.6	33.5	16.5	2.3	25.5	26.1	26.3	9.1	1.5
1997 ^f	39.6	38.5	33.9	21.0	2.9	30.5	30.2	26.1	13.1	1.7
QUARTERLY DATA										
1995										
1st quarter	5.9	6.0	7.2	21.0	2.7	4.7	5.1	6.2	11.0	1.3
2nd quarter	7.7	7.7	7.6	21.1	2.5	6.2	5.7	6.4	10.3	1.6
3rd quarter	8.1	8.0	7.2	21.8	2.4	6.6	6.5	6.0	10.7	1.6
4th quarter	7.2	5.8	10.0	17.5	3.6	5.8	5.2	6.3	9.5	2.2
1996										
1st quarter	7.5	7.3	7.8	16.8	3.6	5.6	6.3	5.6	10.0	1.4
2nd quarter	9.0	10.5	8.3	18.5	2.5	7.1	7.7	6.1	11.6	1.1
3rd quarter	8.6	8.7	8.2	18.9	1.9	7.3	7.0	6.3	12.2	1.0
4th quarter	7.5	7.1	9.4	16.5	2.3	5.5	5.0	8.2	9.1	1.5
1997^f										
1st quarter	8.0	8.0	6.4	18.1	2.2	6.5	6.7	4.3	11.5	1.3
2nd quarter	11.6	11.6	7.9	21.6	2.3	8.3	8.1	6.6	12.8	1.5
3rd quarter	10.3	10.7	8.6	23.8	1.4	8.2	8.6	6.5	14.9	1.0
4th quarter	9.7	8.2	11.0	21.0	2.9	7.5	6.9	8.7	13.1	1.7
1998										
1st quarter ^p	8.7	8.3	7.5	21.7	2.8	7.2	7.0	6.0	14.0	2.0
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	5	7	4	12	(X)	6	9	7	19

See footnotes on page 23.

Table 16. Los Angeles-Long Beach, CA PMSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	7.8	7.0	8.1	5.3	1.4	4.8	4.6	5.1	2.0	0.5
1996	7.7	8.2	8.1	4.9	0.8	4.7	4.9	5.1	1.7	0.3
1997 ^f	9.8	9.7	8.7	5.8	0.7	6.4	6.3	5.3	2.7	0.4
QUARTERLY DATA										
1995										
1st quarter	1.4	1.4	1.8	6.1	0.9	1.0	1.1	1.3	2.3	(S)
2nd quarter	1.9	2.0	1.7	6.3	0.8	1.3	1.2	1.3	2.2	0.4
3rd quarter	2.2	2.2	1.8	6.6	0.8	1.3	1.3	1.3	2.1	0.3
4th quarter	2.3	1.5	2.8	5.3	1.4	1.3	1.1	1.3	2.0	0.5
1996										
1st quarter	2.0	1.8	1.7	5.3	1.5	1.0	1.2	1.1	2.0	(S)
2nd quarter	1.7	2.3	2.4	5.0	1.0	1.3	1.4	1.2	2.2	0.2
3rd quarter	2.3	2.3	2.0	5.2	0.8	1.4	1.3	1.2	2.3	(S)
4th quarter	1.8	1.8	2.1	4.9	0.8	1.1	1.0	1.5	1.7	0.3
1997^f										
1st quarter	2.0	2.0	1.7	5.1	0.8	1.5	1.5	0.8	2.4	0.3
2nd quarter	2.6	2.9	1.9	6.1	0.5	1.6	1.6	1.4	2.6	0.3
3rd quarter	3.0	2.7	2.4	6.5	0.5	1.6	1.7	1.4	3.0	0.2
4th quarter	2.2	2.0	2.7	5.8	0.7	1.6	1.4	1.7	2.7	0.4
1998										
1st quarter ^p	1.9	1.8	1.7	5.8	0.7	1.4	1.4	1.2	2.8	0.4
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	8	12	5	11	(X)	12	18	12	31

See footnotes on page 23.

Table 17. Orange County, CA PMSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	8.2	8.0	9.6	6.1	0.9	5.9	5.8	6.4	2.5	0.5
1996	10.2	10.3	10.2	5.9	0.7	7.0	7.0	6.9	2.6	0.5
1997 ^f	12.3	11.6	10.5	7.0	1.2	8.2	8.3	7.3	3.6	0.4
QUARTERLY DATA										
1995										
1st quarter	1.7	1.7	1.9	7.5	0.9	1.0	1.2	1.7	2.6	0.3
2nd quarter	2.5	2.7	2.2	8.0	0.7	1.8	1.6	1.5	2.7	0.4
3rd quarter	2.2	2.2	2.1	8.0	0.7	1.7	1.7	1.5	2.8	0.5
4th quarter	1.7	1.5	3.4	6.1	0.9	1.4	1.3	1.7	2.5	0.5
1996										
1st quarter	2.1	1.8	2.9	5.0	1.1	1.3	1.5	1.5	2.4	0.3
2nd quarter	3.1	3.5	2.2	6.2	0.8	1.9	2.0	1.4	3.0	0.3
3rd quarter	2.3	2.5	2.4	6.3	0.5	2.1	2.0	1.6	3.4	0.3
4th quarter	2.7	2.5	2.8	5.9	0.7	1.6	1.4	2.3	2.6	0.5
1997^f										
1st quarter	2.1	2.2	2.0	6.1	0.6	1.6	1.7	1.2	3.1	0.3
2nd quarter	4.3	4.0	2.5	7.6	0.8	2.4	2.3	1.8	3.6	0.4
3rd quarter	2.6	3.0	2.6	8.0	0.3	2.3	2.4	1.8	4.2	0.2
4th quarter	3.3	2.4	3.3	7.0	1.2	2.0	1.8	2.5	3.6	0.4
1998										
1st quarter ^P	1.9	2.3	2.3	7.0	0.7	1.5	1.5	1.7	3.3	0.5
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	9	14	6	19	(X)	10	16	9	21

See footnotes on page 23.

Table 18. Riverside-San Bernardino, CA PMSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	10.7	10.4	11.7	4.8	(S)	10.5	10.2	11.4	4.4	(S)
1996	12.4	12.6	12.5	4.7	(S)	11.7	12.0	12.1	4.1	(S)
1997 ^f	15.2	14.9	12.4	7.2	(S)	13.9	13.7	11.7	6.0	(S)
QUARTERLY DATA										
1995										
1st quarter	2.4	2.6	2.9	5.9	(S)	2.4	2.5	2.9	5.3	(S)
2nd quarter	2.5	2.4	3.2	5.1	(S)	2.5	2.4	3.1	4.6	(S)
3rd quarter	3.1	3.1	2.7	5.4	(S)	3.0	3.0	2.7	4.8	(S)
4th quarter	2.6	2.4	2.9	4.8	(S)	2.6	2.4	2.8	4.4	(S)
1996										
1st quarter	3.1	3.2	2.6	5.3	(S)	2.9	3.1	2.5	4.8	(S)
2nd quarter	3.4	3.9	3.1	6.0	(S)	3.1	3.5	3.0	5.4	(S)
3rd quarter	3.3	3.2	3.0	6.1	(S)	3.2	3.1	2.9	5.5	(S)
4th quarter	2.6	2.4	3.8	4.7	(S)	2.4	2.2	3.7	4.1	(S)
1997^f										
1st quarter	3.4	3.3	2.2	5.8	(S)	2.9	3.0	1.9	5.1	(S)
2nd quarter	4.1	4.0	3.0	6.8	(S)	3.7	3.6	2.9	5.7	(S)
3rd quarter	4.1	4.3	3.0	8.1	(S)	3.8	3.9	2.9	6.8	(S)
4th quarter	3.6	3.3	4.2	7.2	(S)	3.5	3.2	3.9	6.0	(S)
1998										
1st quarter ^P	4.2	3.7	3.1	7.8	(S)	3.7	3.6	2.8	6.9	(S)
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	8	12	10	(X)	(X)	8	12	11	(X)

See footnotes on page 23.

Table 19. Miami-Fort Lauderdale, FL CMSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	27.6	24.9	22.9	19.4	9.3	15.5	14.1	14.3	8.0	3.9
1996	21.0	23.4	22.5	18.7	5.5	13.4	14.9	14.4	8.0	2.2
1997 ^f	22.7	23.6	25.1	16.3	2.9	12.6	13.1	15.2	5.4	1.4
QUARTERLY DATA										
1995										
1st quarter	5.6	7.0	4.4	21.6	6.7	3.5	3.9	3.5	9.6	2.2
2nd quarter	6.6	5.4	4.5	22.6	6.4	3.6	3.2	2.7	10.2	2.5
3rd quarter	10.7	6.1	5.5	22.0	11.0	6.3	3.4	3.9	9.1	5.4
4th quarter	4.7	6.4	8.5	19.4	9.3	2.2	3.6	4.2	8.0	3.9
1996										
1st quarter	4.3	5.1	4.7	18.9	7.7	2.8	3.0	2.6	8.1	3.6
2nd quarter	5.4	6.5	5.3	20.0	6.4	3.4	4.3	4.3	8.0	2.7
3rd quarter	5.8	6.5	6.0	19.9	5.6	4.0	4.4	3.9	8.5	2.4
4th quarter	5.4	5.3	6.5	18.7	5.5	3.1	3.1	3.6	8.0	2.2
1997^f										
1st quarter	6.8	8.1	5.9	20.7	4.0	3.3	3.8	3.8	7.8	1.8
2nd quarter	6.5	6.3	6.5	19.9	4.3	3.7	3.9	4.4	7.1	1.9
3rd quarter	4.6	4.5	5.7	18.8	3.6	2.7	3.0	2.9	7.1	1.4
4th quarter	4.8	4.8	7.0	16.3	2.9	2.9	2.4	4.1	5.4	1.4
1998										
1st quarter ^P	5.2	4.4	4.5	16.1	3.5	3.0	2.7	2.0	6.2	1.6
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	5	8	3	6	(X)	6	9	5	10

See footnotes on page 23.

Table 20. Fort Lauderdale, FL PMSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	12.9	12.9	13.4	9.3	3.4	8.2	8.6	9.1	4.7	1.2
1996	14.4	14.6	12.7	10.6	2.7	9.6	9.7	9.1	5.1	1.0
1997 ^f	13.0	13.7	15.1	8.7	1.3	7.5	7.6	9.3	3.1	0.7
QUARTERLY DATA										
1995										
1st quarter	2.7	3.9	2.8	11.8	2.9	2.1	2.4	2.3	6.0	1.4
2nd quarter	3.5	2.8	3.0	11.6	3.1	2.4	2.0	1.7	6.4	1.7
3rd quarter	3.0	3.1	3.3	10.7	3.0	2.0	2.1	2.4	5.6	1.6
4th quarter	3.6	3.2	4.3	9.3	3.4	1.7	2.0	2.6	4.7	1.2
1996										
1st quarter	3.3	3.4	2.7	9.7	3.1	2.2	2.1	1.7	5.0	1.3
2nd quarter	4.0	4.3	2.9	11.0	2.7	2.5	2.6	2.5	5.1	1.2
3rd quarter	3.7	4.2	3.3	11.7	2.2	2.7	3.0	2.6	5.6	0.9
4th quarter	3.3	2.7	3.8	10.6	2.7	2.1	1.9	2.4	5.1	1.0
1997^f										
1st quarter	4.3	5.0	3.6	11.9	2.0	2.0	2.2	2.4	4.8	0.8
2nd quarter	3.8	3.7	4.1	11.3	2.1	2.1	2.2	2.7	4.2	0.9
3rd quarter	2.8	2.6	3.2	10.7	1.7	1.7	1.8	1.7	4.2	0.6
4th quarter	2.1	2.3	4.2	8.7	1.3	1.7	1.3	2.4	3.1	0.7
1998										
1st quarter ^P	3.0	2.4	2.5	8.7	1.7	1.8	1.7	1.2	3.5	0.8
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	7	11	5	13	(X)	8	11	7	22

See footnotes on page 23.

Table 21. Miami, FL PMSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	14.7	12.0	9.5	10.1	5.9	7.3	5.6	5.2	3.2	2.7
1996	6.6	8.8	9.8	8.1	2.8	3.8	5.2	5.3	2.9	1.2
1997 ^f	9.7	10.0	10.0	7.6	1.6	5.1	5.5	5.9	2.3	0.7
QUARTERLY DATA										
1995										
1st quarter	2.9	3.1	1.7	9.8	3.8	1.4	1.5	1.3	3.6	0.9
2nd quarter	3.1	2.6	1.4	11.0	3.3	1.2	1.2	0.9	3.9	0.9
3rd quarter	7.7	3.0	2.3	11.2	8.0	4.3	1.3	1.4	3.5	3.8
4th quarter	1.1	3.2	4.1	10.1	5.9	0.4	1.6	1.6	3.2	2.7
1996										
1st quarter	1.0	1.7	2.0	9.3	4.7	0.6	0.9	0.9	3.1	2.3
2nd quarter	1.4	2.2	2.4	9.0	3.7	0.9	1.7	1.9	2.9	1.5
3rd quarter	2.1	2.3	2.7	8.1	3.4	1.3	1.4	1.3	2.9	1.5
4th quarter	2.1	2.6	2.7	8.1	2.8	1.0	1.2	1.2	2.9	1.2
1997^f										
1st quarter	2.5	3.1	2.3	8.8	2.0	1.3	1.6	1.4	3.0	1.0
2nd quarter	2.7	2.6	2.4	8.6	2.2	1.6	1.7	1.7	2.9	1.0
3rd quarter	1.9	1.8	2.5	8.1	1.9	1.0	1.2	1.2	2.9	0.8
4th quarter	2.6	2.4	2.8	7.6	1.6	1.2	1.1	1.6	2.3	0.7
1998										
1st quarter ^P	2.2	1.9	2.1	7.4	1.8	1.2	1.1	0.8	2.7	0.8
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	6	9	3	7	(X)	10	15	7	12

See footnotes on page 23.

Table 22. Minneapolis-St. Paul, MN-WI MSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	17.8	16.7	16.2	6.9	(S)	14.0	13.3	13.4	4.8	(S)
1996	18.2	18.6	18.5	7.0	(S)	15.2	15.3	15.5	4.6	(S)
1997 ^f	16.7	17.1	16.0	7.9	(S)	13.6	13.9	12.2	6.1	(S)
QUARTERLY DATA										
1995										
1st quarter	2.6	2.3	4.3	4.4	(S)	2.0	2.0	3.6	3.4	(S)
2nd quarter	5.3	5.4	(S)	7.4	(S)	4.1	3.8	(S)	5.5	(S)
3rd quarter	5.3	5.0	4.8	7.6	(S)	4.3	4.2	4.3	5.5	(S)
4th quarter	4.6	4.0	4.7	6.9	(S)	3.6	3.3	3.9	4.8	(S)
1996										
1st quarter	2.7	2.9	4.6	5.1	(S)	2.5	2.8	3.5	4.0	(S)
2nd quarter	5.8	4.8	4.0	5.9	(S)	5.2	4.3	3.4	5.1	(S)
3rd quarter	5.1	6.3	4.1	8.1	(S)	4.4	5.1	3.7	6.3	(S)
4th quarter	4.6	4.6	5.7	7.0	(S)	3.2	3.1	4.9	4.6	(S)
1997^f										
1st quarter	2.7	2.3	3.4	5.9	0.8	2.3	2.2	2.3	4.5	(S)
2nd quarter	5.0	5.2	3.5	7.6	0.5	4.2	4.3	2.8	5.9	(S)
3rd quarter	4.7	5.3	4.2	8.6	(S)	3.8	4.0	3.6	6.2	(S)
4th quarter	4.3	4.3	4.9	7.9	(S)	3.4	3.3	3.4	6.1	(S)
1998										
1st quarter ^P	3.2	2.9	3.0	7.8	(S)	2.7	2.6	2.6	6.1	(S)
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	5	14	21	(X)	(X)	7	15	25	(X)

See footnotes on page 23.

Table 23. New Orleans, LA MSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	4.0	3.4	3.8	1.3	0.6	3.3	3.1	3.3	1.2	0.3
1996	4.7	4.5	4.1	1.6	0.5	3.7	3.8	3.6	1.4	0.2
1997 ^f	4.3	3.9	3.5	2.1	0.7	3.8	3.3	3.1	1.5	0.6
QUARTERLY DATA										
1995										
1st quarter	0.9	0.9	0.7	1.9	0.3	0.8	0.7	0.7	1.4	(S)
2nd quarter	1.2	0.8	1.0	1.7	0.4	0.9	0.8	0.9	1.3	0.4
3rd quarter	1.2	1.1	1.0	1.8	0.5	0.9	1.1	0.8	1.6	(S)
4th quarter	0.7	0.6	1.1	1.3	0.6	0.7	0.5	0.9	1.2	0.3
1996										
1st quarter	1.5	1.6	0.6	2.3	0.5	1.0	1.2	0.5	1.8	(S)
2nd quarter	1.2	1.1	0.9	2.5	0.6	1.0	0.9	0.9	1.8	0.3
3rd quarter	0.9	0.9	0.9	2.5	0.5	0.8	0.9	0.6	2.1	0.2
4th quarter	1.2	0.8	1.7	1.6	0.5	0.9	0.8	1.6	1.4	0.2
1997^f										
1st quarter	1.0	0.7	1.2	1.2	0.7	0.9	0.6	0.9	1.1	0.5
2nd quarter	1.5	1.4	0.9	1.6	0.8	1.1	1.2	0.8	1.4	0.4
3rd quarter	0.9	0.8	1.0	1.4	0.8	0.9	0.7	1.0	1.2	0.5
4th quarter	0.9	1.1	0.4	2.1	0.7	0.9	0.8	0.4	1.5	0.6
1998										
1st quarter ^P	0.8	0.8	0.6	2.2	0.6	0.8	0.7	0.6	1.6	0.5
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	11	16	9	18	(X)	13	18	11	34

See footnotes on page 23.

Table 24. New York-Northern NJ-Long Island, NY-NJ-CT-PA CMSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	34.8	36.2	37.2	31.3	8.1	25.8	26.0	27.0	20.9	5.9
1996	41.7	39.8	39.3	28.7	8.2	27.6	28.1	28.1	18.6	3.6
1997 ^f	44.5	45.3	38.1	35.0	5.5	30.4	30.8	28.3	20.4	2.3
QUARTERLY DATA										
1995										
1st quarter	6.8	6.8	9.4	31.0	10.2	5.2	5.6	6.7	21.7	6.0
2nd quarter	9.8	12.0	6.4	36.0	7.8	7.5	7.3	5.2	23.3	6.0
3rd quarter	9.0	9.1	10.7	33.9	7.6	6.9	7.1	6.9	23.1	5.9
4th quarter	9.1	8.3	10.7	31.3	8.1	6.2	6.0	8.1	20.9	5.9
1996										
1st quarter	6.3	6.4	7.6	29.7	6.5	4.8	5.1	4.9	20.8	4.3
2nd quarter	11.3	11.8	9.9	30.4	5.9	7.6	6.9	7.6	19.6	4.9
3rd quarter	12.9	11.1	9.9	30.2	7.6	8.1	8.6	6.9	19.9	4.3
4th quarter	11.2	10.6	11.9	28.7	8.2	7.1	7.5	8.7	18.6	3.6
1997^f										
1st quarter	10.1	10.5	10.2	28.7	7.0	5.9	6.2	7.8	16.7	2.9
2nd quarter	11.9	10.5	9.6	29.2	8.0	8.9	7.8	6.2	18.1	3.9
3rd quarter	11.6	13.6	8.4	34.3	5.3	7.9	9.1	6.7	20.3	2.2
4th quarter	10.9	10.7	10.0	35.0	5.5	7.6	7.6	7.6	20.4	2.3
1998										
1st quarter ^P	9.4	9.7	8.1	36.5	4.5	6.9	6.8	6.0	21.0	1.8
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	9	9	6	12	(X)	8	12	9	19

See footnotes on page 23.

Table 25. New York, NY PMSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	7.3	7.5	8.0	7.1	2.1	2.8	2.7	2.7	2.2	0.7
1996	11.5	9.9	8.4	8.0	3.5	3.0	3.0	3.0	2.0	0.4
1997 ^f	11.6	12.1	8.8	11.0	2.4	3.0	3.0	2.8	2.0	0.3
QUARTERLY DATA										
1995										
1st quarter	1.4	1.1	2.0	7.2	2.7	0.5	0.5	0.7	2.2	0.7
2nd quarter	1.9	3.0	1.1	8.9	1.6	0.8	0.8	0.5	2.4	(S)
3rd quarter	1.4	1.6	2.9	7.4	1.4	0.7	0.7	0.7	2.3	(S)
4th quarter	2.6	1.8	2.0	7.1	2.1	0.7	0.7	0.8	2.2	0.7
1996										
1st quarter	1.5	1.3	1.7	6.6	2.0	0.6	(S)	0.5	2.2	0.5
2nd quarter	3.0	3.9	2.0	8.1	1.2	0.8	0.8	0.8	2.1	(S)
3rd quarter	3.7	2.2	2.1	8.0	2.7	0.9	0.9	0.8	2.2	0.5
4th quarter	3.2	2.5	2.6	8.0	3.5	0.7	0.8	0.9	2.0	0.4
1997^f										
1st quarter	2.9	3.3	2.2	9.0	2.8	0.5	0.6	0.8	1.7	0.3
2nd quarter	2.7	2.4	2.8	8.4	3.0	0.8	0.7	0.6	1.8	0.3
3rd quarter	3.2	3.5	1.6	10.4	2.5	0.9	0.9	0.7	2.0	0.2
4th quarter	2.8	2.8	2.1	11.0	2.4	0.8	0.7	0.7	2.0	0.3
1998										
1st quarter ^P	2.0	2.3	1.7	11.6	2.0	0.5	0.6	0.6	2.0	0.2
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	9	11	4	9	(X)	19	24	10	29

See footnotes on page 23.

Table 26. Norfolk-Virginia Beach-Newport News, VA-NC MSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	8.6	8.2	7.9	3.8	0.6	6.2	5.9	6.1	2.3	0.3
1996	8.3	8.1	7.7	4.2	0.7	6.5	6.5	5.9	2.9	0.3
1997 ^f	7.6	7.5	7.8	3.9	0.5	6.3	5.9	5.9	2.8	0.4
QUARTERLY DATA										
1995										
1st quarter	2.3	1.6	1.7	3.5	0.9	1.4	1.2	1.5	2.2	0.3
2nd quarter	1.9	1.9	1.4	4.0	0.8	1.7	1.6	1.3	2.5	0.4
3rd quarter	2.4	2.7	2.5	4.2	0.5	1.7	1.8	1.9	2.4	0.3
4th quarter	2.0	1.9	2.4	3.8	0.6	1.4	1.4	1.5	2.3	0.3
1996										
1st quarter	1.8	1.8	1.5	4.1	0.5	1.6	1.4	1.1	2.7	0.4
2nd quarter	2.8	2.7	1.7	5.1	0.6	2.0	2.0	1.4	3.3	0.4
3rd quarter	1.8	2.0	2.1	5.0	0.4	1.6	1.6	1.7	3.2	0.3
4th quarter	1.9	1.6	2.4	4.2	0.7	1.5	1.4	1.7	2.9	0.3
1997^f										
1st quarter	1.6	1.7	1.9	4.0	0.6	1.4	1.4	1.2	3.0	0.3
2nd quarter	1.9	2.2	1.9	4.3	0.2	1.6	1.7	1.6	3.1	0.2
3rd quarter	2.3	2.2	1.8	4.7	0.2	1.7	1.6	1.6	3.1	0.2
4th quarter	1.7	1.4	2.2	3.9	0.5	1.5	1.3	1.6	2.8	0.4
1998										
1st quarter ^P	1.9	1.8	1.9	3.7	0.5	1.7	1.6	1.2	3.2	0.4
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	8	12	6	15	(X)	8	13	7	23

See footnotes on page 23.

Table 27. Orlando, FL MSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	16.0	16.1	14.1	6.2	1.9	11.0	10.6	10.6	2.8	0.7
1996	16.1	15.6	15.8	5.7	1.8	12.4	11.9	11.2	3.2	0.7
1997 ^f	21.4	23.0	16.3	12.4	0.7	13.7	14.0	11.9	5.1	0.3
QUARTERLY DATA										
1995										
1st quarter	3.4	4.2	3.6	5.4	1.6	2.6	2.7	2.9	2.9	0.4
2nd quarter	4.7	4.0	2.7	6.7	2.2	2.9	2.6	2.3	3.1	0.7
3rd quarter	4.0	4.0	4.0	6.7	2.0	3.0	3.0	2.8	3.3	0.6
4th quarter	3.9	3.8	3.9	6.2	1.9	2.5	2.4	2.7	2.8	0.7
1996										
1st quarter	3.4	4.2	3.7	6.8	1.0	2.8	2.9	2.6	3.1	0.6
2nd quarter	4.0	3.8	4.4	6.1	0.9	3.5	3.2	2.6	3.6	0.7
3rd quarter	5.4	3.2	3.6	5.7	3.0	3.1	3.0	2.7	3.9	0.8
4th quarter	3.3	4.4	4.2	5.7	1.8	2.9	2.9	3.4	3.2	0.7
1997^f										
1st quarter	4.3	4.2	3.2	6.7	1.8	3.1	3.0	2.8	3.2	0.8
2nd quarter	4.9	5.2	4.3	7.6	1.6	3.5	3.7	3.1	3.8	0.6
3rd quarter	6.5	5.1	4.4	8.2	3.1	3.7	3.2	2.8	4.1	1.1
4th quarter	5.7	8.4	4.5	12.4	0.7	3.4	4.1	3.2	5.1	0.3
1998										
1st quarter ^P	7.3	4.6	5.6	11.4	2.7	3.4	2.9	4.3	3.7	0.7
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	5	7	7	10	(X)	7	10	12	24

See footnotes on page 23.

Table 28. Phoenix-Mesa, AZ MSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	37.5	36.2	32.8	18.7	2.2	28.6	27.9	26.9	11.6	1.1
1996	39.6	39.1	38.6	19.0	2.4	29.5	29.5	29.2	11.8	0.8
1997 ^f	43.2	42.3	38.6	22.5	3.2	32.2	32.1	30.3	13.6	0.8
QUARTERLY DATA										
1995										
1st quarter	8.5	6.4	6.7	15.1	3.1	5.8	5.4	6.1	9.9	1.1
2nd quarter	10.6	11.5	7.5	19.0	2.2	7.9	7.9	6.2	11.6	0.9
3rd quarter	9.5	9.3	8.0	20.3	2.2	8.0	7.4	6.5	12.5	1.5
4th quarter	9.0	9.0	10.5	18.7	2.2	6.9	7.2	8.2	11.6	1.1
1996										
1st quarter	12.0	10.3	9.8	19.2	4.0	7.9	7.7	7.6	11.7	1.3
2nd quarter	10.0	12.0	9.4	21.7	2.0	8.3	8.2	7.0	12.9	1.5
3rd quarter	9.3	9.0	9.6	21.0	2.1	7.4	7.6	7.3	13.2	1.0
4th quarter	8.3	7.9	9.8	19.0	2.4	6.0	6.1	7.3	11.8	0.8
1997^f										
1st quarter	10.1	9.8	10.2	18.6	2.7	7.5	7.2	7.5	11.5	1.1
2nd quarter	9.7	11.2	9.9	19.8	1.2	8.3	8.6	7.5	12.5	0.8
3rd quarter	11.8	10.4	7.6	22.7	2.5	9.0	8.6	6.4	14.8	1.1
4th quarter	11.6	10.9	10.9	22.5	3.2	7.5	7.7	8.9	13.6	0.8
1998										
1st quarter ^P	11.4	9.8	8.8	23.3	4.8	8.8	7.8	6.6	14.8	1.8
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	3	6	2	7	(X)	5	8	4	18

See footnotes on page 23.

Table 29. Sacramento-Yolo, CA CMSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	8.0	7.8	7.5	3.1	(S)	7.5	7.1	7.1	2.5	(S)
1996	9.0	7.7	8.2	2.6	1.1	8.1	7.1	7.4	2.1	0.9
1997 ^f	9.8	9.3	7.8	4.1	0.5	8.6	8.7	7.0	3.7	0.5
QUARTERLY DATA										
1995										
1st quarter	1.5	1.3	0.9	3.3	0.5	1.5	1.2	0.9	2.9	0.5
2nd quarter	1.8	2.1	2.6	2.9	(S)	1.7	2.0	2.4	2.5	(S)
3rd quarter	2.3	2.2	2.0	3.1	(S)	2.1	2.2	1.9	2.7	(S)
4th quarter	2.5	2.2	2.0	3.1	(S)	2.2	1.8	1.9	2.5	(S)
1996										
1st quarter	1.7	1.3	1.9	2.5	0.8	1.6	1.3	1.8	2.1	(S)
2nd quarter	2.6	2.4	1.7	3.1	0.7	2.4	2.1	1.5	2.6	(S)
3rd quarter	2.4	2.3	2.2	3.2	0.9	2.1	2.2	2.0	2.8	0.7
4th quarter	2.2	1.7	2.4	2.6	1.1	2.0	1.5	2.2	2.1	0.9
1997^f										
1st quarter	2.0	2.2	1.8	3.0	0.8	1.7	2.0	1.8	2.3	0.5
2nd quarter	2.4	2.8	1.7	4.1	0.4	2.4	2.5	1.5	3.4	0.4
3rd quarter	2.6	2.2	2.4	4.0	0.5	2.3	2.1	2.1	3.3	0.5
4th quarter	2.8	2.1	2.0	4.1	0.5	2.2	2.1	1.6	3.7	0.5
1998										
1st quarter ^P	2.2	2.2	1.9	4.3	0.4	2.0	2.0	1.9	3.8	0.4
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	10	14	12	24	(X)	10	15	14	27

See footnotes on page 23.

Table 30. St. Louis, MO-IL MSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	11.5	11.2	10.8	5.9	0.8	10.0	9.8	9.7	4.8	0.4
1996	12.7	12.7	12.5	5.9	0.6	10.5	10.2	10.9	4.0	0.5
1997 ^f	11.1	11.0	10.9	6.0	0.5	9.3	9.3	9.1	4.3	0.4
QUARTERLY DATA										
1995										
1st quarter	2.4	2.2	2.7	5.3	0.6	2.2	1.7	2.5	4.2	0.6
2nd quarter	3.2	3.0	2.8	5.4	0.7	2.8	2.8	2.5	4.5	0.5
3rd quarter	3.2	3.0	2.4	6.0	1.0	2.9	2.7	2.0	5.2	0.7
4th quarter	2.8	3.0	2.9	5.9	0.8	2.2	2.5	2.7	4.8	0.4
1996										
1st quarter	3.0	2.5	2.9	5.5	1.2	2.3	1.9	2.5	4.3	0.8
2nd quarter	3.6	3.9	2.9	6.4	0.9	3.3	3.4	2.6	5.0	0.6
3rd quarter	3.4	3.4	3.0	6.8	0.8	2.9	2.9	2.5	5.3	0.5
4th quarter	2.6	2.9	3.7	5.9	0.6	2.0	2.0	3.3	4.0	0.5
1997^f										
1st quarter	2.5	1.8	2.3	5.3	1.2	2.0	1.8	1.9	3.8	0.7
2nd quarter	3.2	3.4	2.5	6.2	1.0	2.8	2.9	2.2	4.5	0.6
3rd quarter	3.0	3.4	3.5	6.1	0.5	2.5	2.6	2.9	4.3	0.4
4th quarter	2.4	2.4	2.5	6.0	0.5	2.0	2.0	2.1	4.3	0.4
1998										
1st quarter ^P	2.7	1.7	2.4	5.3	1.2	2.2	1.6	2.2	3.7	0.7
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	11	10	6	22	(X)	7	10	5	22

See footnotes on page 23.

Table 31. Salt Lake City-Ogden, UT MSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	10.6	10.1	8.4	6.3	(S) 0.6	7.6	7.5	6.5	3.9	(S) 0.6
1996	12.7	11.8	10.7	7.1	0.6	9.1	8.8	9.0	3.8	(S) 0.6
1997 ^f	10.6	10.9	10.7	6.5	0.6	7.9	8.0	7.8	3.9	(S) 0.6
QUARTERLY DATA										
1995										
1st quarter	2.0	1.8	1.8	4.6	(S) 0.6	1.4	1.4	1.3	3.1	(S) 0.6
2nd quarter	2.7	2.3	2.5	4.5	(S) 0.6	1.8	1.7	1.4	3.3	(S) 0.6
3rd quarter	3.1	3.2	1.9	5.7	0.6	2.2	2.2	1.8	3.7	(S) 0.6
4th quarter	2.8	2.8	2.2	6.3	(S) 0.6	2.1	2.2	2.0	3.9	(S) 0.6
1996										
1st quarter	3.1	2.9	2.1	7.2	0.4	2.1	2.1	1.6	4.5	(S) 0.4
2nd quarter	4.4	3.2	2.2	8.1	1.5	2.7	2.6	2.0	5.0	(S) 1.5
3rd quarter	2.8	3.5	2.9	8.6	0.4	2.3	2.3	2.4	4.9	(S) 0.4
4th quarter	2.4	2.1	3.4	7.1	0.6	2.0	1.8	3.0	3.8	(S) 0.6
1997^f										
1st quarter	2.1	2.4	2.0	7.3	0.3	1.9	2.1	1.5	4.3	(S) 0.3
2nd quarter	2.9	2.7	2.8	6.7	0.4	2.2	2.1	1.9	4.5	(S) 0.4
3rd quarter	2.9	3.6	3.7	6.5	0.1	2.0	2.2	2.6	4.1	(S) 0.1
4th quarter	2.7	2.2	2.1	6.5	0.6	1.7	1.6	1.7	3.9	(S) 0.6
1998										
1st quarter ^P	2.0	2.4	2.6	5.9	0.3	1.7	1.8	2.0	3.7	(S) 0.3
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	5	12	4	18	(X)	6	13	7	(X)

See footnotes on page 23.

Table 32. San Antonio, TX MSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	8.3	8.5	9.1	4.5	0.3	6.4	6.5	6.0	2.3	0.3
1996	9.6	8.7	8.7	4.6	0.4	6.9	6.1	6.5	2.0	0.4
1997 ^f	9.5	7.8	9.2	3.3	1.5	7.1	6.6	6.5	2.1	0.3
QUARTERLY DATA										
1995										
1st quarter	2.2	1.7	2.0	4.9	1.0	1.4	1.4	1.2	1.9	0.4
2nd quarter	2.1	2.7	1.8	5.7	0.5	1.7	1.7	1.2	2.5	0.5
3rd quarter	2.0	2.0	2.6	5.1	0.7	1.8	1.8	1.6	2.6	0.5
4th quarter	1.9	2.1	2.6	4.5	0.3	1.5	1.6	1.9	2.3	0.3
1996										
1st quarter	2.3	1.6	2.4	3.7	0.7	1.9	1.4	1.7	2.0	0.5
2nd quarter	2.7	2.4	2.4	3.8	1.0	1.9	1.9	1.5	2.4	0.5
3rd quarter	2.6	2.6	2.2	4.2	0.7	1.7	1.4	1.8	2.1	0.5
4th quarter	2.1	2.2	1.7	4.6	0.4	1.4	1.3	1.5	2.0	0.4
1997^f										
1st quarter	2.1	1.9	2.1	4.4	0.7	1.7	1.8	1.2	2.5	0.4
2nd quarter	2.4	2.1	2.3	4.2	0.7	2.0	1.7	1.6	2.7	0.4
3rd quarter	2.1	2.0	2.9	3.3	0.5	1.8	1.6	2.1	2.2	0.2
4th quarter	2.8	1.9	1.9	3.3	1.5	1.6	1.5	1.6	2.1	0.3
1998										
1st quarter ^P	2.1	3.5	2.0	4.7	0.3	2.1	2.3	1.7	2.8	0.3
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	7	10	8	18	(X)	9	14	17	28

See footnotes on page 23.

Table 33. San Diego, CA MSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	6.6	6.1	5.7	3.3	0.8	4.8	4.2	4.2	1.7	0.7
1996	6.8	7.0	7.1	2.6	0.6	5.8	6.0	5.4	2.1	0.5
1997 ^f	11.1	10.2	7.2	5.5	1.3	8.2	7.6	6.0	3.6	1.0
QUARTERLY DATA										
1995										
1st quarter	1.2	1.2	1.6	2.5	0.5	1.1	1.0	1.2	1.6	0.4
2nd quarter	2.3	1.9	0.9	3.5	1.0	1.4	1.2	0.6	2.2	0.5
3rd quarter	1.8	2.0	1.3	4.2	0.4	1.3	1.5	1.0	2.7	0.2
4th quarter	1.4	0.9	1.9	3.3	0.8	1.0	0.5	1.4	1.7	0.7
1996										
1st quarter	1.5	1.5	1.3	3.3	0.8	1.3	1.3	1.0	2.0	0.7
2nd quarter	1.8	2.1	1.4	4.1	0.4	1.5	1.8	0.9	2.9	0.4
3rd quarter	1.8	2.0	2.4	3.7	(S)	1.5	1.7	1.7	2.9	(S)
4th quarter	1.7	1.4	2.0	2.6	0.6	1.5	1.2	1.7	2.1	0.5
1997^f										
1st quarter	1.8	2.1	1.4	3.3	0.3	1.4	1.7	1.2	2.6	0.3
2nd quarter	2.7	2.1	1.7	3.7	0.9	2.3	1.9	1.4	3.1	0.6
3rd quarter	3.0	2.9	2.5	4.0	0.9	2.1	2.3	2.1	3.2	0.4
4th quarter	3.6	3.1	1.6	5.5	1.3	2.4	1.8	1.4	3.6	1.0
1998										
1st quarter ^P	2.6	3.0	1.7	6.8	1.0	1.9	2.4	1.6	4.4	0.7
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	7	12	6	16	(X)	8	15	8	20

See footnotes on page 23.

Table 34. Seattle-Tacoma-Bremerton, WA CMSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	21.9	21.2	21.5	12.1	4.2	15.4	14.8	15.6	6.8	1.3
1996	24.3	23.6	21.9	13.4	3.6	16.1	15.8	15.7	6.8	1.2
1997 ^f	25.3	23.3	22.0	14.8	3.7	16.4	15.4	14.3	8.0	1.7
QUARTERLY DATA										
1995										
1st quarter	5.0	4.7	4.5	12.9	4.6	3.6	3.3	3.6	7.5	1.2
2nd quarter	6.5	5.7	5.0	13.5	5.2	4.5	4.3	3.9	7.9	1.4
3rd quarter	4.8	5.7	5.8	13.3	3.9	3.6	3.6	3.9	7.5	1.2
4th quarter	5.6	5.1	6.2	12.1	4.2	3.8	3.6	4.2	6.8	1.3
1996										
1st quarter	5.5	5.3	4.0	13.3	3.6	4.0	3.8	2.8	7.7	1.2
2nd quarter	6.8	7.6	6.6	14.2	2.6	4.7	5.0	4.9	7.9	1.0
3rd quarter	6.3	5.9	5.5	14.4	3.1	4.0	3.8	3.9	7.7	1.1
4th quarter	5.7	4.9	5.7	13.4	3.6	3.3	3.2	4.1	6.8	1.2
1997^f										
1st quarter	5.6	5.8	4.6	14.6	3.2	3.7	3.7	3.2	7.3	1.0
2nd quarter	6.3	6.1	4.9	15.5	3.4	4.6	4.3	3.2	8.3	1.3
3rd quarter	7.6	6.1	6.2	15.6	3.9	4.3	4.3	4.0	8.8	1.3
4th quarter	5.9	5.4	6.4	14.8	3.7	3.8	3.1	4.0	8.0	1.7
1998										
1st quarter ^P	6.7	5.7	4.3	16.1	4.2	4.2	4.2	2.7	9.4	1.7
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	5	7	4	5	(X)	7	9	6	16

See footnotes on page 23.

Table 35. **Seattle-Bellevue-Everett, WA PMSA**

[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	13.7	13.2	12.9	7.6	2.8	9.0	8.7	9.2	3.9	0.6
1996	15.7	15.2	13.4	9.2	2.6	9.0	8.8	8.8	3.9	0.7
1997 ^f	18.0	16.3	14.7	10.9	2.8	10.2	9.5	8.5	4.9	1.1
QUARTERLY DATA										
1995										
1st quarter	3.1	3.1	2.7	7.9	3.0	2.2	2.0	2.1	4.4	0.7
2nd quarter	3.8	3.4	3.1	8.1	3.3	2.6	2.5	2.3	4.7	0.7
3rd quarter	3.2	3.5	3.5	8.1	2.7	2.2	2.2	2.3	4.4	0.7
4th quarter	3.6	3.3	3.7	7.6	2.8	2.0	2.0	2.5	3.9	0.6
1996										
1st quarter	3.1	3.1	2.6	8.1	2.4	2.2	2.0	1.6	4.2	0.7
2nd quarter	4.5	4.8	3.7	9.2	1.9	2.7	2.8	2.7	4.4	0.5
3rd quarter	4.2	4.0	3.4	9.5	2.2	2.3	2.1	2.1	4.4	0.7
4th quarter	4.0	3.3	3.6	9.2	2.6	1.9	1.9	2.3	3.9	0.7
1997^f										
1st quarter	3.9	3.9	3.0	10.1	2.5	2.2	2.2	1.9	4.3	0.6
2nd quarter	4.3	4.2	3.3	10.9	2.6	2.9	2.7	1.8	5.0	0.7
3rd quarter	5.6	4.2	4.0	11.2	3.0	2.7	2.6	2.4	5.4	0.8
4th quarter	4.3	4.0	4.5	10.9	2.8	2.4	2.0	2.4	4.9	1.1
1998										
1st quarter ^P	4.4	3.9	3.1	11.6	2.9	2.5	2.6	1.7	5.8	1.0
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	6	10	5	6	(X)	9	12	8	21

See footnotes on page 23.

Table 36. **Tampa-St. Petersburg-Clearwater, FL MSA**

[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	13.6	12.9	13.0	5.6	2.1	9.4	9.2	9.2	3.2	0.9
1996	14.7	14.3	12.6	7.2	2.1	10.0	9.9	9.5	3.6	0.8
1997 ^f	17.0	17.0	14.6	9.6	2.5	10.7	10.7	10.0	4.3	0.7
QUARTERLY DATA										
1995										
1st quarter	4.0	2.8	3.1	5.4	2.8	2.2	1.7	2.3	2.7	1.2
2nd quarter	3.7	3.4	1.9	6.9	3.1	2.7	2.5	1.4	3.8	1.4
3rd quarter	3.2	3.5	3.9	6.4	2.7	2.4	2.4	2.6	3.7	1.3
4th quarter	2.7	3.3	4.1	5.6	2.1	2.0	2.5	2.9	3.2	0.9
1996										
1st quarter	3.9	2.5	2.4	5.7	3.4	2.3	1.9	2.0	3.2	1.2
2nd quarter	3.6	4.0	3.6	6.2	2.9	2.7	2.7	2.3	3.5	1.2
3rd quarter	3.7	4.4	3.3	7.2	2.1	2.7	3.3	2.4	4.4	0.6
4th quarter	3.5	3.3	3.3	7.2	2.1	2.2	2.1	2.8	3.6	0.8
1997^f										
1st quarter	4.1	4.1	4.2	7.1	2.8	2.4	2.4	2.3	3.7	0.8
2nd quarter	3.9	4.4	3.5	8.0	2.2	3.0	3.2	2.5	4.4	0.5
3rd quarter	5.2	3.7	3.6	8.1	3.8	2.7	2.4	2.6	4.2	0.8
4th quarter	3.7	4.8	3.4	9.6	2.5	2.7	2.7	2.6	4.3	0.7
1998										
1st quarter ^P	3.3	3.7	2.9	10.2	2.1	2.5	2.5	2.3	4.4	0.6
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	7	9	8	26	(X)	7	10	7	17

See footnotes on page 23.

Table 37. Tucson, AZ MSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	7.3	7.3	7.5	3.1	1.7	4.9	5.1	5.6	2.0	0.6
1996	5.7	7.0	7.3	2.5	0.3	5.1	5.3	5.3	1.9	0.3
1997 ^f	7.0	6.3	5.3	3.5	(S)	5.7	5.4	5.1	2.5	(S)
QUARTERLY DATA										
1995										
1st quarter	1.6	2.2	1.2	4.4	1.1	1.1	1.4	1.2	2.7	0.5
2nd quarter	1.7	2.1	1.9	4.5	0.6	1.3	1.4	1.6	2.5	(S)
3rd quarter	2.4	1.8	1.7	4.7	1.1	1.3	1.2	1.1	2.6	0.3
4th quarter	1.6	1.1	2.7	3.1	1.7	1.2	1.0	1.6	2.0	0.6
1996										
1st quarter	1.5	2.6	1.7	4.0	0.6	1.3	1.5	1.4	2.1	0.4
2nd quarter	1.6	1.7	2.0	3.6	0.3	1.4	1.4	1.4	2.1	0.3
3rd quarter	1.5	1.4	2.1	2.8	0.5	1.3	1.3	1.6	1.9	0.3
4th quarter	1.1	1.2	1.5	2.5	0.3	1.1	1.0	1.0	1.9	0.3
1997^f										
1st quarter	1.3	1.6	1.4	2.7	(S)	1.3	1.6	1.2	2.5	(S)
2nd quarter	2.2	1.7	1.4	3.0	(S)	1.7	1.2	1.4	2.3	(S)
3rd quarter	1.8	1.5	1.0	3.4	(S)	1.4	1.4	1.0	2.7	(S)
4th quarter	1.6	1.5	1.4	3.5	(S)	1.4	1.2	1.4	2.5	(S)
1998										
1st quarter ^P	1.4	1.5	1.9	3.1	(S)	1.3	1.3	1.8	2.0	(S)
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	8	12	6	(X)	(X)	11	16	10	(X)

See footnotes on page 23.

Table 38. Washington-Baltimore, DC-MD-VA-WV CMSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	40.9	38.8	40.9	19.5	8.2	33.2	31.6	33.5	13.6	6.5
1996	42.4	41.1	41.6	19.1	7.2	33.1	32.4	33.3	12.4	6.1
1997 ^f	42.1	41.6	42.1	18.2	6.5	32.8	33.2	33.2	12.2	4.4
QUARTERLY DATA										
1995										
1st quarter	9.9	7.0	8.3	20.7	10.2	7.6	5.6	7.1	13.9	7.7
2nd quarter	10.3	10.8	9.9	21.7	9.1	8.8	9.1	8.0	15.2	7.1
3rd quarter	11.0	11.1	10.8	21.7	8.7	8.9	9.0	8.8	15.3	6.7
4th quarter	9.7	9.9	12.0	19.5	8.2	7.9	7.9	9.6	13.6	6.5
1996										
1st quarter	9.0	7.2	8.0	18.6	9.4	7.2	5.9	6.4	12.9	7.3
2nd quarter	13.5	13.6	10.2	22.5	8.6	10.2	10.6	8.7	14.8	6.6
3rd quarter	11.3	11.2	11.4	22.2	8.1	8.7	8.8	8.4	15.1	6.2
4th quarter	8.6	9.0	12.0	19.1	7.2	7.1	7.2	9.8	12.4	6.1
1997^f										
1st quarter	8.4	9.0	8.6	19.5	6.1	7.3	7.2	6.9	12.7	5.7
2nd quarter	11.8	11.5	9.7	21.1	6.7	9.4	9.2	7.5	14.3	5.8
3rd quarter	11.5	11.9	11.8	21.1	5.4	8.8	9.9	9.1	15.0	4.3
4th quarter	10.4	9.2	12.0	18.2	6.5	7.4	6.9	9.7	12.2	4.4
1998										
1st quarter ^P	10.6	9.5	7.6	20.0	7.2	8.0	7.3	6.1	13.4	4.8
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	4	5	3	7	(X)	4	6	3	7

See footnotes on page 23.

Table 39. Baltimore, MD PMSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	11.3	10.9	11.7	5.2	2.3	9.8	9.4	9.9	3.9	1.9
1996	10.7	10.7	11.4	4.5	1.9	9.3	9.2	9.6	3.5	1.7
1997 ^f	10.6	10.6	10.4	4.6	1.6	8.6	8.8	9.1	3.2	1.1
QUARTERLY DATA										
1995										
1st quarter	2.5	2.0	2.3	5.6	2.7	2.3	1.7	2.0	4.2	2.3
2nd quarter	3.3	3.2	3.0	5.9	2.8	2.8	2.8	2.5	4.6	2.2
3rd quarter	2.6	2.9	3.1	5.7	2.4	2.4	2.5	2.7	4.4	1.9
4th quarter	2.8	2.8	3.3	5.2	2.3	2.4	2.3	2.8	3.9	1.9
1996										
1st quarter	2.7	2.1	2.1	5.1	2.7	2.2	1.7	1.8	3.8	2.2
2nd quarter	3.2	3.7	2.8	5.9	2.2	2.8	3.0	2.6	4.3	1.9
3rd quarter	2.5	2.7	3.2	5.4	1.9	2.3	2.4	2.5	4.2	1.8
4th quarter	2.3	2.3	3.2	4.5	1.9	2.0	2.0	2.7	3.5	1.7
1997^f										
1st quarter	2.4	2.3	2.2	4.6	1.8	2.1	2.0	1.9	3.6	1.6
2nd quarter	2.9	2.9	2.4	5.1	1.9	2.3	2.4	2.1	3.8	1.6
3rd quarter	2.7	3.0	2.8	5.3	1.4	2.4	2.7	2.4	4.1	1.2
4th quarter	2.5	2.3	3.0	4.6	1.6	1.8	1.8	2.6	3.2	1.1
1998										
1st quarter ^p	2.9	2.3	2.0	4.9	2.0	1.9	1.8	1.6	3.3	1.2
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	9	9	6	17	(X)	5	9	6	16

See footnotes on page 23.

Table 40. Washington, DC-MD-VA-WV PMSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	29.1	27.4	28.7	14.1	5.7	22.9	21.7	23.1	9.4	4.5
1996	31.0	29.8	29.6	14.4	5.2	23.2	22.6	23.2	8.7	4.3
1997 ^f	30.8	30.3	31.0	13.4	4.9	23.7	23.7	23.5	8.7	3.2
QUARTERLY DATA										
1995										
1st quarter	7.3	5.0	5.9	14.9	7.3	5.2	3.8	5.0	9.6	5.3
2nd quarter	6.8	7.4	6.8	15.6	6.2	5.9	6.1	5.4	10.4	4.8
3rd quarter	8.2	8.0	7.5	15.7	6.2	6.4	6.4	6.0	10.7	4.7
4th quarter	6.8	7.0	8.5	14.1	5.7	5.5	5.5	6.7	9.4	4.5
1996										
1st quarter	6.2	5.0	5.7	13.3	6.5	4.9	4.1	4.5	8.9	5.0
2nd quarter	10.1	9.8	7.2	16.3	6.3	7.2	7.4	6.0	10.3	4.6
3rd quarter	8.5	8.3	8.1	16.5	6.0	6.1	6.2	5.8	10.6	4.4
4th quarter	6.2	6.7	8.7	14.4	5.2	5.0	5.0	6.9	8.7	4.3
1997^f										
1st quarter	5.9	6.6	6.3	14.6	4.2	5.1	5.1	4.8	9.0	3.9
2nd quarter	8.6	8.3	7.1	15.7	4.7	6.9	6.6	5.3	10.2	4.1
3rd quarter	8.5	8.7	8.8	15.5	3.9	6.2	7.0	6.5	10.6	3.0
4th quarter	7.8	6.8	8.8	13.4	4.9	5.5	5.0	6.9	8.7	3.2
1998										
1st quarter ^p	7.6	7.1	5.5	14.9	5.1	5.9	5.5	4.4	9.8	3.5
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	4	6	3	7	(X)	5	7	5	8

See footnotes on page 23.

Table 41. West Palm Beach-Boca Raton, FL MSA
[In permit-issuing places. In thousands of units]

Period	All housing units					One-family houses				
	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period	Authorized	Started	Completed	Under construction at end of period	Authorized but not started at end of period
ANNUAL DATA										
1995	10.3	10.7	10.0	6.1	0.6	7.4	8.0	7.3	4.1	(S)
1996	10.0	10.1	10.7	5.0	(S)	8.3	8.0	8.2	3.3	0.6
1997 ^r	9.0	8.6	9.1	4.5	(S)	6.2	6.6	7.4	2.6	0.3
QUARTERLY DATA										
1995										
1st quarter	2.5	2.5	2.9	6.3	1.2	1.6	1.8	2.1	3.6	0.7
2nd quarter	2.6	2.6	2.5	6.4	1.2	2.1	2.1	1.8	3.9	0.7
3rd quarter	2.8	2.7	2.9	5.5	1.3	2.0	2.2	2.2	3.8	0.5
4th quarter	2.5	3.0	(S)	6.1	0.6	1.7	1.9	1.2	4.1	(S)
1996										
1st quarter	2.2	2.5	2.3	6.0	0.4	2.0	2.1	1.6	4.2	0.3
2nd quarter	2.8	2.1	3.3	4.7	1.0	2.2	1.7	2.5	3.3	0.8
3rd quarter	2.6	2.8	2.4	5.0	(S)	2.3	2.5	1.8	3.9	0.6
4th quarter	2.3	2.7	2.6	5.0	(S)	1.8	1.8	2.2	3.3	0.6
1997^r										
1st quarter	2.1	1.8	2.0	4.8	(S)	1.6	1.6	2.0	2.9	0.6
2nd quarter	2.9	2.5	1.6	5.7	(S)	1.7	1.6	1.3	3.4	0.7
3rd quarter	2.1	2.6	3.0	5.4	(S)	1.6	1.9	2.4	2.9	0.4
4th quarter	1.9	1.7	2.5	4.5	(S)	1.3	1.5	1.8	2.6	0.3
1998										
1st quarter ^p	1.9	1.9	1.4	5.0	(S)	1.7	1.3	1.0	2.9	0.5
2nd quarter										
3rd quarter										
4th quarter										
RSE*	(X)	8	14	8	(X)	(X)	8	12	8	24

*Average Relative Standard Error (RSE) of preliminary quarterly estimate. ^pPreliminary. ^rRevised. ^S Withheld because estimate did not meet publication standards either on the basis of response rate, associated standard error, or consistency review. ^X Not applicable. ^Z Less than 50 units or 0.5 percent.

Appendix A.

Description of Survey

SAMPLE DESIGN

The estimates shown in this report are derived from information obtained in the Survey of Use of Permits (SUP) and the Building Permits Survey. The SUP was designed to estimate residential construction activity in the permit-issuing areas. It is a monthly survey in which census field employees visit a sample of building permit offices and select a sample of building permits. The owners or builders are interviewed to find out whether and when each building authorized has been started. If the building has not been started, interviews are made in successive months until the building is reported started, the permit expires, or plans to build have been abandoned. Once a building has been reported started, it remains in the survey until completed or plans for construction are abandoned. Although the SUP sample was designed to provide national and regional estimates, coverage in the Metropolitan Statistical Areas (MSAs), Consolidated Metropolitan Statistical Areas (CMSAs), and Primary Metropolitan Statistical Areas (PMSAs) shown in this report was considered adequate to make reliable estimates.

The Building Permits Survey is a monthly survey in which a sample of permit-issuing jurisdictions in the United States report data on the actual number of housing units authorized by building permits during the month. All permit-issuing jurisdictions located within these selected MSAs, CMSAs, and PMSAs are in the monthly survey.

ESTIMATION PROCEDURES

The following example shows how the estimated number of housing units started each quarter is derived. The same procedure is used to derive estimates of units completed, under construction, and authorized but not started.

Step 1

Using SUP data, two sets of ratios are calculated for each MSA and CMSA. One set is for one-unit houses; the other is for units in multifamily buildings. Each ratio within a set is the estimated proportion of housing units authorized in a month that were started during the current quarter. (Month 1 represents the last month in the current quarter, month 2 is the previous month, and so forth, back to month 60.)

Estimated number of housing units started during current quarter that were authorized in month 1

ratio 1 = $\frac{\text{Estimated number of housing units started during current quarter that were authorized in month 1}}{\text{Estimated total number of housing units authorized in month 1}}$

Estimated number of housing units started during current quarter that were authorized in month 2

ratio 2 = $\frac{\text{Estimated number of housing units started during current quarter that were authorized in month 2}}{\text{Estimated total number of housing units authorized in month 2}}$

Estimated number of housing units started during current quarter that were authorized in month 60

ratio 60 = $\frac{\text{Estimated number of housing units started during current quarter that were authorized in month 60}}{\text{Estimated total number of housing units authorized in month 60}}$

Step 2

The ratios obtained in step 1 are then applied to the number of units authorized from the Building Permits Survey in the corresponding months for the MSA or CMSA. Summing these products over all 60 months yields the estimates of one-family houses and units in multifamily buildings started during the current quarter. The total estimate is the sum of these two estimates.

Step 3

For the PMSA estimates, the ratios obtained in step 1 for a CMSA are applied to the monthly numbers of units authorized from the Building Permits Survey for each of the component PMSAs.

Table A-1 presents an illustration of this procedure. The sum of column (d) is the estimated total number of units started in the current quarter from permits issued in the last 60 months in a MSA or CMSA. The sum of column (f) is the estimated total number of units started for the first component PMSA of an CMSA. There would be additional columns for the other component PMSAs.

LIMITATIONS

Since the statistics in this report cover only housing units authorized by building permits, the coverage of metropolitan areas with places that do not issue permits is incomplete. There are 18 such metropolitan areas in this

Table A-1. Illustration of Calculation of Quarterly Housing Units Started in MSA, CMSA, or PMSA

Month of permit authorization (a)	Ratio of units started during quarter to units authorized for MSA or CMSA (sample) ¹ (b)	Units authorized each month in MSA or CMSA (actual) ² (c)	Estimated number of units started during current quarter in MSA or CMSA (b x c) (d)	Units authorized each month in first component PMSA (e)	Estimated number of units started during current quarter in first component PMSA (b x e) (f)
ONE-FAMILY HOUSES					
1 .....	.50	600	300	300	150
2 .....	.25	400	100	200	50
3 .....	.15	500	75	300	45
60 .....	.01	1,000	10	400	4
UNITS IN MULTIFAMILY BUILDINGS					
1 .....	.25	400	100	200	50
2 .....	.20	400	80	200	40
3 .....	.15	500	75	300	45
60 .....	.01	500	5	200	2

¹From Survey of Use of Permits (SUP).

²From Building Permits Survey.

report. See Appendix B, Definitions, for a description of which portions of each metropolitan area are covered by building permits and included in this report. These descriptions are based on the 19,000 permit-issuing place universe and apply to 1995 data. Data for 1994 and earlier shown in this report were based upon the 17,000 permit-issuing place universe. See Appendix A, Description of Survey, of the C21/95-Q1 Report for more information regarding the expansion of this universe.

As previously stated, the estimates in this report are derived from the SUP and the Building Permits Survey. The selection of places for the SUP sample was based on the 1983 MSA definitions. To the extent possible, places in the sample have been recoded to the MSA definitions, as revised on June 30, 1993. This means that the sample may not completely represent the new MSAs. Step 2 of the estimator procedures ensures that the level of an estimate is consistent with its associated new MSA definition. The bias resulting from the estimation and definitional change will be small if the rates of starts and completions in the jurisdictions added to the MSA are similar to those in the sample.

RELIABILITY OF DATA

The statistics in this report are estimates based on sample surveys and may differ from statistics which 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.

Measures of Sampling Errors

Sampling error reflects the fact that only a particular sample was surveyed rather than the entire population. The sample selected for this survey 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 one another. The standard error, or sampling error, of a survey estimate is a measure of the variation among the estimates from all possible samples and, thus, 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 for selected quarterly statistics in this report. They are presented in the tables in the form of average relative standard errors. The relative standard error equals the standard error divided by the estimated value to which it refers. Average relative standard errors for annual estimates are not shown in the tables. To compute the average relative standard error for an annual estimate, divide its corresponding quarterly average relative standard error by 2.

The sample estimate and an estimate of its standard error allow us to construct interval estimates with prescribed confidence that the interval includes the average result of all possible samples with the same size and design. A 90-percent confidence interval is defined to be from 1.6 standard errors below the estimate to 1.6 standard errors above the estimate. If all possible samples were selected and surveyed under essentially the same conditions and all the respective 90-percent confidence intervals were generated, then approximately nine-tenths of the intervals would include the average value of all sample estimates and approximately one-tenth would not include this estimate. For example, suppose table 1 of this report showed that an estimated 8,000 units in one-family houses were started in a particular quarter in the Atlanta, GA, MSA. Further, suppose that the relative standard error of this estimate is 5 percent. Multiplying 8,000 by 0.05, we obtain 400 as the standard error. To obtain a 90-percent confidence interval, multiply 400 by 1.6 and add and subtract

the result from 8,000 yielding limits of 7,360 and 8,640. The average estimate of one-family houses started during the quarter may or may not be contained in this computed interval, but one can say that the average is included in the constructed interval with a specified confidence of 90 percent.

Nonsampling Errors

As calculated for this report, the relative standard error measures certain nonsampling errors, but does not measure any systematic biases in the data. Bias is the difference, averaged over all possible samples with the same size and design, between the estimates and the true value being estimated. 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.

The estimates of building permits issued are adjusted (imputed) for nonresponse. In most of the tables the imputation rate is 2 percent or less, but it may be as high as 10 percent. The imputation rates vary from quarter to quarter depending upon nonresponse.

As stated in the estimation procedures section, the ratios obtained for a CMSA are applied to the monthly numbers of units authorized from the Building Permits Survey to obtain the estimates for each of the component PMSAs. This could introduce potential biases into the PMSA estimates, because the ratios for the CMSA would differ from the ratios for the component PMSAs. However, the bias resulting from the estimation method is considered to be small compared to the larger standard error that would be contributed by the ratios from the individual PMSAs.

Appendix B. Definitions

Each estimate in this report is shown as a number of housing units. A housing unit is defined as a single room or group of rooms intended for occupancy as separate living quarters by a family, by a group of unrelated persons living together, or by a person living alone. Separate living quarters are those in which the occupants do not live and eat with any other persons in the structure and which have direct access from the outside of the building or through a common hall which is used or intended to be used by the occupants of another unit or by the general public.

Separate estimates are shown for the following categories:

1. Authorized—A building permit was issued.
2. Authorized, but not started—A building permit has been issued, but construction was not started by the end of the reporting period.
3. Started—Excavation for footings or foundation was begun. All housing units in buildings with two units or more are counted as being started when excavation for the building is begun. Beginning with September 1992, starts estimates include units in residential structures being totally rebuilt on existing foundations.

4. Under construction—Construction has been started, but was not completed by the end of the reporting period.
5. Completed—
 - a. One-family houses are considered completed when all finish flooring is installed, carpeting is installed in place of wood flooring, or the unit is occupied.
 - b. Buildings with two units or more are considered completed when half or more of the units are occupied or available for occupancy.

METROPOLITAN AREAS

Data for years prior to 1993 are based on definitions of metropolitan areas issued by the Office of Management and Budget (OMB) in June 1983 and amended as of June 1985. Data for 1993 and later periods are based on definitions issued by OMB on December 31, 1992 and amended as of June 30, 1993. The portion of the MSA, CMSA, or PMSA covered by the building permits and included in this report is shown below.

Metropolitan Statistical Area	Definition	Area Covered
Atlanta, GA MSA	Barrow County, GA	Entire county except Russell city
	Bartow County	Entire county except Kingston city, and Taylorsville town
	Carroll County	Entire county
	Cherokee County	Entire county
	Clayton County	Entire county
	Cobb County	Entire county
	Coweta County	Entire county
	DeKalb County	Entire county
	Douglas County	Entire county
	Fayette County	Entire county
	Forsyth County	Entire county
	Fulton County	Entire county
	Gwinnett County	Entire county
	Henry County	Entire county
Newton County	Entire county	

Metropolitan Statistical Area	Definition	Area Covered
Atlanta, GA MSA—Con.	Paulding County Pickens County Rockdale County Spalding County Walton County	Entire county except Brazwell city Entire county Entire county Entire county except Orchard Hill town and Sunny Side village Entire county except Between town
Charlotte-Gastonia-Rock Hill, NC-SC MSA	Cabarrus County, NC Gaston County Lincoln County Mecklenberg County Rowan County Union County York County, SC	Entire county Entire county Entire county Entire county Entire county Entire county Entire county except McConnells, Sharon, and Smyrna towns
Chicago-Gary-Kenosha, IL-IN-WI CMSA		
Chicago, IL PMSA	Cook County, IL DeKalb County DuPage County Grundy County Kane County Kendall County Lake County McHenry County Will County	Entire county Entire county Entire county Entire county Entire county Entire county Entire county Entire county Entire county
Gary, IN PMSA	Lake County, IN Porter County	Entire county Entire county
Kankakee, IL PMSA	Kankakee County, IL	Entire county
Kenosha, WI PMSA	Kenosha County, WI	Entire county
Colorado Springs, CO MSA	El Paso County, CO	Entire county
Dallas-Fort Worth, TX CMSA		
Dallas, TX PMSA	Collin County, TX Dallas County	Entire county except Anna, Nevada, and Westminster cities; Lavon and New Hope towns; and the unincorporated area Entire county except unincorporated area

Metropolitan Statistical Area	Definition	Area Covered
Dallas, TX PMSA—Con.	Denton County	Entire county except Lakewood Village city; Copper Canyon, Corral City, Cross Roads, Hebron, and Northlake towns; and the unincorporated area
	Ellis County	Entire county except Alma town and the unincorporated area
	Henderson County	Entire county except Brownsboro, Moore Station, and Murchinson cities; Caney City, Payne Springs, Poynor, and Star Harbor towns; and the unincorporated area
	Hunt County	Entire county except Wolfe City city; Campbell, Lone Oak, and Neylandville towns; and the unincorporated area
	Kaufman County	Entire county except Oak Ridge and Post Oak Bend City towns; Grays Prairie village; and the unincorporated area
	Rockwall County	Entire county except McLendon-Chisholm city and the unincorporated area
Fort Worth-Arlington, TX PMSA	Hood County, TX	Entire county except Lipan and Tolar cities, and the unincorporated area
	Johnson County	Entire county except Briaroaks city; Cross Timber and Godley towns; and the unincorporated area
	Parker County	Entire county except Cool city; Aledo, Anneta, Anneta North, Anneta South, Missap, and Sanctuary towns; and the unincorporated area
	Tarrant County	Entire county except the unincorporated area
Denver-Boulder-Greeley, CO CMSA		
Boulder-Longmont, CO PMSA	Boulder County, CO	Entire county
Denver, CO PMSA	Adams County, CO	Entire county
	Arapahoe County	Entire county
	Denver County	Entire county
	Douglas County	Entire county
	Jefferson County	Entire county except Lakeside town
Greeley, CO PMSA	Weld County, CO	Entire county except Raymer town
Houston-Galveston-Brazoria, TX CMSA		
Brazoria, TX PMSA	Brazoria County, TX	Entire county except Bailey's Prairie village
Galveston-Texas City, TX PMSA	Galveston County, TX	Entire county

Metropolitan Statistical Area	Definition	Area Covered
Houston, TX PMSA	Chambers County, TX	Entire county except Cove and Old River-Winfree towns
	Fort Bend County	Entire county except Arcola city; Orchard and Thompsons towns; Pleak village; and the unincorporated area
	Harris County	Entire county
	Liberty County	Entire county except Devers and North Cleveland cities
	Montgomery County	Entire county except Splendora, Cut and Shoot, and Patton Village cities
	Waller County	Entire county except Pattison city, Pine Island town, and the unincorporated area
Jacksonville, FL MSA	Clay County, FL	Entire county
	Duval County	Entire county
	Nassau County	Entire county
	St. Johns County	Entire county
Kansas City, MO-KS MSA	Cass County, MO	Entire county except East Lynne city, Strasburg town, and Gunn City and West Line villages
	Clay County	Entire county except Randolph village
	Clinton County	Entire county except Turney village
	Jackson County	Entire county except Lake Tapawingo city and Sibley village
	Lafayette County	Entire county except Corder, Lake Lafayette, Mayview, Napoleon, Odessa, Waverly, and Wellington cities; Dover town; and Aullville and Bates City villages
	Platte County	Entire county except Farley and Iatan villages
	Ray County	Entire county except Camden, Fleming, and Henrietta cities; and Elmira, Excelsior Estate, and Rayville villages
	Johnson County, KS	Entire county
	Leavenworth County	Entire county
Miami County	Entire county except Fontana city	
Wyandotte County	Entire county	
Las Vegas, NV-AZ MSA	Clark County, NV	Entire county
	Nye County	Entire county except the unincorporated area
	Mohave County, AZ	Entire county

Metropolitan Statistical Area	Definition	Area Covered
<i>Los Angeles-Riverside-Orange County, CA CMSA</i>		
<i>Los Angeles-Long Beach, CA PMSA</i>	Los Angeles County, CA	Entire county
<i>Orange County, CA PMSA</i>	Orange County, CA	Entire county
<i>Riverside-San Bernardino, CA PMSA</i>		
	Riverside County, CA	Entire county
	San Bernardino County	Entire county
Ventura, CA PMSA	Ventura County	Entire county
<i>Miami-Fort Lauderdale, FL CMSA</i>		
<i>Fort Lauderdale, FL PMSA</i>	Broward County, FL	Entire county
<i>Miami, FL PMSA</i>	Dade County	Entire county
<i>Minneapolis-St. Paul, MN-WI MSA</i>		
	Anoka County, MN	Entire county
	Carver County	Entire county
	Chicago County	Entire county
	Dakota County	Entire county
	Hennepin County	Entire county
	Isanti County	Entire county
	Ramsey County	Entire county
	Scott County	Entire county
	Sherburne County	Entire county
	Washington County	Entire county
	Wright County	Entire county
	Pierce County, WI	Entire county except Maiden Rock village
	St. Croix County	Entire county
<i>New Orleans, LA MSA</i>		
	Jefferson Parish, LA	Entire parish
	Orleans Parish	Entire parish
	Plaquemines Parish	Entire parish
	St. Bernard Parish	Entire parish
	St. Charles Parish	Entire parish
	St. James Parish	Entire parish except the unincorporated area
	St. John the Baptist Parish	Entire parish
	St. Tammany Parish	Entire parish except Sun village

Metropolitan Statistical Area	Definition	Area Covered
<i>New York-Northern New Jersey-Long Island, NY-NJ-CT-PA CMSA</i>		
Bergen-Passaic, NJ PMSA	Bergen County, NJ Passaic County	Entire county Entire county
Bridgeport, CT PMSA	Fairfield County, CT (part): Bridgeport city Easton town Fairfield town Monroe town Shelton city Stratford town Trumbull town New Haven County, CT (part): Ansonia city Beacon Falls town Derby city Milford city Oxford town Seymour town	Entire city Entire town Entire town Entire town Entire city Entire town Entire town Entire city Entire town Entire city Entire city Entire town Entire town
Danbury, CT PMSA	Fairfield County, CT (part): Bethel town Brookfield town Danbury city New Fairfield town Newtown town Redding town Ridgefield town Sherman town Litchfield County CT (part): Bridgewater town New Milford town Roxbury town Washington town	Entire town Entire town Entire city Entire town Entire town Entire town Entire town Entire town Entire town Entire town Entire town Entire town
Dutchess County, NY PMSA	Dutchess County, NY	Entire county
Jersey City, NJ PMSA	Hudson County, NJ	Entire county
Middlesex-Somerset-Hunterdon, NJ PMSA	Hunterdon County, NJ Middlesex County Somerset County	Entire county Entire county Entire county
Monmouth-Ocean, NJ PMSA	Monmouth County, NJ Ocean County	Entire county Entire county
Nassau-Suffolk, NY PMSA	Nassau County, NY Suffolk County	Entire county Entire county

Metropolitan Statistical Area	Definition	Area Covered
New Haven-Meriden, CT PMSA	Middlesex County, CT (part):	
	Clinton town	Entire town
	Killingworth town	Entire town
	New Haven County, CT (part):	
	Bethany town	Entire town
	Branford town	Entire town
	Cheshire town	Entire town
	East Haven town	Entire town
	Guilford town	Entire town
	Hamden town	Entire town
	Madison town	Entire town
	Meriden city	Entire city
	New Haven city	Entire city
	North Branford town	Entire town
	North Haven town	Entire town
	Orange town	Entire town
	Wallingford town	Entire town
West Haven city	Entire city	
Woodbridge town	Entire town	
<i>New York, NY PMSA</i>	Bronx County, NY	Entire county
	Kings County	Entire county
	New York County	Entire county
	Putnam County	Entire county
	Queens County	Entire county
	Richmond County	Entire county
	Rockland County	Entire county except Kaser and Montebello villages
Westchester County	Entire county	
Newark, NJ PMSA	Essex County, NJ	Entire county
	Morris County	Entire county
	Sussex County	Entire county
	Union County	Entire county
	Warren County	Entire county
Newburgh, NY-PA PMSA	Orange County, NY	Entire county
	Pike County, PA	Entire county
Stamford-Norwalk, CT PMSA	Fairfield County, CT (part):	
	Darien town	Entire town
	Greenwich town	Entire town
	New Canaan town	Entire town
	Norwalk city	Entire city
	Stamford city	Entire city
	Weston town	Entire town
	Westport town	Entire town
Wilton town	Entire town	
Trenton, NJ PMSA	Mercer County, NJ	Entire county

Metropolitan Statistical Area	Definition	Area Covered	
Waterbury, CT PMSA	Litchfield County, CT (part):		
	Bethlehem town	Entire town	
	Thomaston town	Entire town	
	Watertown town	Entire town	
	Woodbury town	Entire town	
		New Haven County, CT (part):	
		Middlebury town	Entire town
		Naugatuck borough	Entire borough
		Prospect town	Entire town
		Southbury town	Entire town
		Waterbury city	Entire city
		Wolcott town	Entire town
	Norfolk-Virginia Beach-Newport News, VA-NC MSA	Gloucester County, VA	Entire county
		Isle of Wight County	Entire county
James City County		Entire county	
Mathews County		Entire county	
York County		Entire county	
Chesapeake City		Entire city	
Hampton City		Entire city	
Newport News City		Entire city	
Norfolk City		Entire city	
Poquoson City		Entire city	
Portsmouth City		Entire city	
Suffolk City		Entire city	
Virginia Beach City		Entire city	
Williamsburg City		Entire city	
		Currituck County, NC	Entire county
Orlando, FL MSA	Lake County, FL	Entire county	
	Orange County	Entire county	
	Osceola County	Entire county	
	Seminole County	Entire county	
Phoenix-Mesa, AZ MSA	Maricopa County, AZ	Entire county	
	Pinal County	Entire county	
Sacramento-Yolo, CA CMSA			
	Sacramento, CA PMSA	Eldorado County, CA	Entire county
		Placer County	Entire county
		Sacramento County	Entire county
Yolo, CA PMSA	Yolo County	Entire county	

Metropolitan Statistical Area	Definition	Area Covered
<i>St. Louis, MO-IL MSA</i>	Crawford County, MO (part)	Sullivan City
	Franklin County	Entire county except Berger city; and Leslie, Parkway, and Oak Grove villages
	Jefferson County	Entire county except Scotsdale town
	Lincoln County	Entire county except Elsberry, Moscow Mills, and Winfield cities; Cave town; Treston and Whiteside villages; and the unincorporated area
	St. Charles County	Entire county except Foristell city and Augusta town
	St. Louis County	Entire county except Wilbur Park village
	Warren County	Entire county except Marthasville and Truesdale cities
	St. Louis City	Entire city
	Clinton County, IL	Entire county except Bartelso, Damiansville, Germantown, and Keyesport villages; and the unincorporated area
	Jersey County	Entire county
	Madison County	Entire county
Monroe County	Entire county	
St. Clair County	Entire county except Sauget village	
<i>Salt Lake City-Ogden, UT MSA</i>	Davis County, UT	Entire county
	Salt Lake County	Entire county
	Weber County	Entire county
<i>San Antonio, TX MSA</i>	Bexar County, TX	Entire county
	Comal County	Entire county
	Guadalupe County	Entire county except New Berlin city and the unincorporated area
	Wilson County	Entire county except La Vernia and Stockdale cities, and the unincorporated area
<i>San Diego, CA MSA</i>	San Diego County, CA	Entire county
<i>Seattle-Tacoma-Bremerton, WA CMSA</i>		
Bremerton, WA PMSA	Kitsap County, WA	Entire county
Olympia, WA PMSA	Thurston County, WA	Entire county
<i>Seattle-Bellevue-Everett, WA PMSA</i>	Island County WA	Entire county
	King County	Entire county
	Snohomish County	Entire county
<i>Tacoma, WA PMSA</i>	Pierce County, WA	Entire county
<i>Tampa-St. Petersburg-Clearwater, FL MSA</i>	Hernando County, FL	Entire county

Metropolitan Statistical Area	Definition	Area Covered
Tampa-St. Peterburgh-Clearwater, FL MSA—Con.	Hillsborough County	Entire county
	Pasco County	Entire county
	Pinellas County	Entire county
Tucson, AZ MSA	Pima County, AZ	Entire county
Washington-Baltimore, DC-MD-VA-WVA CMSA		
Baltimore, MD PMSA	Anne Arundel County, MD	Entire county
	Baltimore County	Entire county
	Carroll County	Entire county
	Harford County	Entire county
	Howard County	Entire county
	Queen Anne's County	Entire county except Barclay, Sulderville, and Templeville towns
	Baltimore City	Entire city
Hagerstown, MD PMSA	Washington County, MD	Entire county
Washington, DC-MD-VA-WV PMSA	District of Columbia	Entire city
	Calvert County, MD	Entire county
	Charles County	Entire county
	Frederick County	Entire county
	Montgomery County	Entire county
	Prince George's County	Entire county
	Arlington County, VA	Entire county
	Clarke County	Entire county
	Culpepper County	Entire county
	Fairfax County	Entire county
	Fauquier County	Entire county
	King George County	Entire county
	Loudon County	Entire county
	Prince William County	Entire county
	Spotsylvania County	Entire county
	Stafford County	Entire county
	Warren County	Entire county
	Alexandria City	Entire city
	Fairfax City	Entire city
	Falls Church City	Entire city
	Fredericksburg City	Entire city
	Manassas City	Entire city
	Manassas Park City	Entire city
Berkeley County, WV	Entire county	
Jefferson County	Entire county	
West Palm Beach-Boca Raton, FL MSA	Palm Beach County, FL	Entire county

Note: The metropolitan areas in **italic bold** print are published in this report.