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of Housing and Urban
Development

U S C E N S U S B U R E A U

J o i n t R e l e a s e

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NEW RESIDENTIAL CONSTRUCTION IN APRIL 2003

BUILDING PERMITS

Privately-owned housing units authorized by building permits in April were at a seasonally adjusted annual rate of 1,708,000, according to estimates reported today by the U.S. Commerce Department's Census Bureau. This is 1.2 percent ($\pm 1.0\%$) above the revised March rate of 1,688,000 and is 2.8 percent ($\pm 1.2\%$) above the April 2002 estimate of 1,662,000.

Single-family authorizations in April were at a rate of 1,327,000; this is 1.2 percent ($\pm 1.0\%$) above the March figure of 1,311,000. Authorizations of units in buildings with five units or more were at a rate of 302,000 in April.

HOUSING STARTS

Privately-owned housing starts in April were at a seasonally adjusted annual rate of 1,630,000. This is 6.8 percent ($\pm 7.7\%$) below the revised March estimate of 1,748,000, but is 2.7 percent ($\pm 7.2\%$) above the April 2002 rate of 1,587,000.

Single-family housing starts in April 2003 were at a rate of 1,356,000; this is 3.0 percent ($\pm 8.0\%$) below the March figure of 1,398,000. The April estimate for units in buildings with five units or more was 244,000.

HOUSING COMPLETIONS

Privately-owned housing completions in April were at a seasonally adjusted annual rate of 1,700,000, according to estimates released jointly today by the U.S. Census Bureau and the U.S. Department of Housing and Urban Development. This is 4.0 percent ($\pm 8.1\%$) above the revised March estimate of 1,635,000 and is 3.5 percent ($\pm 8.0\%$) above the April 2002 rate of 1,643,000.

Single-family housing completions in April 2003 were at a rate of 1,391,000; this is 5.8 percent ($\pm 8.8\%$) above the March figure of 1,315,000. The April rate for units in buildings with five units or more was 276,000.

EXPLANATORY NOTES

In interpreting changes in the statistics in this release, 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 building permit authorizations, 5 months for total starts, and 6 months for total completions. The statistics in this release 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 relative standard errors of the most recent data are shown in the tables. Whenever a statement such as "2.5 percent ($\pm 3.2\%$) above" appears in the text, this indicates the range (-0.7 to +5.7 percent) in which the actual percent change is likely to have occurred. All ranges given for percent changes are 90-percent confidence intervals and account only for 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. The same applies to the confidence intervals for percent changes shown in the tables. On average, the preliminary seasonally adjusted estimates of total building permits, housing starts and housing completions are revised about one percent. Explanations of confidence intervals and sampling variability can be found on our web site listed below.

New Residential Construction data for May 2003 will be released on Tuesday, June 17, 2003, at 8:30 A.M. EDT.

Our Internet site is: <http://www.census.gov/newresconst>

Unadjusted estimates of housing units authorized by building permits for January through December 2002 have been revised. Also, seasonally adjusted estimates of housing units authorized by building permits, started, under construction and completed for January 2001 through March 2003 have been revised.

Table 1. 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 -- | | | Total | 1 unit | Total | 1 unit | Total | 1 unit | Total | 1 unit |
| | | 1 unit | 2 to 4 units | 5 units or more | | | | | | | | |
| Seasonally adjusted annual rate | | | | | | | | | | | | |
| 2001: ^f January | 1,699 | 1,251 | 61 | 387 | 150 | 117 | 330 | 249 | 740 | 551 | 479 | 334 |
| February | 1,656 | 1,242 | 69 | 345 | 189 | 118 | 330 | 253 | 721 | 545 | 416 | 326 |
| March | 1,659 | 1,232 | 69 | 358 | 158 | 113 | 336 | 259 | 728 | 541 | 437 | 319 |
| April | 1,666 | 1,259 | 65 | 342 | 158 | 112 | 333 | 249 | 744 | 575 | 431 | 323 |
| May | 1,665 | 1,240 | 69 | 356 | 153 | 118 | 334 | 256 | 756 | 557 | 422 | 309 |
| June | 1,626 | 1,252 | 81 | 293 | 151 | 115 | 350 | 262 | 719 | 570 | 406 | 305 |
| July | 1,598 | 1,235 | 62 | 301 | 160 | 117 | 338 | 258 | 709 | 554 | 391 | 306 |
| August | 1,615 | 1,241 | 65 | 309 | 161 | 121 | 328 | 257 | 711 | 555 | 415 | 308 |
| September | 1,565 | 1,192 | 54 | 319 | 149 | 118 | 321 | 239 | 699 | 539 | 396 | 296 |
| October | 1,566 | 1,185 | 60 | 321 | 166 | 121 | 310 | 236 | 707 | 546 | 383 | 282 |
| November | 1,651 | 1,229 | 62 | 360 | 161 | 116 | 354 | 256 | 757 | 563 | 379 | 294 |
| December | 1,680 | 1,251 | 73 | 356 | 171 | 125 | 341 | 251 | 772 | 579 | 396 | 296 |
| 2002: ^f January | 1,679 | 1,294 | 72 | 313 | 174 | 134 | 344 | 270 | 771 | 595 | 390 | 295 |
| February | 1,773 | 1,391 | 66 | 316 | 210 | 144 | 352 | 280 | 809 | 639 | 402 | 328 |
| March | 1,681 | 1,281 | 71 | 329 | 151 | 119 | 335 | 252 | 782 | 590 | 413 | 320 |
| April | 1,662 | 1,279 | 70 | 313 | 165 | 125 | 333 | 254 | 752 | 580 | 412 | 320 |
| May | 1,721 | 1,286 | 69 | 366 | 181 | 119 | 345 | 256 | 769 | 581 | 426 | 330 |
| June | 1,746 | 1,309 | 82 | 355 | 173 | 125 | 349 | 256 | 808 | 600 | 416 | 328 |
| July | 1,742 | 1,312 | 70 | 360 | 179 | 125 | 354 | 254 | 798 | 601 | 411 | 332 |
| August | 1,704 | 1,319 | 73 | 312 | 165 | 119 | 346 | 253 | 773 | 605 | 420 | 342 |
| September | 1,803 | 1,372 | 91 | 340 | 181 | 132 | 368 | 271 | 786 | 621 | 468 | 348 |
| October | 1,813 | 1,390 | 71 | 352 | 173 | 128 | 364 | 270 | 800 | 617 | 476 | 375 |
| November | 1,764 | 1,377 | 70 | 317 | 161 | 123 | 340 | 275 | 776 | 616 | 487 | 363 |
| December | 1,907 | 1,420 | 77 | 410 | 180 | 136 | 394 | 287 | 869 | 642 | 464 | 355 |
| 2003: January ^f | 1,777 | 1,406 | 87 | 284 | 157 | 119 | 354 | 277 | 796 | 620 | 470 | 390 |
| February ^f | 1,786 | 1,319 | 78 | 389 | 170 | 100 | 308 | 250 | 777 | 595 | 531 | 374 |
| March ^f | 1,688 | 1,311 | 71 | 306 | 150 | 106 | 324 | 257 | 777 | 607 | 437 | 341 |
| April^p | 1,708 | 1,327 | 79 | 302 | 153 | 110 | 342 | 258 | 772 | 622 | 441 | 337 |
| Average RSE (%) ¹ | 1 | 1 | 4 | 1 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 |
| Percent Change: | | | | | | | | | | | | |
| <i>April 2003 from March 2003</i> | <i>1.2%</i> | <i>1.2%</i> | <i>11.3%</i> | <i>-1.3%</i> | <i>2.0%</i> | <i>3.8%</i> | <i>5.6%</i> | <i>0.4%</i> | <i>-0.6%</i> | <i>2.5%</i> | <i>0.9%</i> | <i>-1.2%</i> |
| <i>90% Confidence Interval²</i> | <i>± 1.0</i> | <i>± 1.0</i> | <i>± 2.1</i> | <i>± 3.6</i> | <i>± 1.3</i> | <i>± 1.5</i> | <i>± 2.5</i> | <i>± 2.8</i> | <i>± 1.7</i> | <i>± 1.9</i> | <i>± 2.3</i> | <i>± 2.6</i> |
| <i>April 2003 from April 2002</i> | <i>2.8%</i> | <i>3.8%</i> | <i>12.9%</i> | <i>-3.5%</i> | <i>-7.3%</i> | <i>-12.0%</i> | <i>2.7%</i> | <i>1.6%</i> | <i>2.7%</i> | <i>7.2%</i> | <i>7.0%</i> | <i>5.3%</i> |
| <i>90% Confidence Interval²</i> | <i>± 0.9</i> | <i>± 1.1</i> | <i>± 3.0</i> | <i>± 1.2</i> | <i>± 2.9</i> | <i>± 3.5</i> | <i>± 1.2</i> | <i>± 1.3</i> | <i>± 0.9</i> | <i>± 1.0</i> | <i>± 1.8</i> | <i>± 2.0</i> |

See footnotes at end of table.

Table 1. 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 -- | | | Total | 1 unit | Total | 1 unit | Total | 1 unit | Total | 1 unit |
| | | 1 unit | 2 to 4 units | 5 units or more | | | | | | | | |
| Not seasonally adjusted | | | | | | | | | | | | |
| 2001 | 1,636.7 | 1,235.6 | 66.0 | 335.2 | 159.8 | 117.7 | 333.6 | 252.5 | 730.3 | 556.9 | 413.0 | 308.5 |
| 2002 ^f | 1,747.7 | 1,332.6 | 73.7 | 341.4 | 173.7 | 126.6 | 352.4 | 263.4 | 790.7 | 606.5 | 430.9 | 336.2 |
| RSE (%) | (X) | (X) | (X) | (X) | (X) | (X) | (X) | (X) | (X) | (X) | (X) | (X) |
| 2002: First 4 months ³ | 536.7 | 419.0 | 21.7 | 96.0 | 48.3 | 36.0 | 98.6 | 76.4 | 261.6 | 204.2 | 128.2 | 102.4 |
| 2003: First 4 months ³ | 551.3 | 431.8 | 23.1 | 96.3 | 45.5 | 31.4 | 96.4 | 76.2 | 259.4 | 207.3 | 150.0 | 117.0 |
| RSE (%) | (Z) | 1 | 2 | (Z) | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 |
| Year to Date Percent Change⁴ | 2.7% | 3.1% | 6.5% | (Z) | -5.7% | -12.8% | -2.3% | (Z) | -0.8% | 1.5% | 17.0% | 14.2% |
| <i>90% Confidence Interval²</i> | <i>± 1.2</i> | <i>± 1.0</i> | <i>± 3.7</i> | <i>± 1.7</i> | <i>± 2.6</i> | <i>± 3.1</i> | <i>± 2.1</i> | <i>± 2.4</i> | <i>± 1.6</i> | <i>± 1.7</i> | <i>± 2.6</i> | <i>± 2.9</i> |
| 2001: January | 117.0 | 85.6 | 3.8 | 27.6 | 9.0 | 6.9 | 17.8 | 13.0 | 56.1 | 42.0 | 34.1 | 23.7 |
| February | 114.3 | 85.1 | 4.7 | 24.6 | 10.6 | 6.6 | 19.1 | 14.0 | 55.1 | 42.1 | 29.5 | 22.3 |
| March | 147.7 | 112.7 | 5.9 | 29.1 | 12.9 | 9.3 | 28.7 | 22.6 | 67.1 | 51.3 | 38.9 | 29.4 |
| April | 148.6 | 116.5 | 5.8 | 26.2 | 14.1 | 10.4 | 31.5 | 24.9 | 65.2 | 51.8 | 37.7 | 29.4 |
| May | 159.8 | 124.4 | 6.5 | 28.9 | 15.3 | 12.3 | 34.7 | 27.5 | 70.2 | 53.6 | 39.6 | 31.0 |
| June | 153.9 | 119.2 | 7.8 | 27.0 | 15.1 | 11.5 | 33.0 | 25.9 | 65.4 | 52.2 | 40.5 | 29.5 |
| July | 140.6 | 110.2 | 5.1 | 25.3 | 15.0 | 11.1 | 31.1 | 24.2 | 61.1 | 47.9 | 33.4 | 27.0 |
| August | 151.4 | 116.2 | 6.2 | 29.0 | 15.8 | 11.8 | 31.2 | 24.7 | 65.6 | 51.1 | 38.8 | 28.5 |
| September | 125.2 | 92.4 | 4.6 | 28.2 | 12.2 | 9.6 | 27.0 | 19.8 | 54.3 | 40.0 | 31.7 | 23.0 |
| October | 140.2 | 104.4 | 5.9 | 29.8 | 15.3 | 11.3 | 30.8 | 22.6 | 60.2 | 46.0 | 33.9 | 24.6 |
| November | 124.4 | 89.2 | 4.8 | 30.4 | 13.0 | 8.9 | 27.4 | 18.9 | 57.4 | 41.1 | 26.7 | 20.3 |
| December | 113.6 | 79.7 | 4.9 | 29.0 | 11.4 | 8.0 | 21.4 | 14.4 | 52.7 | 37.7 | 28.1 | 19.6 |
| 2002 ^f : January | 115.7 | 88.7 | 4.5 | 22.4 | 10.5 | 7.8 | 18.7 | 14.1 | 58.9 | 45.9 | 27.6 | 21.0 |
| February | 122.5 | 95.5 | 4.4 | 22.6 | 11.7 | 8.0 | 20.4 | 15.5 | 62.0 | 49.6 | 28.3 | 22.5 |
| March | 143.2 | 111.0 | 5.8 | 26.5 | 11.9 | 9.5 | 27.3 | 20.9 | 69.1 | 52.7 | 34.8 | 27.9 |
| April | 156.0 | 125.4 | 6.4 | 24.3 | 15.5 | 12.1 | 33.6 | 26.9 | 69.2 | 55.6 | 37.8 | 30.8 |
| May | 164.2 | 127.1 | 6.4 | 30.7 | 17.9 | 12.5 | 34.6 | 26.8 | 71.7 | 55.3 | 40.0 | 32.5 |
| June | 158.0 | 118.9 | 7.8 | 31.3 | 16.8 | 11.9 | 31.9 | 24.4 | 69.6 | 52.0 | 39.8 | 30.6 |
| July | 159.3 | 122.4 | 6.0 | 30.9 | 17.3 | 12.3 | 33.8 | 24.9 | 70.6 | 54.0 | 37.6 | 31.1 |
| August | 153.7 | 119.8 | 6.6 | 27.3 | 15.5 | 11.2 | 31.8 | 23.8 | 68.7 | 54.3 | 37.6 | 30.4 |
| September | 149.5 | 110.1 | 8.0 | 31.4 | 15.2 | 11.2 | 32.1 | 23.1 | 63.6 | 48.0 | 38.5 | 27.7 |
| October | 162.9 | 123.0 | 7.0 | 32.9 | 16.2 | 12.0 | 36.2 | 26.0 | 68.6 | 52.3 | 41.9 | 32.8 |
| November | 126.8 | 96.0 | 5.3 | 25.6 | 12.4 | 9.1 | 25.2 | 19.7 | 55.6 | 42.8 | 33.5 | 24.4 |
| December | 135.8 | 94.6 | 5.6 | 35.5 | 12.6 | 9.0 | 26.7 | 17.2 | 63.0 | 44.1 | 33.4 | 24.3 |
| 2003: January | 121.6 | 95.3 | 5.4 | 20.8 | 9.3 | 6.9 | 18.6 | 13.9 | 60.8 | 47.5 | 32.9 | 27.0 |
| February | 124.2 | 91.2 | 5.2 | 27.7 | 9.4 | 5.5 | 17.9 | 13.7 | 59.5 | 46.2 | 37.4 | 25.7 |
| March ^r | 143.5 | 114.1 | 5.8 | 23.6 | 11.7 | 8.4 | 26.6 | 21.5 | 67.5 | 54.2 | 37.8 | 30.1 |
| April^p | 160.1 | 129.5 | 7.3 | 23.3 | 14.6 | 10.6 | 34.5 | 27.2 | 70.2 | 58.9 | 40.9 | 32.9 |
| Average RSE (%) ¹ | 1 | 1 | 4 | 1 | 2 | 2 | 1 | 1 | 1 | 1 | 1 | 1 |

^pPreliminary. ^rRevised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards.

X Not applicable. Z Less than 0.5 percent.

¹Average RSE for the latest 6-month period.

²See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals

³Reflects revisions not distributed to months.

⁴Computed using unrounded data.

Table 2. New Privately-Owned Housing Units Authorized, but Not Started, at End of Period

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

| Period | United States | | | | Northeast | | Midwest | | South | | West | |
|--|---------------|-----------------------|--------------|-----------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | Total | In structures with -- | | | Total | 1 unit | Total | 1 unit | Total | 1 unit | Total | 1 unit |
| | | 1 unit | 2 to 4 units | 5 units or more | | | | | | | | |
| 2001: January | 140.7 | 82.9 | 4.3 | 53.6 | 16.6 | 8.4 | 18.3 | 12.4 | 71.6 | 41.5 | 34.2 | 20.6 |
| February | 142.7 | 83.4 | 6.0 | 53.2 | 18.3 | 8.9 | 18.9 | 14.1 | 69.8 | 39.7 | 35.6 | 20.6 |
| March | 155.0 | 95.4 | 4.8 | 54.8 | 18.1 | 10.4 | 20.7 | 16.5 | 77.6 | 46.0 | 38.6 | 22.4 |
| April | 149.8 | 92.3 | 4.4 | 53.1 | 15.3 | 9.0 | 24.5 | 18.1 | 73.6 | 43.3 | 36.4 | 22.0 |
| May | 152.0 | 93.8 | 5.5 | 52.7 | 17.1 | 10.4 | 22.6 | 17.2 | 77.2 | 45.8 | 35.1 | 20.4 |
| June | 150.9 | 94.0 | 6.1 | 50.8 | 17.8 | 10.3 | 21.2 | 15.6 | 75.0 | 46.3 | 37.0 | 21.8 |
| July | 137.6 | 87.6 | 4.5 | 45.5 | 16.7 | 9.9 | 21.5 | 17.3 | 65.8 | 40.3 | 33.5 | 20.2 |
| August | 145.5 | 92.1 | 5.8 | 47.6 | 15.9 | 9.5 | 20.3 | 16.1 | 72.5 | 44.7 | 36.9 | 21.9 |
| September | 135.2 | 81.8 | 5.5 | 47.9 | 15.2 | 7.9 | 21.9 | 15.4 | 65.0 | 37.7 | 33.0 | 20.7 |
| October | 127.7 | 78.0 | 6.2 | 43.4 | 15.5 | 9.1 | 19.6 | 14.3 | 58.7 | 33.7 | 34.0 | 20.9 |
| November | 127.1 | 78.8 | 5.1 | 43.2 | 13.6 | 8.1 | 17.8 | 12.4 | 62.9 | 37.7 | 32.9 | 20.6 |
| December | 130.5 | 76.8 | 6.0 | 47.7 | 14.0 | 7.9 | 16.9 | 12.1 | 67.9 | 37.5 | 31.7 | 19.3 |
| 2002: January | 137.2 | 84.9 | 4.2 | 48.1 | 14.2 | 8.9 | 19.0 | 14.0 | 70.7 | 41.4 | 33.4 | 20.5 |
| February | 135.8 | 83.6 | 5.7 | 46.5 | 16.6 | 10.1 | 17.8 | 12.7 | 70.3 | 41.6 | 31.1 | 19.3 |
| March | 141.3 | 90.0 | 4.3 | 47.0 | 15.9 | 9.8 | 17.9 | 14.2 | 76.8 | 46.9 | 30.8 | 19.0 |
| April | 150.6 | 97.8 | 4.1 | 48.7 | 18.7 | 12.3 | 24.5 | 18.2 | 75.5 | 47.7 | 32.0 | 19.6 |
| May | 145.4 | 94.4 | 4.3 | 46.6 | 18.3 | 12.4 | 26.3 | 18.8 | 69.1 | 43.4 | 31.6 | 19.9 |
| June | 142.8 | 90.0 | 4.5 | 48.3 | 17.0 | 10.2 | 22.5 | 16.2 | 70.9 | 43.2 | 32.4 | 20.4 |
| July | 140.8 | 90.7 | 4.8 | 45.2 | 18.3 | 12.4 | 17.4 | 13.8 | 73.0 | 44.4 | 32.1 | 20.2 |
| August | 150.1 | 101.3 | 5.6 | 43.2 | 16.6 | 11.1 | 23.1 | 18.0 | 74.7 | 48.2 | 35.7 | 24.0 |
| September | 140.9 | 92.1 | 3.1 | 45.7 | 14.8 | 10.4 | 19.9 | 16.2 | 71.5 | 45.6 | 34.8 | 19.9 |
| October | 155.1 | 100.9 | 4.5 | 49.8 | 16.5 | 11.5 | 23.6 | 18.6 | 78.4 | 48.3 | 36.5 | 22.4 |
| November | 150.8 | 96.5 | 4.7 | 49.6 | 16.7 | 11.5 | 18.8 | 15.6 | 77.5 | 47.0 | 37.9 | 22.4 |
| December | 154.9 | 97.2 | 4.7 | 53.0 | 16.6 | 11.8 | 19.5 | 15.2 | 81.7 | 48.4 | 37.2 | 21.8 |
| 2003: January | 158.6 | 101.4 | 4.2 | 53.0 | 18.3 | 13.3 | 19.5 | 14.6 | 85.4 | 52.0 | 35.4 | 21.5 |
| February [†] | 170.9 | 108.4 | 4.8 | 57.6 | 19.1 | 13.7 | 22.7 | 16.6 | 89.8 | 55.5 | 39.3 | 22.6 |
| March [†] | 170.2 | 107.4 | 4.6 | 58.2 | 18.6 | 13.8 | 24.8 | 18.9 | 88.5 | 52.0 | 38.2 | 22.7 |
| April^p | 180.4 | 114.2 | 5.1 | 61.1 | 19.4 | 12.6 | 28.5 | 21.2 | 93.3 | 56.5 | 39.1 | 23.9 |
| Average RSE (%) ¹ | 3 | 4 | 16 | 7 | 10 | 13 | 10 | 9 | 5 | 5 | 5 | 10 |
| Percent Change:² | | | | | | | | | | | | |
| <i>April 2003 from March 2003</i> | 6.0% | 6.3% | 12.0% | 4.9% | 4.3% | -8.9% | 14.9% | 12.2% | 5.4% | 8.6% | 2.4% | 5.6% |
| <i>90% Confidence Interval³</i> | ± 4.0 | ± 4.9 | ± 20.8 | ± 6.7 | ± 9.0 | ± 10.1 | ± 8.3 | ± 8.7 | ± 6.0 | ± 7.7 | ± 8.8 | ± 12.8 |
| <i>April 2003 from April 2002</i> | 19.7% | 16.8% | 24.1% | 25.3% | 4.0% | 2.4% | 16.4% | 16.4% | 23.6% | 18.4% | 22.3% | 22.2% |
| <i>90% Confidence Interval³</i> | ± 6.6 | ± 6.9 | ± 45.7 | ± 17.6 | ± 20.5 | ± 17.8 | ± 14.7 | ± 11.9 | ± 10.4 | ± 11.6 | ± 12.4 | ± 14.6 |

^pPreliminary. [†]Revised. RSE Relative Standard Error. Z Less than 0.5 percent.

¹Average RSE for the latest 6-month period.

²Computed using unrounded data.

³See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals.

Note: These 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.

Table 3. New Privately-Owned Housing Units Started

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

| Period | United States | | | | Northeast | | Midwest | | South | | West | |
|--|---------------|-----------------------|--------------|-----------------|--------------|--------------|--------------|--------------|---------------|---------------|--------------|--------------|
| | Total | In structures with -- | | | Total | 1 unit | Total | 1 unit | Total | 1 unit | Total | 1 unit |
| | | 1 unit | 2 to 4 units | 5 units or more | | | | | | | | |
| Seasonally adjusted annual rate | | | | | | | | | | | | |
| 2001: ^f | | | | | | | | | | | | |
| January | 1,600 | 1,275 | (S) | 286 | 125 | 108 | 318 | 276 | 740 | 591 | 417 | 300 |
| February | 1,625 | 1,280 | (S) | 319 | 145 | 111 | 326 | 252 | 770 | 601 | 384 | 316 |
| March | 1,590 | 1,218 | (S) | 329 | 153 | 94 | 343 | 275 | 706 | 546 | 388 | 303 |
| April | 1,649 | 1,311 | (S) | 295 | 179 | 120 | 308 | 268 | 745 | 605 | 417 | 318 |
| May | 1,605 | 1,285 | (S) | 292 | 127 | 99 | 348 | 279 | 714 | 578 | 416 | 329 |
| June | 1,636 | 1,295 | (S) | 287 | 134 | 105 | 339 | 270 | 768 | 633 | 395 | 287 |
| July | 1,670 | 1,298 | (S) | 331 | 167 | 116 | 319 | 246 | 790 | 628 | 394 | 308 |
| August | 1,567 | 1,286 | (S) | 255 | 156 | 124 | 351 | 297 | 681 | 570 | 379 | 295 |
| September | 1,562 | 1,243 | (S) | 273 | 139 | 117 | 285 | 253 | 731 | 583 | 407 | 290 |
| October | 1,540 | 1,240 | (S) | 266 | 147 | 113 | 327 | 254 | 733 | 598 | 333 | 275 |
| November | 1,602 | 1,244 | (S) | 320 | 169 | 106 | 361 | 290 | 698 | 546 | 374 | 302 |
| December | 1,568 | 1,285 | (S) | 266 | 141 | 112 | 336 | 270 | 703 | 593 | 388 | 310 |
| 2002: ^f | | | | | | | | | | | | |
| January | 1,681 | 1,307 | (S) | 306 | 164 | 127 | 334 | 267 | 800 | 614 | 383 | 299 |
| February | 1,817 | 1,491 | (S) | 282 | 147 | 128 | 380 | 326 | 844 | 683 | 446 | 354 |
| March | 1,651 | 1,284 | (S) | 319 | 168 | 130 | 338 | 265 | 745 | 562 | 400 | 327 |
| April | 1,587 | 1,275 | (S) | 285 | 129 | 104 | 282 | 249 | 801 | 618 | 375 | 304 |
| May | 1,752 | 1,389 | (S) | 326 | 163 | 126 | 364 | 267 | 811 | 662 | 414 | 334 |
| June | 1,709 | 1,359 | (S) | 303 | 176 | 131 | 344 | 293 | 779 | 601 | 410 | 334 |
| July | 1,666 | 1,329 | (S) | 306 | 159 | 96 | 367 | 291 | 753 | 614 | 387 | 328 |
| August | 1,630 | 1,249 | (S) | 350 | 169 | 120 | 333 | 230 | 768 | 604 | 360 | 295 |
| September | 1,810 | 1,449 | (S) | 324 | 176 | 118 | 389 | 291 | 805 | 669 | 440 | 371 |
| October | 1,653 | 1,366 | (S) | 254 | 145 | 116 | 321 | 251 | 702 | 617 | 485 | 382 |
| November | 1,760 | 1,403 | (S) | 323 | 144 | 109 | 379 | 300 | 807 | 658 | 430 | 336 |
| December | 1,815 | 1,462 | (S) | 318 | 162 | 115 | 386 | 322 | 792 | 645 | 475 | 380 |
| 2003: | | | | | | | | | | | | |
| January ^f | 1,828 | 1,509 | (S) | 278 | 145 | 115 | 349 | 327 | 820 | 646 | 514 | 421 |
| February ^f | 1,640 | 1,312 | (S) | 298 | 142 | 98 | 279 | 247 | 759 | 602 | 460 | 365 |
| March ^f | 1,748 | 1,398 | (S) | 315 | 154 | 112 | 354 | 281 | 811 | 681 | 429 | 324 |
| April^g | 1,630 | 1,356 | (S) | 244 | 152 | 136 | 329 | 287 | 723 | 587 | 426 | 346 |
| Average RSE (%) ¹ | 3 | 3 | (X) | 10 | 10 | 12 | 7 | 8 | 4 | 4 | 6 | 6 |
| Percent Change: | | | | | | | | | | | | |
| <i>April 2003 from March 2003</i> | -6.8% | -3.0% | (S) | -22.5% | -1.3% | 21.4% | -7.1% | 2.1% | -10.9% | -13.8% | -0.7% | 6.8% |
| <i>90% Confidence Interval²</i> | ± 7.7 | ± 8.0 | (X) | ± 20.9 | ± 30.8 | ± 38.6 | ± 21.1 | ± 25.2 | ± 11.0 | ± 10.2 | ± 13.0 | ± 14.6 |
| <i>April 2003 from April 2002</i> | 2.7% | 6.4% | (S) | -14.4% | 17.8% | 30.8% | 16.7% | 15.3% | -9.7% | -5.0% | 13.6% | 13.8% |
| <i>90% Confidence Interval²</i> | ± 7.2 | ± 6.1 | (X) | ± 26.3 | ± 24.9 | ± 32.1 | ± 13.6 | ± 12.8 | ± 10.1 | ± 7.9 | ± 16.6 | ± 13.8 |

See footnotes at end of table.

Table 3. New Privately-Owned Housing Units Started - Con.

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

| Period | United States | | | | Northeast | | Midwest | | South | | West | |
|--|---------------|-----------------------|---------------|-----------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | Total | In structures with -- | | | Total | 1 unit | Total | 1 unit | Total | 1 unit | Total | 1 unit |
| | | 1 unit | 2 to 4 units | 5 units or more | | | | | | | | |
| Not seasonally adjusted | | | | | | | | | | | | |
| 2001 | 1,602.7 | 1,273.3 | 36.6 | 292.8 | 149.2 | 110.8 | 330.4 | 269.3 | 732.0 | 590.3 | 391.1 | 303.0 |
| 2002 | 1,704.9 | 1,358.6 | 38.5 | 307.9 | 158.4 | 117.8 | 349.6 | 276.7 | 781.5 | 628.2 | 415.5 | 335.8 |
| RSE (%) | 1 | 1 | 12 | 3 | 2 | 1 | 2 | 2 | 1 | 2 | 1 | 2 |
| 2002: First 4 months | 517.7 | 415.5 | 13.6 | 88.7 | 41.1 | 32.2 | 91.6 | 75.0 | 258.2 | 205.0 | 126.8 | 103.3 |
| 2003: First 4 months | 527.2 | 433.2 | 10.0 | 84.0 | 41.0 | 31.4 | 91.6 | 78.8 | 251.5 | 207.5 | 143.1 | 115.5 |
| RSE (%) | 3 | 3 | 24 | 12 | 9 | 9 | 4 | 5 | 5 | 4 | 6 | 6 |
| Year to Date Percent Change³ | 1.8% | 4.3% | -26.0% | -5.2% | -0.3% | -2.4% | 0.0% | 5.0% | -2.6% | 1.2% | 12.9% | 11.8% |
| 90% Confidence Interval² | ± 2.9 | ± 2.6 | ± 20.4 | ± 10.2 | ± 7.4 | ± 8.2 | ± 6.3 | ± 4.7 | ± 3.9 | ± 3.7 | ± 7.0 | ± 6.4 |
| 2001: January | 106.4 | 83.9 | 2.7 | 19.8 | 6.6 | 5.4 | 16.8 | 13.9 | 54.1 | 43.8 | 28.9 | 20.8 |
| February | 108.2 | 85.6 | 1.7 | 20.9 | 8.0 | 5.8 | 18.1 | 13.3 | 56.0 | 45.0 | 26.0 | 21.6 |
| March | 133.2 | 104.3 | 3.4 | 25.5 | 11.9 | 7.3 | 26.4 | 21.2 | 61.1 | 48.7 | 33.8 | 27.2 |
| April | 151.3 | 122.2 | 3.7 | 25.4 | 15.7 | 10.6 | 28.6 | 25.1 | 68.3 | 56.3 | 38.7 | 30.2 |
| May | 154.0 | 125.8 | 2.5 | 25.6 | 12.2 | 9.7 | 35.6 | 29.6 | 66.4 | 54.5 | 39.8 | 32.1 |
| June | 155.2 | 125.8 | 4.6 | 24.8 | 13.4 | 10.9 | 35.4 | 29.4 | 70.6 | 59.0 | 35.8 | 26.5 |
| July | 154.6 | 120.5 | 3.8 | 30.3 | 15.9 | 11.2 | 30.1 | 23.4 | 71.0 | 56.2 | 37.6 | 29.8 |
| August | 141.5 | 115.4 | 2.4 | 23.6 | 15.3 | 12.3 | 32.8 | 27.7 | 59.3 | 49.1 | 34.0 | 26.2 |
| September | 133.1 | 105.2 | 4.0 | 23.9 | 12.5 | 10.6 | 25.2 | 22.4 | 61.0 | 48.1 | 34.4 | 24.2 |
| October | 139.8 | 110.3 | 3.4 | 26.1 | 13.5 | 10.3 | 31.9 | 24.8 | 65.5 | 52.3 | 28.8 | 23.1 |
| November | 121.0 | 90.6 | 3.2 | 27.2 | 14.1 | 8.8 | 28.6 | 22.5 | 50.8 | 37.9 | 27.5 | 21.4 |
| December | 104.6 | 83.6 | 1.2 | 19.7 | 10.1 | 7.9 | 21.0 | 16.1 | 47.6 | 39.5 | 25.8 | 20.1 |
| 2002: January | 110.4 | 84.7 | 4.7 | 21.1 | 8.9 | 6.4 | 18.1 | 13.4 | 57.0 | 44.2 | 26.4 | 20.6 |
| February | 120.4 | 99.1 | 2.9 | 18.4 | 7.8 | 6.6 | 20.6 | 17.1 | 61.7 | 51.2 | 30.2 | 24.2 |
| March | 138.2 | 109.5 | 3.7 | 25.0 | 13.1 | 10.1 | 25.6 | 19.9 | 65.0 | 50.7 | 34.5 | 28.8 |
| April | 148.8 | 122.2 | 2.3 | 24.2 | 11.3 | 9.1 | 27.4 | 24.6 | 74.4 | 58.9 | 35.7 | 29.6 |
| May | 165.5 | 133.7 | 3.2 | 28.5 | 15.5 | 12.3 | 36.0 | 27.6 | 74.8 | 61.8 | 39.1 | 32.1 |
| June | 160.3 | 130.1 | 4.0 | 26.2 | 17.5 | 13.6 | 35.4 | 31.0 | 70.3 | 54.9 | 37.1 | 30.5 |
| July | 155.9 | 125.2 | 2.9 | 27.8 | 14.9 | 9.2 | 35.5 | 28.5 | 68.2 | 55.6 | 37.2 | 31.9 |
| August | 147.0 | 111.4 | 2.9 | 32.6 | 16.5 | 12.0 | 31.0 | 21.4 | 67.3 | 52.0 | 32.1 | 26.0 |
| September | 155.6 | 124.0 | 3.2 | 28.4 | 15.9 | 10.8 | 34.5 | 25.9 | 67.5 | 55.6 | 37.8 | 31.7 |
| October | 146.8 | 118.8 | 3.2 | 24.9 | 13.4 | 10.5 | 30.7 | 23.9 | 60.7 | 52.4 | 42.0 | 32.0 |
| November | 133.0 | 102.6 | 2.9 | 27.5 | 12.0 | 9.0 | 30.5 | 23.8 | 59.5 | 46.8 | 31.1 | 23.1 |
| December | 123.1 | 97.2 | 2.6 | 23.3 | 11.6 | 8.1 | 24.4 | 19.7 | 54.9 | 44.1 | 32.2 | 25.3 |
| 2003: January | 117.8 | 95.9 | 2.8 | 19.0 | 7.8 | 5.8 | 17.7 | 16.2 | 57.6 | 45.7 | 34.7 | 28.3 |
| February ^f | 109.7 | 88.1 | 2.0 | 19.6 | 7.9 | 5.0 | 15.0 | 12.9 | 55.4 | 45.0 | 31.4 | 25.1 |
| March ^f | 147.8 | 120.5 | 2.7 | 24.6 | 11.9 | 8.7 | 27.1 | 21.4 | 71.6 | 61.4 | 37.2 | 29.0 |
| April^p | 151.9 | 128.6 | 2.5 | 20.8 | 13.3 | 12.0 | 31.7 | 28.2 | 66.9 | 55.4 | 39.9 | 33.1 |
| Average RSE (%) ¹ | 3 | 3 | 24 | 10 | 10 | 12 | 7 | 8 | 4 | 4 | 6 | 6 |

^pPreliminary. ^fRevised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards.

X Not applicable. Z Less than 0.5 percent.

¹Average RSE for the latest 6-month period.

²See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals

³Computed using unrounded data.

Table 4. New Privately-Owned Housing Units Under Construction at End of Period

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

| Period | United States | | | | Northeast | | Midwest | | South | | West | | |
|------------------------------|--|-----------------------|--------------|-----------------|--------------|--------------|-------------|--------------|-------------|--------------|--------------|-------------|--------------|
| | Total | In structures with -- | | | Total | 1 unit | Total | 1 unit | Total | 1 unit | Total | 1 unit | |
| | | 1 unit | 2 to 4 units | 5 units or more | | | | | | | | | |
| Seasonally adjusted | | | | | | | | | | | | | |
| 2001: ^f | January | 986 | 670 | (S) | 284 | 111 | 77 | 193 | 145 | 426 | 284 | 256 | 164 |
| | February | 987 | 672 | (S) | 284 | 111 | 77 | 193 | 144 | 426 | 285 | 257 | 166 |
| | March | 1,001 | 676 | (S) | 292 | 114 | 76 | 199 | 147 | 428 | 285 | 260 | 168 |
| | April | 1,007 | 683 | (S) | 291 | 117 | 78 | 197 | 147 | 431 | 290 | 262 | 168 |
| | May | 1,015 | 687 | (S) | 299 | 116 | 76 | 202 | 149 | 432 | 292 | 265 | 170 |
| | June | 1,013 | 688 | (S) | 295 | 113 | 73 | 205 | 149 | 429 | 296 | 266 | 170 |
| | July | 1,017 | 689 | (S) | 298 | 116 | 74 | 199 | 143 | 433 | 300 | 269 | 172 |
| | August | 1,011 | 692 | (S) | 290 | 117 | 74 | 201 | 150 | 425 | 297 | 268 | 171 |
| | September | 1,014 | 690 | (S) | 294 | 119 | 76 | 200 | 149 | 424 | 294 | 271 | 171 |
| | October | 1,008 | 681 | (S) | 294 | 118 | 74 | 199 | 145 | 425 | 294 | 266 | 168 |
| | November | 1,011 | 683 | (S) | 297 | 120 | 74 | 202 | 148 | 425 | 294 | 264 | 167 |
| | December | 996 | 673 | (S) | 294 | 118 | 72 | 202 | 149 | 415 | 287 | 261 | 165 |
| 2002: ^f | January | 999 | 671 | (S) | 298 | 114 | 71 | 204 | 149 | 421 | 287 | 260 | 164 |
| | February | 1,009 | 679 | (S) | 299 | 115 | 72 | 204 | 150 | 427 | 291 | 263 | 166 |
| | March | 1,016 | 677 | (S) | 306 | 118 | 72 | 204 | 148 | 430 | 290 | 264 | 167 |
| | April | 1,011 | 680 | (S) | 300 | 117 | 72 | 199 | 147 | 430 | 291 | 265 | 170 |
| | May | 1,012 | 681 | (S) | 303 | 117 | 73 | 200 | 146 | 428 | 291 | 267 | 171 |
| | June | 1,021 | 688 | (S) | 304 | 118 | 74 | 206 | 152 | 431 | 291 | 266 | 171 |
| | July | 1,024 | 692 | (S) | 303 | 120 | 72 | 209 | 155 | 429 | 292 | 266 | 173 |
| | August | 1,011 | 682 | (S) | 303 | 120 | 73 | 205 | 150 | 428 | 290 | 258 | 169 |
| | September | 1,024 | 691 | (S) | 307 | 124 | 73 | 207 | 150 | 432 | 294 | 261 | 174 |
| | October | 1,026 | 696 | (S) | 304 | 125 | 73 | 208 | 149 | 426 | 294 | 267 | 180 |
| | November | 1,030 | 694 | (S) | 309 | 125 | 73 | 211 | 149 | 429 | 296 | 265 | 176 |
| | December | 1,039 | 703 | (S) | 309 | 127 | 75 | 214 | 151 | 432 | 299 | 266 | 178 |
| 2003: | January ^f | 1,054 | 721 | (S) | 307 | 126 | 76 | 218 | 156 | 436 | 302 | 274 | 187 |
| | February ^f | 1,052 | 719 | (S) | 307 | 121 | 74 | 217 | 154 | 437 | 303 | 277 | 188 |
| | March ^f | 1,060 | 726 | (S) | 309 | 124 | 76 | 216 | 154 | 442 | 310 | 278 | 186 |
| | April^p | 1,052 | 724 | (S) | 304 | 122 | 78 | 214 | 154 | 437 | 304 | 279 | 188 |
| Average RSE (%) ¹ | | 2 | 2 | (X) | 3 | 3 | 3 | 5 | 6 | 2 | 3 | 2 | 3 |
| Percent Change: | | | | | | | | | | | | | |
| | <i>April 2003 from March 2003</i> | -0.8% | -0.3% | (S) | -1.6% | -1.6% | 2.6% | -0.9% | 0.0% | -1.1% | -1.9% | 0.4% | 1.1% |
| | <i>90% Confidence Interval²</i> | ± 0.9 | ± 1.0 | (X) | ± 2.0 | ± 2.8 | ± 1.5 | ± 2.0 | ± 2.2 | ± 1.6 | ± 1.7 | ± 1.6 | ± 2.3 |
| | <i>April 2003 from April 2002</i> | 4.1% | 6.5% | (S) | 1.3% | 4.3% | 8.3% | 7.5% | 4.8% | 1.6% | 4.5% | 5.3% | 10.6% |
| | <i>90% Confidence Interval²</i> | ± 2.3 | ± 2.2 | (X) | ± 5.8 | ± 6.8 | ± 6.9 | ± 7.3 | ± 5.4 | ± 3.1 | ± 3.3 | ± 3.7 | ± 3.9 |

See footnotes at end of table.

Table 4. New Privately-Owned Housing Units Under Construction at End of Period - Con.

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

| Period | United States | | | | Northeast | | Midwest | | South | | West | |
|------------------------------|----------------|-----------------------|--------------|-----------------|--------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|
| | Total | In structures with -- | | | Total | 1 unit | Total | 1 unit | Total | 1 unit | Total | 1 unit |
| | | 1 unit | 2 to 4 units | 5 units or more | | | | | | | | |
| Not seasonally adjusted | | | | | | | | | | | | |
| 2001: January | 940.8 | 627.8 | 31.4 | 281.6 | 107.4 | 73.7 | 182.4 | 134.6 | 406.4 | 265.8 | 244.6 | 153.7 |
| February | 939.1 | 628.5 | 31.0 | 279.6 | 106.0 | 72.1 | 180.0 | 131.8 | 408.5 | 270.0 | 244.6 | 154.6 |
| March | 967.0 | 644.0 | 32.3 | 290.7 | 109.8 | 72.1 | 187.2 | 135.4 | 417.8 | 275.7 | 252.1 | 160.7 |
| April | 996.2 | 669.4 | 33.2 | 293.5 | 114.3 | 74.9 | 191.2 | 140.8 | 431.0 | 288.7 | 259.7 | 165.1 |
| May | 1,027.6 | 696.5 | 29.8 | 301.4 | 115.1 | 75.1 | 203.4 | 149.6 | 440.1 | 298.8 | 269.0 | 172.9 |
| June | 1,038.3 | 710.9 | 30.0 | 297.4 | 113.8 | 74.0 | 211.5 | 155.3 | 440.6 | 306.4 | 272.4 | 175.3 |
| July | 1,056.3 | 725.7 | 30.3 | 300.2 | 118.3 | 75.6 | 209.7 | 153.7 | 448.2 | 313.8 | 280.0 | 182.5 |
| August | 1,046.2 | 729.5 | 28.9 | 287.8 | 120.6 | 77.9 | 210.9 | 160.1 | 437.6 | 310.5 | 276.9 | 181.1 |
| September | 1,043.3 | 721.6 | 29.8 | 291.9 | 122.4 | 79.3 | 208.3 | 157.7 | 434.0 | 305.0 | 278.6 | 179.6 |
| October | 1,035.6 | 706.6 | 33.6 | 295.4 | 122.2 | 77.9 | 207.3 | 152.9 | 433.7 | 301.9 | 272.4 | 173.9 |
| November | 1,018.4 | 686.5 | 31.5 | 300.4 | 122.6 | 76.2 | 204.1 | 149.8 | 426.7 | 293.8 | 265.0 | 166.7 |
| December | 959.4 | 638.3 | 28.4 | 292.6 | 116.1 | 70.9 | 195.9 | 143.0 | 396.5 | 269.1 | 250.9 | 155.3 |
| 2002: January | 957.3 | 631.3 | 30.1 | 295.9 | 111.4 | 68.4 | 194.2 | 139.3 | 401.3 | 268.7 | 250.4 | 154.9 |
| February | 960.7 | 635.9 | 30.8 | 294.0 | 109.0 | 67.0 | 191.1 | 138.0 | 408.7 | 274.8 | 251.8 | 156.1 |
| March | 979.8 | 643.3 | 33.0 | 303.5 | 114.1 | 68.1 | 192.0 | 136.3 | 419.3 | 280.6 | 254.3 | 158.3 |
| April | 999.8 | 666.8 | 30.9 | 302.1 | 113.6 | 68.7 | 193.4 | 140.8 | 430.2 | 290.0 | 262.6 | 167.3 |
| May | 1,024.6 | 690.3 | 28.1 | 306.2 | 117.4 | 72.6 | 200.2 | 145.9 | 436.4 | 297.9 | 270.6 | 173.9 |
| June | 1,045.7 | 710.3 | 28.7 | 306.7 | 119.6 | 75.2 | 213.3 | 159.1 | 442.7 | 301.1 | 270.2 | 174.9 |
| July | 1,064.9 | 730.4 | 28.9 | 305.6 | 123.3 | 75.1 | 221.5 | 167.2 | 444.7 | 306.2 | 275.3 | 181.9 |
| August | 1,045.5 | 719.2 | 25.4 | 300.9 | 123.0 | 76.3 | 214.8 | 160.4 | 440.7 | 303.8 | 266.9 | 178.6 |
| September | 1,053.8 | 722.8 | 25.7 | 305.3 | 127.4 | 76.5 | 215.7 | 158.9 | 441.6 | 304.3 | 269.1 | 183.1 |
| October | 1,057.0 | 723.0 | 26.6 | 307.3 | 129.8 | 77.0 | 217.5 | 157.6 | 434.5 | 301.3 | 275.3 | 187.1 |
| November | 1,039.7 | 700.1 | 27.2 | 312.3 | 128.3 | 75.9 | 214.2 | 151.4 | 430.7 | 296.2 | 266.5 | 176.6 |
| December | 1,001.2 | 668.8 | 26.3 | 306.0 | 125.0 | 73.8 | 207.1 | 145.0 | 413.0 | 280.8 | 256.0 | 169.2 |
| 2003: January | 1,005.2 | 675.2 | 25.4 | 304.6 | 122.2 | 72.6 | 206.1 | 144.8 | 415.6 | 282.6 | 261.3 | 175.2 |
| February ^f | 999.4 | 671.6 | 25.6 | 302.2 | 115.0 | 68.7 | 201.9 | 140.2 | 418.6 | 286.8 | 263.9 | 175.9 |
| March ^f | 1,020.8 | 689.6 | 24.6 | 306.7 | 118.9 | 71.6 | 203.0 | 141.4 | 430.5 | 299.2 | 268.5 | 177.4 |
| April^p | 1,039.7 | 709.8 | 24.1 | 305.9 | 119.8 | 75.4 | 207.2 | 146.9 | 437.2 | 303.5 | 275.6 | 184.1 |
| Average RSE (%) ¹ | 2 | 2 | 8 | 3 | 3 | 3 | 5 | 6 | 2 | 3 | 2 | 3 |

^pPreliminary. ^fRevised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards.

X Not applicable. Z Less than 0.5 percent.

¹Average RSE for the latest 6-month period.

²See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals.

Table 5. New Privately-Owned Housing Units Completed

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

| Period | United States | | | | Northeast | | Midwest | | South | | West | |
|--|---------------|-----------------------|--------------|-----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| | Total | In structures with -- | | | Total | 1 unit | Total | 1 unit | Total | 1 unit | Total | 1 unit |
| | | 1 unit | 2 to 4 units | 5 units or more | | | | | | | | |
| Seasonally adjusted annual rate | | | | | | | | | | | | |
| 2001: ^f January | 1,456 | 1,122 | (S) | 313 | 156 | 97 | 319 | 263 | 623 | 494 | 358 | 268 |
| February | 1,536 | 1,198 | (S) | 312 | 135 | 108 | 306 | 250 | 739 | 556 | 356 | 284 |
| March | 1,470 | 1,193 | (S) | 243 | 130 | 109 | 279 | 243 | 700 | 568 | 361 | 273 |
| April | 1,574 | 1,242 | (S) | 303 | 148 | 108 | 322 | 254 | 705 | 555 | 399 | 325 |
| May | 1,497 | 1,224 | (S) | 223 | 137 | 115 | 287 | 250 | 696 | 555 | 377 | 304 |
| June | 1,654 | 1,283 | (S) | 325 | 162 | 132 | 320 | 269 | 787 | 592 | 385 | 290 |
| July | 1,582 | 1,273 | (S) | 276 | 126 | 113 | 364 | 297 | 732 | 582 | 360 | 281 |
| August | 1,615 | 1,281 | (S) | 305 | 139 | 114 | 311 | 237 | 761 | 606 | 404 | 324 |
| September | 1,551 | 1,262 | (S) | 257 | 118 | 92 | 307 | 264 | 744 | 606 | 382 | 300 |
| October | 1,599 | 1,334 | (S) | 238 | 166 | 124 | 313 | 282 | 729 | 601 | 391 | 327 |
| November | 1,555 | 1,242 | (S) | 280 | 144 | 115 | 339 | 266 | 662 | 540 | 410 | 321 |
| December | 1,693 | 1,351 | (S) | 300 | 175 | 130 | 317 | 250 | 801 | 652 | 400 | 319 |
| 2002: ^f January | 1,631 | 1,323 | (S) | 273 | 187 | 126 | 291 | 262 | 750 | 620 | 403 | 315 |
| February | 1,666 | 1,366 | (S) | 273 | 138 | 116 | 382 | 302 | 752 | 624 | 394 | 324 |
| March | 1,563 | 1,323 | (S) | 223 | 138 | 122 | 334 | 300 | 678 | 568 | 413 | 333 |
| April | 1,643 | 1,276 | (S) | 326 | 155 | 110 | 334 | 270 | 800 | 627 | 354 | 269 |
| May | 1,713 | 1,360 | (S) | 287 | 144 | 108 | 352 | 277 | 828 | 665 | 389 | 310 |
| June | 1,591 | 1,278 | (S) | 279 | 159 | 119 | 248 | 202 | 748 | 603 | 436 | 354 |
| July | 1,612 | 1,275 | (S) | 306 | 141 | 117 | 309 | 236 | 764 | 607 | 398 | 315 |
| August | 1,705 | 1,324 | (S) | 334 | 161 | 113 | 358 | 287 | 754 | 599 | 432 | 325 |
| September | 1,655 | 1,340 | (S) | 283 | 133 | 110 | 342 | 278 | 758 | 628 | 422 | 324 |
| October | 1,591 | 1,286 | (S) | 279 | 132 | 108 | 311 | 263 | 758 | 608 | 390 | 307 |
| November | 1,706 | 1,394 | (S) | 284 | 157 | 112 | 356 | 302 | 731 | 608 | 462 | 372 |
| December | 1,674 | 1,353 | (S) | 290 | 134 | 102 | 339 | 289 | 763 | 623 | 438 | 339 |
| 2003: January ^f | 1,647 | 1,314 | (S) | 284 | 140 | 99 | 282 | 248 | 795 | 628 | 430 | 339 |
| February ^f | 1,672 | 1,326 | (S) | 321 | 210 | 128 | 309 | 283 | 732 | 568 | 421 | 347 |
| March ^f | 1,635 | 1,315 | (S) | 272 | 121 | 79 | 355 | 281 | 744 | 611 | 415 | 344 |
| April^g | 1,700 | 1,391 | (S) | 276 | 152 | 104 | 366 | 296 | 772 | 655 | 410 | 336 |
| Average RSE (%) ¹ | 4 | 4 | (X) | 12 | 13 | 11 | 9 | 9 | 5 | 6 | 7 | 7 |
| Percent Change: | | | | | | | | | | | | |
| <i>April 2003 from March 2003</i> | <i>4.0%</i> | <i>5.8%</i> | <i>(S)</i> | <i>1.5%</i> | <i>25.6%</i> | <i>31.6%</i> | <i>3.1%</i> | <i>5.3%</i> | <i>3.8%</i> | <i>7.2%</i> | <i>-1.2%</i> | <i>-2.3%</i> |
| <i>90% Confidence Interval²</i> | <i>± 8.1</i> | <i>± 8.8</i> | <i>(X)</i> | <i>± 27.5</i> | <i>± 50.4</i> | <i>± 32.0</i> | <i>± 14.6</i> | <i>± 17.3</i> | <i>± 10.3</i> | <i>± 11.6</i> | <i>± 17.8</i> | <i>± 21.0</i> |
| <i>April 2003 from April 2002</i> | <i>3.5%</i> | <i>9.0%</i> | <i>(S)</i> | <i>-15.3%</i> | <i>-1.9%</i> | <i>-5.5%</i> | <i>9.6%</i> | <i>9.6%</i> | <i>-3.5%</i> | <i>4.5%</i> | <i>15.8%</i> | <i>24.9%</i> |
| <i>90% Confidence Interval²</i> | <i>± 8.0</i> | <i>± 8.0</i> | <i>(X)</i> | <i>± 23.8</i> | <i>± 35.2</i> | <i>± 17.6</i> | <i>± 19.0</i> | <i>± 17.0</i> | <i>± 9.5</i> | <i>± 10.9</i> | <i>± 19.3</i> | <i>± 20.6</i> |

See footnotes at end of table.

Table 5. New Privately-Owned Housing Units Completed - Con.

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

| Period | United States | | | | Northeast | | Midwest | | South | | West | |
|---|---------------|-----------------------|--------------|-----------------|--------------|---------------|--------------|--------------|-------------|-------------|-------------|--------------|
| | Total | In structures with -- | | | Total | 1 unit | Total | 1 unit | Total | 1 unit | Total | 1 unit |
| | | 1 unit | 2 to 4 units | 5 units or more | | | | | | | | |
| Not seasonally adjusted | | | | | | | | | | | | |
| 2001 | 1,570.8 | 1,255.9 | 33.9 | 281.0 | 144.8 | 113.7 | 316.4 | 261.1 | 726.3 | 578.2 | 383.3 | 302.9 |
| 2002 | 1,648.4 | 1,325.1 | 35.0 | 288.2 | 147.9 | 113.3 | 329.8 | 272.0 | 757.8 | 614.8 | 412.8 | 325.0 |
| RSE (%) | 1 | 1 | 11 | 3 | 3 | 4 | 3 | 3 | 1 | 2 | 1 | 1 |
| 2002: First 4 months | 475.9 | 387.3 | 8.7 | 79.9 | 44.1 | 33.6 | 92.7 | 77.6 | 223.3 | 183.7 | 115.9 | 92.4 |
| 2003: First 4 months | 487.0 | 392.0 | 11.3 | 83.7 | 43.9 | 28.5 | 91.1 | 75.9 | 227.7 | 185.8 | 124.3 | 101.8 |
| RSE (%) | 4 | 4 | 29 | 13 | 18 | 10 | 8 | 10 | 4 | 4 | 9 | 10 |
| <i>Year to Date Percent Change</i> ³ | 2.3% | 1.2% | 28.9% | 4.8% | -0.4% | -15.4% | -1.7% | -2.2% | 2.0% | 1.2% | 7.2% | 10.2% |
| <i>90% Confidence Interval</i> ² | ± 3.6 | ± 3.3 | ± 38.1 | ± 13.5 | ± 10.9 | ± 8.4 | ± 9.2 | ± 7.4 | ± 5.2 | ± 5.2 | ± 7.0 | ± 6.9 |
| 2001: January | 100.0 | 77.1 | 1.5 | 21.5 | 10.8 | 6.7 | 20.9 | 17.1 | 44.1 | 35.2 | 24.2 | 18.0 |
| February | 106.1 | 83.3 | 1.8 | 21.0 | 9.2 | 7.4 | 19.2 | 15.4 | 52.5 | 40.1 | 25.2 | 20.3 |
| March | 114.4 | 93.4 | 2.5 | 18.4 | 9.6 | 7.9 | 20.3 | 17.6 | 55.8 | 45.8 | 28.7 | 22.1 |
| April | 121.5 | 95.4 | 2.3 | 23.9 | 10.9 | 7.8 | 24.6 | 19.2 | 54.9 | 43.1 | 31.1 | 25.3 |
| May | 122.0 | 99.6 | 4.1 | 18.2 | 11.0 | 9.3 | 23.4 | 20.3 | 56.8 | 45.2 | 30.7 | 24.8 |
| June | 143.9 | 110.8 | 4.1 | 29.0 | 14.6 | 11.9 | 28.0 | 23.5 | 68.2 | 50.7 | 33.1 | 24.6 |
| July | 134.7 | 105.8 | 3.1 | 25.8 | 10.7 | 9.5 | 31.5 | 25.2 | 62.6 | 48.6 | 29.9 | 22.5 |
| August | 148.5 | 113.0 | 3.1 | 32.3 | 12.4 | 9.7 | 29.2 | 21.3 | 69.5 | 53.0 | 37.4 | 28.9 |
| September | 137.2 | 113.0 | 2.6 | 21.6 | 11.1 | 8.9 | 28.6 | 25.0 | 64.8 | 53.2 | 32.7 | 25.8 |
| October | 143.6 | 121.2 | 2.3 | 20.1 | 14.5 | 11.0 | 29.8 | 27.2 | 64.5 | 53.7 | 34.7 | 29.3 |
| November | 136.7 | 112.3 | 2.6 | 21.8 | 12.8 | 10.5 | 31.6 | 26.0 | 56.0 | 46.5 | 36.3 | 29.4 |
| December | 162.3 | 131.1 | 3.9 | 27.3 | 17.1 | 13.0 | 29.3 | 23.2 | 76.7 | 63.1 | 39.2 | 31.8 |
| 2002: January | 112.3 | 91.0 | 2.4 | 18.8 | 12.9 | 8.7 | 18.9 | 16.9 | 53.2 | 44.2 | 27.2 | 21.2 |
| February | 115.2 | 94.9 | 1.8 | 18.5 | 9.4 | 7.9 | 24.0 | 18.6 | 53.7 | 45.1 | 28.0 | 23.3 |
| March | 121.2 | 103.0 | 1.3 | 16.8 | 9.8 | 8.6 | 24.3 | 21.7 | 54.0 | 45.7 | 33.0 | 27.0 |
| April | 127.3 | 98.3 | 3.2 | 25.8 | 11.9 | 8.4 | 25.4 | 20.3 | 62.3 | 48.7 | 27.7 | 20.9 |
| May | 139.4 | 110.5 | 5.4 | 23.5 | 11.2 | 8.3 | 28.8 | 22.6 | 67.7 | 54.3 | 31.7 | 25.2 |
| June | 138.2 | 110.2 | 3.0 | 25.0 | 14.3 | 10.7 | 21.8 | 17.7 | 64.8 | 51.8 | 37.4 | 30.0 |
| July | 136.6 | 105.1 | 2.9 | 28.6 | 11.7 | 9.4 | 26.8 | 20.0 | 65.2 | 50.5 | 33.0 | 25.2 |
| August | 158.3 | 117.9 | 4.9 | 35.4 | 15.5 | 10.4 | 33.4 | 25.9 | 69.0 | 52.5 | 40.5 | 29.0 |
| September | 146.6 | 119.8 | 2.7 | 24.1 | 12.3 | 10.4 | 31.9 | 26.5 | 66.2 | 55.2 | 36.1 | 27.8 |
| October | 143.2 | 117.4 | 2.2 | 23.6 | 11.8 | 9.7 | 29.5 | 25.4 | 67.4 | 54.7 | 34.6 | 27.6 |
| November | 149.7 | 125.6 | 2.2 | 22.0 | 13.8 | 10.3 | 33.6 | 29.5 | 61.3 | 51.8 | 41.0 | 34.0 |
| December | 160.4 | 131.3 | 2.8 | 26.2 | 13.3 | 10.4 | 31.3 | 26.8 | 73.0 | 60.3 | 42.7 | 33.8 |
| 2003: January | 113.3 | 90.1 | 3.4 | 19.8 | 9.5 | 6.6 | 18.4 | 16.0 | 56.3 | 44.7 | 29.2 | 22.8 |
| February ^f | 115.7 | 92.3 | 1.7 | 21.7 | 14.3 | 8.7 | 19.2 | 17.4 | 52.2 | 41.1 | 30.0 | 25.0 |
| March ^f | 126.9 | 103.0 | 3.6 | 20.3 | 8.9 | 5.7 | 25.8 | 20.3 | 59.1 | 49.2 | 33.2 | 27.9 |
| April^p | 131.0 | 106.6 | 2.6 | 21.8 | 11.3 | 7.4 | 27.7 | 22.2 | 60.1 | 50.9 | 31.9 | 26.0 |
| Average RSE (%) ¹ | 4 | 4 | 25 | 12 | 13 | 11 | 9 | 9 | 5 | 6 | 7 | 7 |

^pPreliminary. ^fRevised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards.

X Not applicable. Z Less than 0.5 percent.

¹Average RSE for the latest 6-month period.

² See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals.

³ Computed using unrounded data.