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NEW RESIDENTIAL CONSTRUCTION IN APRIL 2005

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

BUILDING PERMITS

Privately-owned housing units authorized by building permits in April were at a seasonally adjusted annual rate of 2,129,000. This is 5.3 percent ($\pm 0.9\%$) above the revised March rate of 2,021,000 and is 2.9 percent ($\pm 1.1\%$) above the revised April 2004 estimate of 2,069,000.

Single-family authorizations in April were at a rate of 1,634,000; this is 5.3 percent ($\pm 0.9\%$) above the revised March figure of 1,552,000. Authorizations of units in buildings with five units or more were at a rate of 410,000 in April.

HOUSING STARTS

Privately-owned housing starts in April were at a seasonally adjusted annual rate of 2,038,000. This is 11.0 percent ($\pm 9.7\%$) above the revised March estimate of 1,836,000 and is 3.6 percent ($\pm 7.2\%$)* above the revised April 2004 rate of 1,968,000.

Single-family housing starts in April 2005 were at a rate of 1,635,000; this is 6.3 percent ($\pm 8.9\%$)* above the revised March figure of 1,538,000. The April rate for units in buildings with five units or more was 351,000.

HOUSING COMPLETIONS

Privately-owned housing completions in April were at a seasonally adjusted annual rate of 1,890,000. This is 7.0 percent ($\pm 9.3\%$)* above the revised March estimate of 1,766,000, but is 3.4 percent ($\pm 6.9\%$)* below the revised April 2004 rate of 1,956,000.

Single-family housing completions in April 2005 were at a rate of 1,606,000; this is 7.6 percent ($\pm 9.7\%$)* above the revised March figure of 1,492,000. The April rate for units in buildings with five units or more was 254,000.

New Residential Construction data for May 2005 will be released on Thursday, June 16, 2005, at 8:30 A.M. EDT.

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.

Unadjusted estimates of housing units authorized by building permits for January through December 2004 have been revised. Also, seasonally adjusted estimates of housing units authorized by building permits, started, under construction and completed for January 2003 through March 2005 have been revised.

* 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												
2003: ^f January	1,808	1,416	89	303	169	122	367	276	796	626	476	392
February	1,854	1,357	80	417	166	106	330	247	808	621	550	383
March	1,757	1,359	74	324	164	116	339	267	801	624	453	352
April	1,803	1,391	85	327	172	119	354	272	820	645	457	355
May	1,835	1,389	82	364	177	121	358	278	820	638	480	352
June	1,875	1,461	79	335	171	122	387	294	859	676	458	369
July	1,885	1,478	77	330	184	130	376	297	845	677	480	374
August	1,966	1,521	83	362	204	129	388	297	885	708	489	387
September	1,961	1,533	92	336	181	130	393	308	892	705	495	390
October	2,012	1,566	80	366	200	134	378	311	907	719	527	402
November	1,918	1,513	94	311	190	130	393	296	845	694	490	393
December	1,987	1,549	76	362	200	126	370	286	926	723	491	414
20,000-Place Universe												
2004: ^f January	1,963	1,546	94	323	191	131	368	291	899	713	505	411
February	1,984	1,574	90	320	184	132	366	298	912	724	522	420
March	2,064	1,633	101	330	207	149	377	303	950	756	530	425
April	2,069	1,610	92	367	200	145	381	296	949	742	539	427
May	2,129	1,660	88	381	203	135	360	295	1,012	777	554	453
June	2,014	1,606	83	325	208	139	342	286	940	761	524	420
July	2,114	1,625	105	384	198	127	363	291	984	765	569	442
August	2,058	1,606	85	367	179	120	381	303	964	752	534	431
September	2,039	1,593	78	368	200	122	378	294	935	752	526	425
October	2,093	1,603	87	403	182	121	370	290	1,011	772	530	420
November	2,093	1,588	90	415	203	128	353	281	947	742	590	437
December	2,081	1,620	90	371	191	123	392	304	948	768	550	425
2005: January ^f	2,136	1,635	84	417	195	119	356	280	1,040	807	545	429
February ^f	2,093	1,624	83	386	189	116	381	300	974	777	549	431
March ^f	2,021	1,552	85	384	184	107	349	269	961	756	527	420
April^p	2,129	1,634	85	410	193	119	382	292	1,022	797	532	426
Average RSE (%) ¹	1	1	5	1	2	2	2	2	1	1	1	1
Percent Change:												
<i>April 2005 from March 2005</i>	<i>5.3%</i>	<i>5.3%</i>	<i>0.0%</i>	<i>6.8%</i>	<i>4.9%</i>	<i>11.2%</i>	<i>9.5%</i>	<i>8.6%</i>	<i>6.3%</i>	<i>5.4%</i>	<i>0.9%</i>	<i>1.4%</i>
<i>90% Confidence Interval²</i>	<i>± 0.9</i>	<i>± 0.9</i>	<i>± 1.8</i>	<i>± 2.7</i>	<i>± 1.2</i>	<i>± 1.5</i>	<i>± 3.6</i>	<i>± 4.0</i>	<i>± 1.2</i>	<i>± 1.3</i>	<i>± 1.5</i>	<i>± 1.6</i>
<i>April 2005 from April 2004</i>	<i>2.9%</i>	<i>1.5%</i>	<i>-7.6%</i>	<i>11.7%</i>	<i>-3.5%</i>	<i>-17.9%</i>	<i>0.3%</i>	<i>-1.4%</i>	<i>7.7%</i>	<i>7.4%</i>	<i>-1.3%</i>	<i>-0.2%</i>
<i>90% Confidence Interval²</i>	<i>± 1.1</i>	<i>± 0.9</i>	<i>± 3.8</i>	<i>± 3.7</i>	<i>± 2.2</i>	<i>± 2.8</i>	<i>± 3.3</i>	<i>± 3.7</i>	<i>± 1.6</i>	<i>± 1.8</i>	<i>± 1.7</i>	<i>± 1.9</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												
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 ^f	2,052.1	1,596.4	90.0	365.6	196.5	131.4	365.4	290.6	949.7	745.5	540.5	429.0
20,000-Place Universe												
2004 ^f	2,070.1	1,613.4	90.4	366.2	197.0	131.8	370.5	295.5	960.8	756.1	541.9	430.0
RSE (%)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2004: First 4 months ³	651.7	519.9	29.5	102.3	57.0	41.2	111.3	91.8	314.5	250.2	168.8	136.7
2005: First 4 months ³	665.5	520.2	26.0	119.3	55.0	33.4	104.5	83.6	333.4	264.2	172.6	139.0
RSE (%)	(Z)	(Z)	3	(Z)	1	2	1	2	1	(Z)	1	1
Year to Date Percent Change⁴	2.1%	0.1%	-11.8%	16.6%	-3.7%	-18.9%	-6.1%	-8.9%	6.0%	5.6%	2.3%	1.7%
90% Confidence Interval²	± 0.9	± 0.9	± 3.3	± 2.1	± 2.0	± 2.6	± 2.0	± 2.2	± 1.0	± 1.1	± 1.5	± 1.7
19,000-Place Universe												
2003: January	126.4	98.0	5.6	22.8	10.5	7.2	19.1	14.4	62.3	48.4	34.5	27.8
February	128.5	93.9	5.2	29.3	9.6	5.9	18.4	14.1	61.8	47.3	38.6	26.7
March	148.4	117.7	6.0	24.7	12.6	9.1	27.2	22.0	69.8	55.8	38.7	30.7
April	167.6	134.2	8.0	25.4	16.0	11.4	35.1	28.1	74.1	60.3	42.4	34.3
May	169.5	132.1	7.5	30.0	17.0	12.1	34.4	28.0	74.4	58.7	43.7	33.3
June	175.8	138.3	7.6	29.9	16.9	12.2	37.2	28.8	77.3	62.2	44.3	35.1
July	173.0	138.6	6.5	27.9	17.9	12.9	36.1	29.2	75.3	61.1	43.7	35.4
August	169.9	131.0	7.2	31.7	18.2	11.4	35.0	26.6	75.7	60.5	41.0	32.5
September	169.1	130.5	8.4	30.2	15.7	11.7	37.1	28.2	73.9	57.7	42.4	32.9
October	182.8	138.1	7.7	37.0	18.8	12.5	37.9	29.8	79.4	61.1	46.7	34.7
November	130.5	99.2	6.9	24.4	14.1	9.3	27.9	20.1	56.3	44.7	32.2	25.1
December	147.9	109.6	5.9	32.4	15.1	8.8	25.5	18.0	69.0	52.3	38.3	30.5
20,000-Place Universe												
2004 ^f : January	132.0	103.4	5.8	22.8	11.2	7.5	18.0	14.7	68.0	53.2	34.9	28.0
February	137.1	108.4	5.6	23.1	10.7	7.4	20.5	17.1	70.0	55.0	35.9	29.0
March	190.7	154.8	9.3	26.6	17.4	12.7	33.4	27.4	89.9	73.7	49.9	41.0
April	192.5	155.0	8.6	28.9	18.5	13.9	36.9	30.4	87.7	70.2	49.5	40.5
May	188.4	150.2	7.4	30.8	18.8	12.9	33.7	28.2	87.4	68.0	48.5	41.0
June	197.1	159.3	8.6	29.2	21.3	14.3	34.7	29.6	87.6	73.0	53.5	42.5
July	185.9	145.3	8.6	32.1	18.5	12.1	32.7	27.2	85.1	66.5	49.6	39.6
August	185.2	145.6	7.7	31.9	16.5	11.2	36.8	28.9	85.8	67.7	46.2	37.9
September	174.9	134.5	6.8	33.6	17.6	10.8	35.1	26.6	75.4	60.6	46.8	36.5
October	174.5	128.5	7.6	38.4	15.6	10.4	34.3	25.6	82.7	60.2	41.9	32.4
November	156.4	114.6	7.6	34.2	16.5	10.1	28.0	21.1	69.7	52.8	42.3	30.7
December	155.2	113.8	6.8	34.6	14.4	8.5	26.4	19.0	71.5	55.4	42.9	31.0
2005: January	138.2	105.1	4.8	28.2	11.1	6.6	16.8	13.3	74.4	57.3	35.9	28.0
February	145.4	113.0	5.4	27.1	11.0	6.4	21.3	17.2	74.5	59.0	38.6	30.3
March ^f	185.6	147.6	7.8	30.2	15.1	9.1	30.4	24.5	90.8	73.5	49.3	40.4
April^p	190.3	150.9	7.6	31.7	17.1	10.9	35.9	28.8	90.4	72.4	46.9	38.9
Average RSE (%) ¹	1	1	5	1	2	2	2	2	1	1	1	1

^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 Relative standard error is 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								
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	107.8	5.1	57.4	18.6	13.7	25.0	19.1	87.9	52.0	38.8	23.0
April	180.1	113.8	5.7	60.6	19.8	12.9	29.2	21.8	92.4	55.7	38.7	23.4
May	184.6	116.5	6.0	62.1	21.7	12.9	28.3	21.0	95.1	58.6	39.6	24.0
June	183.2	114.2	6.7	62.3	21.9	14.0	27.8	19.8	97.2	59.6	36.2	20.8
July	178.3	114.5	6.2	57.6	19.0	13.2	28.2	19.2	94.8	59.6	36.3	22.5
August	179.0	114.7	6.1	58.2	20.0	11.8	25.7	18.3	96.1	60.0	37.2	24.6
September	176.1	113.6	5.1	57.4	19.4	12.2	23.3	16.5	94.9	59.7	38.6	25.2
October	186.9	123.2	5.5	58.3	22.2	14.1	26.1	18.7	95.2	59.1	43.4	31.4
November	160.0	103.3	4.7	52.1	19.3	12.6	21.5	15.0	84.5	53.0	34.8	22.7
December	166.6	105.2	4.8	56.6	18.8	10.6	22.0	14.3	87.5	54.2	38.4	26.1
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	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	215.5	138.1	10.6	66.8	28.8	10.1	26.4	17.6	109.3	77.0	51.1	33.5
2005: January	202.1	131.5	9.1	61.5	27.9	12.3	26.5	19.5	102.5	68.6	45.2	31.2
February [†]	197.7	131.2	9.1	57.4	27.0	12.0	25.8	20.2	100.9	67.1	44.0	31.9
March [†]	219.2	152.4	9.4	57.4	23.5	11.0	30.0	23.5	117.2	82.0	48.6	35.8
April^p	224.1	160.1	8.8	55.2	25.5	13.3	34.9	28.3	111.9	79.1	51.7	39.4
Average RSE (%) ¹	4	4	12	8	9	13	9	10	5	5	8	9
Percent Change:²												
<i>April 2005 from March 2005</i>	2.2%	5.0%	-6.6%	-3.7%	8.8%	20.8%	16.6%	20.2%	-4.5%	-3.6%	6.4%	10.0%
<i>90% Confidence Interval³</i>	± 4.2	± 4.1	± 12.1	± 9.9	± 11.8	± 16.4	± 10.4	± 12.0	± 6.6	± 4.6	± 9.6	± 11.5
<i>April 2005 from April 2004</i>	22.2%	22.1%	21.7%	22.3%	16.1%	0.7%	40.6%	36.7%	22.8%	23.6%	13.7%	18.6%
<i>90% Confidence Interval³</i>	± 9.2	± 10.7	± 54.5	± 23.2	± 35.9	± 28.5	± 28.6	± 29.7	± 11.7	± 13.9	± 18.8	± 23.8

^pPreliminary. [†]Revised. 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 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													
2003: ^f	January	1,853	1,537	(S)	275	146	116	382	361	816	643	509	417
	February	1,629	1,301	(S)	298	144	100	278	246	758	601	449	354
	March	1,726	1,399	(S)	293	151	111	349	283	804	679	422	326
	April	1,643	1,374	(S)	238	147	127	323	287	718	584	455	376
	May	1,751	1,391	(S)	333	151	116	360	295	796	623	444	357
	June	1,867	1,513	(S)	325	163	105	360	295	830	688	514	425
	July	1,897	1,535	(S)	326	188	122	388	316	870	730	451	367
	August	1,833	1,484	(S)	316	154	111	398	320	851	711	430	342
	September	1,939	1,555	(S)	339	188	114	429	346	870	714	452	381
	October	1,967	1,631	(S)	307	153	111	382	323	914	755	518	442
	November	2,083	1,694	(S)	351	190	122	435	329	904	755	554	488
	December	2,057	1,647	(S)	381	169	133	395	310	973	783	520	421
2004: ^f	January	1,927	1,562	(S)	335	149	110	335	294	931	728	512	430
	February	1,852	1,485	(S)	338	175	116	334	301	875	684	468	384
	March	2,007	1,638	(S)	337	170	134	375	320	932	755	530	429
	April	1,968	1,624	(S)	308	178	139	387	330	952	774	451	381
	May	1,974	1,649	(S)	269	180	130	359	314	862	710	573	495
	June	1,827	1,526	(S)	275	165	133	314	261	874	738	474	394
	July	1,986	1,661	(S)	261	182	119	349	314	894	758	561	470
	August	2,025	1,689	(S)	268	202	136	369	322	912	773	542	458
	September	1,912	1,555	(S)	326	158	116	348	302	908	735	498	402
	October	2,062	1,666	(S)	355	175	126	389	319	947	759	551	462
	November	1,807	1,484	(S)	284	161	121	318	262	851	698	477	403
	December	2,050	1,713	(S)	289	195	140	379	332	955	785	521	456
2005:	January ^f	2,188	1,769	(S)	371	164	131	332	276	1,138	927	554	435
	February ^f	2,228	1,808	(S)	368	207	155	433	352	1,018	849	570	452
	March ^f	1,836	1,538	(S)	262	213	133	307	289	836	712	480	404
	April^g	2,038	1,635	(S)	351	175	121	326	267	1,045	862	492	385
	Average RSE (%) ¹	4	4	(X)	13	11	12	8	8	5	5	7	8
Percent Change:													
	<i>April 2005 from March 2005</i>	11.0%	6.3%	(S)	34.0%	-17.8%	-9.0%	6.2%	-7.6%	25.0%	21.1%	2.5%	-4.7%
	<i>90% Confidence Interval²</i>	± 9.7	± 8.9	(X)	± 44.7	± 18.4	± 18.1	± 16.8	± 15.9	± 20.6	± 15.5	± 16.4	± 16.1
	<i>April 2005 from April 2004</i>	3.6%	0.7%	(S)	14.0%	-1.7%	-12.9%	-15.8%	-19.1%	9.8%	11.4%	9.1%	1.0%
	<i>90% Confidence Interval²</i>	± 7.2	± 6.2	(X)	± 35.5	± 24.5	± 18.8	± 10.7	± 9.9	± 12.7	± 9.9	± 16.2	± 15.0

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												
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	1,955.8	1,610.5	42.3	303.0	175.4	127.7	355.7	306.4	908.5	743.4	516.2	433.1
RSE (%)	1	1	9	3	2	2	1	2	1	1	2	2
2004: First 4 months	604.3	495.0	9.7	99.6	47.1	34.2	99.9	85.4	301.2	244.8	156.1	130.6
2005: First 4 months	634.1	518.8	14.2	101.1	52.3	35.5	93.9	78.1	325.6	274.2	162.3	131.0
RSE (%)	4	3	20	17	12	10	6	6	6	4	9	8
<i>Year to Date Percent Change</i> ³	4.9%	4.8%	46.8%	1.5%	10.9%	3.6%	-6.0%	-8.5%	8.1%	12.0%	4.0%	0.3%
<i>90% Confidence Interval</i> ²	± 3.5	± 3.9	± 43.3	± 14.3	± 14.8	± 17.3	± 8.0	± 8.3	± 4.9	± 6.2	± 7.0	± 7.0
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	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	147.2	120.1	2.8	24.3	12.0	8.7	26.8	21.4	71.8	61.4	36.6	28.6
April	151.2	128.2	2.7	20.4	13.2	11.4	30.7	27.6	66.9	55.4	40.4	33.7
May	165.0	133.7	2.4	29.0	14.4	11.3	36.0	30.4	72.6	57.5	42.0	34.4
June	174.5	144.4	2.5	27.6	15.8	10.8	36.1	30.6	75.2	63.1	47.5	39.9
July	175.8	142.8	3.3	29.7	17.6	11.6	37.8	31.2	77.6	64.8	42.8	35.1
August	163.8	132.2	2.9	28.7	15.0	11.1	36.8	29.7	75.0	62.3	37.1	29.1
September	171.3	137.0	4.0	30.2	16.9	10.3	40.7	33.3	74.0	60.1	39.7	33.3
October	173.5	141.6	2.7	29.1	14.0	10.0	36.3	30.7	78.7	63.5	44.6	37.3
November	153.7	121.0	3.2	29.5	15.6	10.0	33.8	24.9	65.1	52.5	39.2	33.6
December	144.2	114.1	2.2	28.0	12.5	9.8	26.4	20.1	68.9	54.9	36.5	29.2
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	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	140.2	115.4	3.6	21.3	14.4	10.3	24.4	20.9	65.6	53.2	35.8	31.0
2005: January	142.9	114.3	3.3	25.3	8.7	6.5	15.9	12.1	80.2	65.9	37.9	29.8
February ^f	149.1	121.1	3.5	24.5	11.1	7.7	23.8	18.4	74.7	63.4	39.5	31.6
March ^f	156.4	132.3	2.9	21.2	16.8	10.3	24.5	23.1	73.1	63.1	42.0	35.9
April^p	185.7	151.1	4.5	30.2	15.7	11.0	29.6	24.5	97.6	81.8	42.9	33.7
Average RSE (%) ¹	4	4	23	13	11	12	8	8	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

³ Computed 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													
2003: ^f	January	1,049	717	(S)	306	126	76	217	155	434	300	272	186
	February	1,044	715	(S)	303	121	74	215	153	434	302	274	186
	March	1,044	721	(S)	299	123	76	213	154	437	307	271	184
	April	1,043	723	(S)	296	122	77	210	154	434	303	277	189
	May	1,047	724	(S)	299	118	76	213	158	439	303	277	187
	June	1,064	737	(S)	303	119	76	214	161	446	306	285	194
	July	1,078	744	(S)	310	124	77	213	161	456	314	285	192
	August	1,102	756	(S)	321	124	76	219	165	469	322	290	193
	September	1,121	769	(S)	327	127	75	226	170	481	332	287	192
	October	1,135	781	(S)	330	126	74	228	173	490	337	291	197
	November	1,158	794	(S)	339	127	72	236	176	495	339	300	207
	December	1,183	812	(S)	346	129	74	240	178	505	346	309	214
2004: ^f	January	1,194	821	(S)	348	130	73	236	177	517	353	311	218
	February	1,202	823	(S)	354	132	73	233	174	523	355	314	221
	March	1,220	838	(S)	356	131	73	236	178	532	361	321	226
	April	1,225	839	(S)	359	137	77	239	180	537	363	312	219
	May	1,230	851	(S)	351	140	79	237	179	533	363	320	230
	June	1,225	851	(S)	346	139	81	233	177	536	367	317	226
	July	1,244	856	(S)	357	142	81	228	176	550	367	324	232
	August	1,236	865	(S)	336	145	83	221	174	539	371	331	237
	September	1,243	866	(S)	341	143	82	222	174	543	372	335	238
	October	1,262	880	(S)	346	141	81	225	176	553	379	343	244
	November	1,269	886	(S)	346	143	83	226	177	555	379	345	247
	December	1,282	893	(S)	351	148	85	227	178	561	383	346	247
2005:	January ^f	1,307	909	(S)	360	152	85	228	178	580	399	347	247
	February ^f	1,327	923	(S)	367	153	87	231	179	589	405	354	252
	March ^f	1,328	923	(S)	368	158	88	229	178	589	406	352	251
	April^p	1,341	925	(S)	377	162	88	227	175	601	415	351	247
Average RSE (%) ¹		1	2	(X)	3	6	9	3	4	2	3	3	4
Percent Change:													
	<i>April 2005 from March 2005</i>	1.0%	0.2%	(S)	2.4%	2.5%	0.0%	-0.9%	-1.7%	2.0%	2.2%	-0.3%	-1.6%
	<i>90% Confidence Interval²</i>	± 0.8	± 0.9	(X)	± 2.1	± 2.1	± 2.5	± 1.4	± 1.8	± 1.5	± 1.6	± 1.7	± 1.8
	<i>April 2005 from April 2004</i>	9.5%	10.3%	(S)	5.0%	18.2%	14.3%	-5.0%	-2.8%	11.9%	14.3%	12.5%	12.8%
	<i>90% Confidence Interval²</i>	± 4.2	± 5.2	(X)	± 7.9	± 14.0	± 20.5	± 9.1	± 11.4	± 6.1	± 6.6	± 8.1	± 10.8

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												
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	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	1,014.2	687.6	24.4	302.3	119.6	71.8	200.9	141.0	429.3	298.5	264.5	176.3
April	1,032.2	708.8	23.8	299.6	120.7	75.2	202.8	146.0	435.3	302.7	273.4	185.0
May	1,055.6	729.6	23.8	302.3	118.3	75.6	211.5	155.7	446.5	309.2	279.3	189.1
June	1,083.9	756.6	23.7	303.7	120.3	77.1	218.1	165.1	455.1	315.5	290.4	198.9
July	1,117.3	782.7	24.1	310.5	126.8	79.9	224.1	171.7	470.9	328.7	295.5	202.5
August	1,136.0	795.9	24.1	315.9	126.8	79.6	230.2	176.8	481.6	337.3	297.3	202.2
September	1,152.4	805.2	24.3	322.9	129.7	78.3	236.3	181.3	490.8	343.9	295.7	201.7
October	1,163.3	808.1	24.6	330.7	129.1	76.8	237.8	182.3	499.1	345.6	297.3	203.4
November	1,166.5	799.2	25.4	341.8	129.3	74.1	241.5	181.3	495.8	337.7	299.9	206.2
December	1,141.4	772.9	24.4	344.2	128.1	73.3	234.7	173.5	482.6	324.3	296.1	201.8
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	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	1,237.1	850.3	38.1	348.7	146.8	83.7	222.4	174.0	536.4	359.0	331.6	233.6
2005: January	1,252.9	856.0	38.0	358.9	147.8	81.3	216.5	166.3	555.6	375.1	333.0	233.2
February ^f	1,270.3	866.4	37.0	366.9	146.5	80.4	214.8	163.3	568.3	384.4	340.6	238.3
March ^f	1,292.1	885.1	37.2	369.8	153.4	83.5	216.8	165.7	578.1	394.0	343.8	241.9
April^p	1,326.8	908.0	39.6	379.1	159.5	85.0	218.2	165.9	602.0	414.7	347.1	242.5
Average RSE (%) ¹	1	2	8	3	6	9	3	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.

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												
2003: ^f January	1,654	1,317	(S)	287	139	97	279	245	810	641	426	334
February	1,688	1,342	(S)	321	209	127	295	269	753	589	431	357
March	1,638	1,305	(S)	285	120	78	351	277	738	605	429	345
April	1,662	1,350	(S)	273	156	112	356	286	754	634	396	318
May	1,733	1,390	(S)	313	190	127	342	253	746	628	455	382
June	1,641	1,354	(S)	263	156	105	334	252	731	636	420	361
July	1,680	1,424	(S)	227	141	117	351	284	721	622	467	401
August	1,570	1,329	(S)	222	147	121	319	259	698	605	406	344
September	1,719	1,413	(S)	262	145	115	358	299	736	605	480	394
October	1,728	1,479	(S)	228	152	120	321	285	775	670	480	404
November	1,692	1,439	(S)	230	161	135	319	270	786	674	426	360
December	1,716	1,434	(S)	248	149	107	332	296	814	681	421	350
2004: ^f January	1,734	1,457	(S)	264	129	123	380	318	752	633	473	383
February	1,716	1,444	(S)	241	137	111	370	326	756	642	453	365
March	1,793	1,492	(S)	280	145	119	343	295	841	691	464	387
April	1,956	1,663	(S)	271	143	117	370	321	902	766	541	459
May	1,909	1,509	(S)	378	147	108	379	325	901	697	482	379
June	1,857	1,523	(S)	311	176	107	354	284	833	696	494	436
July	1,888	1,557	(S)	299	156	122	365	296	883	734	484	405
August	1,909	1,546	(S)	344	167	118	422	322	868	717	452	389
September	1,784	1,522	(S)	242	162	118	335	300	828	703	459	401
October	1,841	1,539	(S)	272	187	136	353	299	816	685	485	419
November	1,725	1,436	(S)	267	151	103	310	253	825	715	439	365
December	1,911	1,649	(S)	234	144	133	360	315	845	701	562	500
2005: January ^f	1,883	1,576	(S)	261	154	128	331	308	862	700	536	440
February ^f	1,922	1,622	(S)	248	187	128	385	327	893	774	457	393
March ^f	1,766	1,492	(S)	244	146	105	330	293	803	679	487	415
April^g	1,890	1,606	(S)	254	154	130	348	308	883	744	505	424
Average RSE (%) ¹	4	4	(X)	10	11	12	7	8	6	6	8	9
Percent Change:												
<i>April 2005 from March 2005</i>	<i>7.0%</i>	<i>7.6%</i>	<i>(S)</i>	<i>4.1%</i>	<i>5.5%</i>	<i>23.8%</i>	<i>5.5%</i>	<i>5.1%</i>	<i>10.0%</i>	<i>9.6%</i>	<i>3.7%</i>	<i>2.2%</i>
<i>90% Confidence Interval²</i>	<i>± 9.3</i>	<i>± 9.7</i>	<i>(X)</i>	<i>± 26.1</i>	<i>± 36.0</i>	<i>± 48.9</i>	<i>± 19.5</i>	<i>± 20.9</i>	<i>± 13.2</i>	<i>± 13.6</i>	<i>± 16.2</i>	<i>± 17.6</i>
<i>April 2005 from April 2004</i>	<i>-3.4%</i>	<i>-3.4%</i>	<i>(S)</i>	<i>-6.3%</i>	<i>7.7%</i>	<i>11.1%</i>	<i>-5.9%</i>	<i>-4.0%</i>	<i>-2.1%</i>	<i>-2.9%</i>	<i>-6.7%</i>	<i>-7.6%</i>
<i>90% Confidence Interval²</i>	<i>± 6.9</i>	<i>± 7.2</i>	<i>(X)</i>	<i>± 24.2</i>	<i>± 27.6</i>	<i>± 29.1</i>	<i>± 13.7</i>	<i>± 14.0</i>	<i>± 11.7</i>	<i>± 11.5</i>	<i>± 13.9</i>	<i>± 15.1</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												
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	1,841.9	1,531.5	23.5	286.9	155.9	118.9	362.4	303.6	840.4	699.8	483.3	409.2
RSE (%)	1	1	9	3	4	5	3	3	2	2	3	3
2004: First 4 months	527.1	444.7	6.2	76.2	39.8	33.6	102.2	87.6	241.2	203.8	143.9	119.7
2005: First 4 months	543.3	459.7	11.2	72.4	45.1	34.5	97.3	86.0	253.3	214.1	147.6	125.1
RSE (%)	3	3	19	9	11	10	7	7	6	6	7	8
<i>Year to Date Percent Change</i> ³	3.1%	3.4%	80.8%	-5.0%	13.5%	2.7%	-4.8%	-1.9%	5.0%	5.1%	2.5%	4.5%
<i>90% Confidence Interval</i> ²	± 3.9	± 4.2	± 54.2	± 13.0	± 13.4	± 13.3	± 8.1	± 7.4	± 7.0	± 7.6	± 5.9	± 6.0
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	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	125.4	101.0	3.5	20.9	8.6	5.5	25.3	19.9	57.7	47.9	33.8	27.7
April	129.5	105.2	3.1	21.3	11.0	7.6	27.4	22.0	59.7	50.3	31.4	25.3
May	142.9	113.4	2.6	26.9	16.0	10.5	28.3	20.7	61.1	50.9	37.5	31.3
June	144.2	117.1	2.3	24.8	13.8	9.0	28.6	20.9	64.8	55.9	36.9	31.3
July	141.6	117.5	2.7	21.4	11.4	9.2	30.6	24.2	60.8	51.5	38.7	32.5
August	143.2	117.1	2.1	24.0	14.0	11.2	30.2	23.7	62.4	52.3	36.6	29.9
September	152.5	126.6	3.7	22.1	13.8	11.2	33.6	28.7	63.2	52.1	41.9	34.6
October	155.4	135.2	1.7	18.5	13.5	10.9	30.1	27.2	69.0	60.5	42.8	36.6
November	148.5	129.4	1.8	17.3	14.5	12.6	29.4	25.7	67.7	59.3	36.9	31.9
December	166.4	141.4	3.0	22.0	14.2	10.5	31.1	27.9	80.8	69.0	40.4	34.1
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	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	184.1	160.8	2.4	20.8	13.8	12.8	33.6	29.7	82.5	69.7	54.2	48.6
2005: January	130.9	109.8	3.2	18.0	10.9	9.1	21.7	20.2	60.5	49.4	37.8	31.2
February ^r	132.0	111.7	3.5	16.7	12.8	8.8	25.4	21.5	61.9	53.8	31.9	27.5
March ^r	133.3	113.5	2.1	17.6	10.0	7.1	23.2	20.6	61.9	52.9	38.2	33.0
April^p	147.1	124.7	2.4	20.1	11.4	9.4	27.0	23.8	69.0	58.1	39.8	33.4
Average RSE (%) ¹	4	4	25	10	11	12	7	8	6	6	8	9

^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.

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.