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NEW RESIDENTIAL CONSTRUCTION IN JANUARY 2005

The U.S. Census Bureau and the Department of Housing and Urban Development jointly announced the following new residential construction statistics for January 2005:

BUILDING PERMITS

Privately-owned housing units authorized by building permits in January were at a seasonally adjusted annual rate of 2,105,000. This is 1.7 percent ($\pm 1.0\%$) above the revised December rate of 2,069,000 and is 6.8 percent ($\pm 1.6\%$) above the January 2004 estimate of 1,971,000.

Single-family authorizations in January were at a rate of 1,624,000; this is 0.7 percent ($\pm 1.1\%$)* above the December figure of 1,612,000. Authorizations of units in buildings with five units or more were at a rate of 393,000 in January.

HOUSING STARTS

Privately-owned housing starts in January were at a seasonally adjusted annual rate of 2,159,000. This is 4.7 percent ($\pm 10.5\%$)* above the revised December estimate of 2,063,000 and is 11.6 percent ($\pm 9.4\%$) above the January 2004 rate of 1,934,000.

Single-family housing starts in January 2005 were at a rate of 1,760,000; this is 2.7 percent ($\pm 11.7\%$)* above the December figure of 1,713,000. The January rate for units in buildings with five units or more was 355,000.

HOUSING COMPLETIONS

Privately-owned housing completions in January were at a seasonally adjusted annual rate of 1,915,000. This is 0.8 percent ($\pm 6.6\%$)* below the revised December estimate of 1,930,000, but is 11.7 percent ($\pm 8.8\%$) above the January 2004 rate of 1,714,000.

Single-family housing completions in January 2005 were at a rate of 1,599,000; this is 3.7 percent ($\pm 7.0\%$)* below the December figure of 1,660,000. The January rate for units in buildings with five units or more was 272,000.

New Residential Construction data for February 2005 will be released on Wednesday, March 16, 2005, at 8:30 A.M. EST.

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

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 does not contain zero, the change is statistically significant. If it does contain zero, the change is not statistically significant; that is, it is uncertain whether there was an increase or decrease. The same policies apply 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 above.

Beginning this month, building permit data reflect an increase in the universe of permit-issuing places from 19,000 to 20,000 places. New monthly samples for the residential construction surveys based on the new permit universe are being introduced. Detailed descriptions of the sample designs are available on our Internet site. These changes have no effect on the total level of housing starts and completions because the increase in the permit universe is offset by a decrease in the universe of areas where permits are not required. Building permit data for 2004 for both universes are shown in Table 1 of this release.

* 90% confidence interval includes zero. The Census Bureau does not have sufficient statistical evidence to conclude that the actual change is different from zero.

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												
19,000-Place Universe												
2004: January	1,913	1,488	96	329	184	120	351	277	880	690	498	401
February	1,913	1,516	78	319	183	124	343	285	884	701	503	406
March	1,975	1,551	93	331	206	140	350	285	916	723	503	403
April	2,006	1,544	99	363	198	139	369	282	905	711	534	412
May	2,097	1,610	96	391	196	127	355	283	994	748	552	452
June	1,945	1,546	83	316	197	130	339	278	902	730	507	408
July	2,066	1,586	113	367	189	119	358	283	964	747	555	437
August	1,969	1,556	82	331	175	119	349	288	910	723	535	426
September	1,998	1,559	80	359	191	119	376	287	904	732	527	421
October	2,018	1,557	93	368	175	115	358	278	960	748	525	416
November	2,028	1,549	89	390	204	124	347	279	920	720	557	426
December ^f	2,032	1,567	100	365	206	125	357	285	923	745	546	412
20,000-Place Universe												
2004: January	1,971	1,532	94	345	186	127	360	288	919	708	506	409
February	1,956	1,551	85	320	172	126	357	295	912	718	515	412
March	2,019	1,600	96	323	203	146	369	298	934	741	513	415
April	2,043	1,574	96	373	201	143	378	291	929	721	535	419
May	2,111	1,634	95	382	199	131	362	293	1,001	763	549	447
June	1,981	1,581	88	312	201	132	350	289	913	745	517	415
July	2,097	1,616	112	369	193	125	374	298	966	754	564	439
August	2,017	1,588	86	343	183	122	379	307	928	736	527	423
September	2,024	1,583	82	359	200	120	385	302	915	739	524	422
October	2,056	1,590	91	375	176	118	378	298	974	757	528	417
November	2,072	1,582	94	396	202	124	362	295	937	734	571	429
December	2,069	1,612	98	359	196	123	394	314	937	757	542	418
2005: January^p	2,105	1,624	88	393	198	123	338	275	1,028	801	541	425
Average RSE (%) ¹	1	1	5	1	2	2	2	2	1	1	1	1
Percent Change⁵:												
<i>January 2005 from December 2004</i>	<i>1.7%</i>	<i>0.7%</i>	<i>-10.2%</i>	<i>9.5%</i>	<i>1.0%</i>	<i>0.0%</i>	<i>-14.2%</i>	<i>-12.4%</i>	<i>9.7%</i>	<i>5.8%</i>	<i>-0.2%</i>	<i>1.7%</i>
<i>90% Confidence Interval³</i>	<i>± 1.0</i>	<i>± 1.1</i>	<i>± 2.6</i>	<i>± 3.1</i>	<i>± 1.6</i>	<i>± 2.1</i>	<i>± 4.7</i>	<i>± 5.2</i>	<i>± 1.6</i>	<i>± 1.8</i>	<i>± 1.2</i>	<i>± 1.4</i>
<i>January 2005 from January 2004</i>	<i>6.8%</i>	<i>6.0%</i>	<i>-6.4%</i>	<i>13.9%</i>	<i>6.5%</i>	<i>-3.1%</i>	<i>-6.1%</i>	<i>-4.5%</i>	<i>11.9%</i>	<i>13.1%</i>	<i>6.9%</i>	<i>3.9%</i>
<i>90% Confidence Interval³</i>	<i>± 1.6</i>	<i>± 0.9</i>	<i>± 2.6</i>	<i>± 6.7</i>	<i>± 2.8</i>	<i>± 3.6</i>	<i>± 5.5</i>	<i>± 6.1</i>	<i>± 2.4</i>	<i>± 2.7</i>	<i>± 1.5</i>	<i>± 1.7</i>

^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 Relative standard error is less than 0.5 percent.

¹Average RSE for the latest 6-month period.

²Reflects revisions not distributed to months.

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

⁴Computed using unrounded data.

⁵Based on 20,000-Place universe.

Table 1. New Privately-Owned Housing Units Authorized in Permit-Issuing Places (cont.)

[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												
19,000-Place Universe												
2003	1,889.2	1,460.9	82.5	345.8	182.4	124.4	371.0	287.3	849.3	670.1	486.5	379.0
2004 ²	2,024.2	1,572.5	93.1	358.6	193.5	126.8	357.7	284.7	937.3	737.7	535.6	423.4
20,000-Place Universe												
2004 ²	2,060.6	1,612.3	92.4	355.9	196.5	131.8	378.3	304.7	949.0	749.2	536.9	426.6
RSE (%)	(Z)	(Z)	1	(Z)	1	1	2	2	(Z)	(Z)	(Z)	1
19,000-Place Universe												
2004: January	127.6	98.8	6.0	22.8	10.6	6.8	17.7	13.9	65.2	51.0	34.2	27.1
February	131.2	103.5	5.0	22.7	9.9	6.8	18.8	15.6	67.6	53.3	34.9	27.9
March	183.6	147.4	8.6	27.6	17.7	11.9	31.3	25.7	87.3	70.8	47.2	39.0
April	186.7	148.4	9.2	29.1	18.5	13.4	35.9	29.0	83.7	66.9	48.7	39.0
May	184.8	145.0	8.3	31.5	18.0	12.0	33.0	27.2	84.9	65.1	48.9	40.8
June	191.0	153.5	8.8	28.7	20.7	13.2	34.3	28.9	84.0	70.0	52.1	41.3
July	181.7	141.8	9.1	30.7	17.6	11.3	32.4	26.6	83.3	65.1	48.3	38.8
August	176.5	140.5	7.3	28.7	16.4	11.1	33.5	27.2	80.5	64.7	46.2	37.4
September	172.9	132.0	7.0	33.8	16.8	10.5	35.1	25.9	74.4	59.4	46.7	36.3
October	167.9	125.2	8.3	34.3	15.1	9.9	32.8	24.6	77.9	58.2	42.1	32.5
November	151.4	112.0	7.2	32.1	16.4	9.7	27.7	21.1	67.7	51.5	39.7	29.7
December ^f	152.4	110.7	7.4	34.3	15.4	8.9	24.1	17.7	70.6	54.2	42.3	29.9
20,000-Place Universe												
2004: January	131.9	102.1	5.8	24.0	10.7	7.2	18.1	14.8	68.4	52.4	34.6	27.7
February	134.7	106.1	5.4	23.1	10.1	7.1	19.7	16.3	69.7	54.5	35.2	28.3
March	186.9	152.1	8.8	26.0	17.1	12.3	33.1	27.2	88.5	72.5	48.1	40.1
April	190.5	151.8	9.0	29.8	18.6	13.7	37.0	29.9	85.8	68.4	49.1	39.8
May	187.0	147.8	8.0	31.2	18.6	12.6	33.9	28.2	86.3	66.6	48.3	40.4
June	194.3	156.7	9.2	28.3	20.5	13.5	35.2	29.8	85.5	71.5	53.0	42.0
July	184.7	144.8	9.2	30.7	18.0	11.8	33.6	28.0	83.9	65.7	49.2	39.3
August	181.2	144.2	7.6	29.4	16.7	11.4	36.6	29.3	82.2	66.2	45.7	37.3
September	174.2	134.0	7.1	33.1	17.6	10.7	35.7	27.2	74.2	59.8	46.7	36.4
October	171.1	127.6	8.0	35.5	15.2	10.1	34.8	26.1	79.2	58.9	41.9	32.4
November	154.2	114.0	7.8	32.4	16.2	9.7	28.5	22.1	69.0	52.1	40.5	30.0
December	154.1	113.3	7.3	33.6	14.8	8.5	26.2	19.4	71.1	54.9	42.1	30.4
2005: January^p	136.0	104.1	5.0	26.9	11.1	6.7	16.1	13.1	73.3	56.7	35.4	27.6
Average RSE (%) ¹	1	1	5	1	2	2	2	2	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 Relative standard error is less than 0.5 percent.

¹Average RSE for the latest 6-month period.

²Reflects revisions not distributed to months.

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

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								
2004: January	167.2	108.3	4.9	53.9	19.7	11.5	22.3	15.9	88.5	56.9	36.6	24.0
February	173.6	116.6	5.0	52.0	20.4	11.6	23.8	18.0	91.3	61.6	38.1	25.3
March	181.0	126.8	6.3	47.9	23.2	12.5	25.6	20.7	93.4	65.2	38.7	28.3
April	183.5	131.1	7.3	45.1	22.0	13.2	24.9	20.7	91.1	64.0	45.5	33.2
May	183.4	125.8	7.0	50.5	23.0	12.9	24.3	19.3	95.4	64.7	40.7	29.0
June	203.3	142.8	10.4	50.2	26.5	13.1	25.6	21.3	100.1	70.5	51.1	37.9
July	203.5	139.1	10.0	54.4	26.3	13.4	26.2	19.8	103.7	71.7	47.2	34.1
August	195.2	131.5	6.8	56.9	24.3	12.1	22.4	16.9	103.9	70.3	44.6	32.1
September	203.7	138.8	6.8	58.1	25.5	12.0	26.4	17.8	104.0	73.2	47.8	35.8
October	192.8	130.2	7.1	55.5	23.6	10.3	24.8	17.5	101.1	70.7	43.3	31.8
November ^f	202.7	134.8	8.3	59.6	25.7	10.5	27.5	19.0	103.8	72.4	45.7	33.0
December ^f	214.4	137.4	10.3	66.7	28.5	10.0	26.0	17.4	109.0	76.6	51.0	33.4
2005: ⁴ January^p	204.1	131.3	9.4	63.4	29.9	12.1	25.5	18.8	104.1	70.2	44.6	30.3
Average RSE (%) ¹	4	4	12	8	9	12	8	9	5	5	8	10
Percent Change:²												
January 2005 from December 2004	-4.8%	-4.4%	-9.4%	-5.0%	5.0%	21.0%	-2.0%	8.1%	-4.4%	-8.4%	-12.6%	-9.3%
90% Confidence Interval³	± 3.6	± 5.0	± 13.9	± 5.8	± 8.4	± 24.4	± 9.7	± 13.7	± 5.1	± 6.6	± 8.7	± 10.1
January 2005 from January 2004	22.1%	21.2%	89.5%	17.6%	51.4%	4.8%	14.2%	18.2%	17.7%	23.3%	21.7%	26.1%
90% Confidence Interval³	± 10.9	± 11.3	± 53.6	± 23.5	± 39.0	± 36.3	± 29.4	± 26.1	± 14.9	± 13.8	± 22.1	± 28.4

^pPreliminary. ^rRevised. RSE Relative Standard Error.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 intervals⁴Beginning with the January 2005 data, the statistics on housing units authorized, but not started are based on 20,000 permit-issuing places

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												
2004: January	1,934	1,565	(S)	339	149	110	331	289	940	735	514	431
February	1,895	1,521	(S)	344	176	116	348	314	890	696	481	395
March	2,000	1,624	(S)	343	173	136	373	317	929	749	525	422
April	1,963	1,615	(S)	312	178	138	382	325	957	777	446	375
May	1,979	1,654	(S)	269	180	130	357	312	870	718	572	494
June	1,817	1,520	(S)	272	165	133	315	263	864	730	473	394
July	1,985	1,661	(S)	260	182	119	349	314	894	758	560	470
August	2,018	1,685	(S)	266	202	136	370	323	908	771	538	455
September	1,905	1,549	(S)	325	158	116	350	304	898	726	499	403
October	2,065	1,662	(S)	362	176	126	389	318	947	756	553	462
November ^f	1,805	1,486	(S)	280	161	121	318	263	849	698	477	404
December ^f	2,063	1,713	(S)	301	197	139	377	329	959	781	530	464
2005: January^p	2,159	1,760	(S)	355	150	121	330	279	1,139	937	540	423
Average RSE (%) ¹	3	4	(X)	10	10	10	7	7	5	5	7	8
Percent Change:												
<i>January 2005 from December 2004</i>	<i>4.7%</i>	<i>2.7%</i>	<i>(S)</i>	<i>17.9%</i>	<i>-23.9%</i>	<i>-12.9%</i>	<i>-12.5%</i>	<i>-15.2%</i>	<i>18.8%</i>	<i>20.0%</i>	<i>1.9%</i>	<i>-8.8%</i>
<i>90% Confidence Interval²</i>	<i>± 10.5</i>	<i>± 11.7</i>	<i>(X)</i>	<i>± 30.2</i>	<i>± 20.6</i>	<i>± 25.3</i>	<i>± 14.4</i>	<i>± 15.5</i>	<i>± 19.6</i>	<i>± 23.0</i>	<i>± 20.1</i>	<i>± 19.0</i>
<i>January 2005 from January 2004</i>	<i>11.6%</i>	<i>12.5%</i>	<i>(S)</i>	<i>4.7%</i>	<i>0.7%</i>	<i>10.0%</i>	<i>-0.3%</i>	<i>-3.5%</i>	<i>21.2%</i>	<i>27.5%</i>	<i>5.1%</i>	<i>-1.9%</i>
<i>90% Confidence Interval²</i>	<i>± 9.4</i>	<i>± 9.9</i>	<i>(X)</i>	<i>± 27.7</i>	<i>± 33.9</i>	<i>± 44.8</i>	<i>± 28.7</i>	<i>± 28.6</i>	<i>± 11.9</i>	<i>± 13.3</i>	<i>± 16.4</i>	<i>± 15.8</i>
Not seasonally adjusted												
2003	1,847.7	1,499.0	33.5	315.2	162.6	115.9	374.1	309.0	838.7	686.3	472.3	387.8
2004 ^f	1,957.1	1,610.7	42.4	304.0	175.6	127.6	355.9	306.4	908.8	743.0	516.9	433.7
RSE (%)	1	1	9	3	2	2	1	2	1	1	2	2
2004: January	124.5	99.5	2.0	23.0	8.1	5.5	16.0	13.1	65.4	51.4	35.1	29.5
February	126.4	102.1	1.9	22.4	9.7	5.8	18.1	15.9	65.2	52.5	33.5	27.9
March	173.8	143.5	2.6	27.7	13.3	10.4	30.1	25.6	83.9	69.4	46.5	38.2
April	179.5	149.9	3.1	26.5	16.0	12.6	35.6	30.8	86.8	71.4	41.1	35.1
May	187.6	159.1	4.9	23.6	17.1	12.7	35.7	31.8	80.0	66.7	54.7	47.9
June	172.3	146.7	2.2	23.4	16.5	13.7	32.9	28.4	80.2	68.6	42.8	36.0
July	182.0	152.5	5.8	23.7	17.1	11.4	33.1	29.9	79.4	67.0	52.4	44.2
August	185.9	155.4	6.2	24.3	19.6	13.6	35.6	31.3	81.2	68.6	49.5	41.9
September	164.0	132.0	2.8	29.2	14.3	10.5	32.6	28.5	74.8	59.3	42.3	33.7
October	181.3	143.4	3.9	34.0	16.1	11.4	35.7	29.1	82.8	64.8	46.7	38.1
November ^f	138.1	111.0	3.3	23.8	13.2	9.8	25.8	21.1	63.2	50.4	35.8	29.6
December ^f	141.4	115.6	3.6	22.2	14.5	10.2	24.5	20.9	65.9	52.8	36.5	31.7
2005: January^p	140.7	113.1	3.0	24.5	8.0	5.9	15.5	12.0	80.5	66.5	36.8	28.7
Average RSE (%) ¹	3	4	25	10	10	10	7	7	5	5	7	8

^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.

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												
2004: January	1,197	822	(S)	349	130	73	237	178	518	353	312	218
February	1,207	825	(S)	357	132	73	235	176	525	355	315	221
March	1,226	840	(S)	360	133	74	238	179	533	361	322	226
April	1,225	838	(S)	360	136	76	239	180	539	364	311	218
May	1,230	850	(S)	351	140	79	235	177	535	364	320	230
June	1,224	850	(S)	346	139	81	231	175	537	368	317	226
July	1,243	855	(S)	357	142	81	227	175	551	368	323	231
August	1,237	867	(S)	335	145	83	222	175	539	372	331	237
September	1,240	864	(S)	340	143	82	222	174	542	371	333	237
October	1,259	878	(S)	345	141	81	226	177	550	377	342	243
November ^f	1,268	885	(S)	346	143	83	226	177	554	378	345	247
December ^f	1,280	892	(S)	350	147	83	227	179	561	383	345	247
2005: January^p	1,296	904	(S)	354	148	83	227	178	576	397	345	246
Average RSE (%) ¹	2	2	(X)	3	6	8	4	4	2	3	3	4
<i>Percent Change:</i>												
<i>January 2005 from December 2004</i>	<i>1.3%</i>	<i>1.3%</i>	<i>(S)</i>	<i>1.1%</i>	<i>0.7%</i>	<i>0.0%</i>	<i>0.0%</i>	<i>-0.6%</i>	<i>2.7%</i>	<i>3.7%</i>	<i>0.0%</i>	<i>-0.4%</i>
<i>90% Confidence Interval²</i>	<i>± 0.9</i>	<i>± 1.1</i>	<i>(X)</i>	<i>± 1.4</i>	<i>± 1.8</i>	<i>± 2.7</i>	<i>± 1.6</i>	<i>± 1.9</i>	<i>± 1.6</i>	<i>± 2.2</i>	<i>± 1.9</i>	<i>± 2.2</i>
<i>January 2005 from January 2004</i>	<i>8.3%</i>	<i>10.0%</i>	<i>(S)</i>	<i>1.4%</i>	<i>13.8%</i>	<i>13.7%</i>	<i>-4.2%</i>	<i>0.0%</i>	<i>11.2%</i>	<i>12.5%</i>	<i>10.6%</i>	<i>12.8%</i>
<i>90% Confidence Interval²</i>	<i>± 4.6</i>	<i>± 5.5</i>	<i>(X)</i>	<i>± 8.2</i>	<i>± 13.8</i>	<i>± 19.9</i>	<i>± 9.2</i>	<i>± 10.4</i>	<i>± 7.5</i>	<i>± 7.7</i>	<i>± 8.5</i>	<i>± 11.4</i>
Not seasonally adjusted												
2004: January	1,145.7	773.6	25.4	346.6	126.6	70.1	224.7	165.6	495.9	332.5	298.6	205.5
February	1,149.9	772.3	25.0	352.5	126.1	67.8	218.6	160.1	504.6	336.7	300.6	207.8
March	1,186.6	800.7	25.9	360.0	128.2	69.5	223.4	164.5	523.6	351.0	311.4	215.7
April	1,210.9	822.4	26.7	361.7	133.9	73.8	229.6	170.5	538.5	363.0	308.9	215.1
May	1,239.1	857.4	28.7	353.0	139.9	78.3	234.0	176.0	542.7	371.0	322.5	232.1
June	1,247.0	873.5	28.3	345.2	140.4	82.8	237.4	181.4	547.5	378.6	321.7	230.6
July	1,286.5	897.0	30.8	358.8	145.2	84.0	238.1	185.6	568.2	384.4	335.1	243.0
August	1,278.2	912.8	34.5	330.8	147.8	86.7	233.4	186.7	553.3	388.1	343.6	251.3
September	1,281.3	909.0	35.2	337.0	147.3	86.8	233.2	185.8	554.4	385.6	346.3	250.9
October	1,293.8	910.4	36.1	347.4	145.4	84.8	235.6	186.4	562.8	388.4	350.1	250.7
November ^f	1,279.7	893.5	37.4	348.8	145.2	84.8	232.3	183.1	554.7	376.9	347.5	248.6
December ^f	1,237.4	850.1	38.4	349.0	146.4	82.4	222.5	174.5	537.2	359.8	331.3	233.4
2005: January^p	1,242.0	850.6	38.4	353.0	143.7	79.1	214.7	165.5	552.9	374.3	330.7	231.7
Average RSE (%) ¹	2	2	8	3	6	8	4	4	2	3	3	4

^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.

¹Average RSE for the latest 6-month period.

² See 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												
2004: January	1,714	1,437	(S)	264	129	123	380	318	726	607	479	389
February	1,729	1,458	(S)	240	139	113	377	334	762	648	451	363
March	1,782	1,488	(S)	274	143	117	340	293	837	691	462	387
April	1,944	1,654	(S)	268	140	114	369	321	894	759	541	460
May	1,928	1,523	(S)	383	145	105	380	325	919	713	484	380
June	1,865	1,524	(S)	317	177	107	356	284	837	697	495	436
July	1,876	1,541	(S)	303	154	120	369	299	869	718	484	404
August	1,914	1,551	(S)	344	167	118	425	325	870	719	452	389
September	1,777	1,521	(S)	236	159	116	329	295	833	711	456	399
October	1,833	1,531	30	272	191	140	353	299	804	673	485	419
November ^f	1,735	1,446	22	267	152	104	311	254	835	725	437	363
December ^f	1,930	1,660	27	243	146	135	364	317	859	709	561	499
2005: January^p	1,915	1,599	44	272	160	134	343	318	869	698	543	449
Average RSE (%) ¹	4	4	(X)	11	12	10	8	8	5	6	9	10
Percent Change:												
<i>January 2005 from December 2004</i>	<i>-0.8%</i>	<i>-3.7%</i>	<i>(S)</i>	<i>11.9%</i>	<i>9.6%</i>	<i>-0.7%</i>	<i>-5.8%</i>	<i>0.3%</i>	<i>1.2%</i>	<i>-1.6%</i>	<i>-3.2%</i>	<i>-10.0%</i>
<i>90% Confidence Interval²</i>	<i>± 6.6</i>	<i>± 7.0</i>	<i>(X)</i>	<i>± 18.8</i>	<i>± 20.4</i>	<i>± 18.3</i>	<i>± 10.1</i>	<i>± 10.3</i>	<i>± 9.0</i>	<i>± 9.8</i>	<i>± 17.3</i>	<i>± 17.5</i>
<i>January 2005 from January 2004</i>	<i>11.7%</i>	<i>11.3%</i>	<i>(S)</i>	<i>3.0%</i>	<i>24.0%</i>	<i>8.9%</i>	<i>-9.7%</i>	<i>0.0%</i>	<i>19.7%</i>	<i>15.0%</i>	<i>13.4%</i>	<i>15.4%</i>
<i>90% Confidence Interval²</i>	<i>± 8.8</i>	<i>± 9.6</i>	<i>(X)</i>	<i>± 22.0</i>	<i>± 26.8</i>	<i>± 23.7</i>	<i>± 16.4</i>	<i>± 21.0</i>	<i>± 15.6</i>	<i>± 17.1</i>	<i>± 17.9</i>	<i>± 21.0</i>
Not seasonally adjusted												
2003	1,678.7	1,386.3	31.5	260.8	154.6	113.6	332.2	274.2	755.6	635.5	436.2	363.1
2004 ^f	1,842.9	1,532.0	23.4	287.5	156.0	119.0	362.7	303.8	841.1	700.0	483.1	409.2
RSE (%)	1	1	9	3	4	5	3	3	2	2	3	3
2004: January	118.6	99.4	0.9	18.2	9.5	9.1	25.1	20.8	51.0	42.8	32.9	26.7
February	119.5	101.2	2.1	16.2	9.6	7.9	24.2	21.3	54.1	46.4	31.6	25.6
March	137.0	115.1	1.5	20.4	10.1	8.1	24.3	20.8	66.1	55.2	36.5	30.9
April	152.0	129.0	1.7	21.3	10.6	8.5	28.5	24.7	70.0	59.3	42.9	36.5
May	159.5	125.1	1.9	32.5	12.0	8.7	31.1	26.5	76.4	58.9	39.9	31.1
June	162.1	130.4	2.2	29.5	15.4	8.9	30.1	23.4	73.2	60.2	43.4	37.9
July	159.0	127.8	3.0	28.2	13.4	10.3	31.8	25.3	73.5	59.5	40.2	32.8
August	176.6	137.2	2.0	37.4	16.5	11.1	40.3	29.5	79.2	62.8	40.6	33.8
September	158.2	136.2	1.7	20.3	13.8	10.1	31.9	28.9	72.5	62.0	40.0	35.2
October	165.1	140.7	2.4	22.0	17.4	13.3	33.0	28.6	71.2	60.7	43.4	38.1
November ^f	150.4	128.7	1.6	20.1	13.8	10.2	28.3	24.1	70.6	62.3	37.7	32.1
December ^f	185.1	161.3	2.4	21.4	13.9	12.9	34.0	29.9	83.2	70.0	54.0	48.6
2005: January^p	133.0	111.3	3.0	18.7	11.4	9.7	22.7	21.0	60.7	48.9	38.2	31.7
Average RSE (%) ¹	4	4	26	11	12	10	8	8	5	6	9	10

^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.

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.