

U.S. Census Bureau News
Joint Release
U.S. Department of Housing and Urban Development

U.S. Department of Commerce • Washington, D.C. 20233

FOR IMMEDIATE RELEASE TUESDAY, AUGUST 16, 2005 AT 8:30 A.M. EDT

Erica Filipek or Raemeka Gant
Manufacturing and Construction Division
(301) 763-5160

CB05-119

NEW RESIDENTIAL CONSTRUCTION IN JULY 2005

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

BUILDING PERMITS

Privately-owned housing units authorized by building permits in July were at a seasonally adjusted annual rate of 2,167,000. This is 1.6 percent ($\pm 0.8\%$) above the revised June rate of 2,132,000 and is 2.5 percent ($\pm 1.1\%$) above the July 2004 estimate of 2,114,000.

Single-family authorizations in July were at a rate of 1,686,000; this is 2.0 percent ($\pm 0.8\%$) above the June figure of 1,653,000. Authorizations of units in buildings with five units or more were at a rate of 381,000 in July.

HOUSING STARTS

Privately-owned housing starts in July were at a seasonally adjusted annual rate of 2,042,000. This is 0.1 percent ($\pm 7.6\%$)^{*} below the revised June estimate of 2,045,000, but is 2.8 percent ($\pm 6.7\%$)^{*} above the July 2004 rate of 1,986,000.

Single-family housing starts in July 2005 were at a rate of 1,711,000; this is 0.5 percent ($\pm 7.0\%$)^{*} above the June figure of 1,703,000. The July rate for units in buildings with five units or more was 289,000.

HOUSING COMPLETIONS

Privately-owned housing completions in July were at a seasonally adjusted annual rate of 1,833,000. This is 6.3 percent ($\pm 7.7\%$)^{*} below the revised June estimate of 1,956,000 and is 2.9 percent ($\pm 7.8\%$)^{*} below the July 2004 rate of 1,888,000.

Single-family housing completions in July 2005 were at a rate of 1,609,000; this is 3.6 percent ($\pm 8.2\%$)^{*} below the June figure of 1,669,000. The July rate for units in buildings with five units or more was 189,000.

*New Residential Construction data for August 2005 will be released on Tuesday, September 20, 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, 6 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.

^{*}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												
2004: 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	2,136	1,635	84	417	195	119	356	280	1,040	807	545	429
February	2,093	1,624	83	386	189	116	381	300	974	777	549	431
March	2,021	1,552	85	384	184	107	349	269	961	756	527	420
April	2,148	1,640	78	430	200	117	379	289	1,011	795	558	439
May	2,062	1,628	85	349	191	120	354	282	968	781	549	445
June ^f	2,132	1,653	87	392	213	124	361	286	1,032	810	526	433
July^p	2,167	1,686	100	381	196	128	379	298	1,011	807	581	453
Average RSE (%) ¹	1	1	3	2	1	2	2	2	1	1	1	1
Percent Change:												
<i>July 2005 from June 2005</i>	<i>1.6%</i>	<i>2.0%</i>	<i>14.9%</i>	<i>-2.8%</i>	<i>-8.0%</i>	<i>3.2%</i>	<i>5.0%</i>	<i>4.2%</i>	<i>-2.0%</i>	<i>-0.4%</i>	<i>10.5%</i>	<i>4.6%</i>
<i>90% Confidence Interval³</i>	<i>± 0.8</i>	<i>± 0.8</i>	<i>± 2.7</i>	<i>± 1.1</i>	<i>± 1.6</i>	<i>± 2.0</i>	<i>± 3.9</i>	<i>± 4.4</i>	<i>± 1.1</i>	<i>± 1.2</i>	<i>± 0.7</i>	<i>± 0.8</i>
<i>July 2005 from July 2004</i>	<i>2.5%</i>	<i>3.8%</i>	<i>-4.8%</i>	<i>-0.8%</i>	<i>-1.0%</i>	<i>0.8%</i>	<i>4.4%</i>	<i>2.4%</i>	<i>2.7%</i>	<i>5.5%</i>	<i>2.1%</i>	<i>2.5%</i>
<i>90% Confidence Interval³</i>	<i>± 1.1</i>	<i>± 0.8</i>	<i>± 10.2</i>	<i>± 1.3</i>	<i>± 2.4</i>	<i>± 2.9</i>	<i>± 4.1</i>	<i>± 4.6</i>	<i>± 0.8</i>	<i>± 0.9</i>	<i>± 2.2</i>	<i>± 2.5</i>
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	2,052.1	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 ²	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: Year to Date ²	1,223.9	975.7	55.1	193.1	115.1	80.3	215.4	179.5	574.1	457.0	319.2	258.9
2005: Year to Date ²	1,253.3	987.7	48.7	216.9	113.5	70.4	207.3	167.8	604.1	483.4	328.5	266.1
RSE (%)	(Z)	(Z)	2	(Z)	1	2	1	1	(Z)	(Z)	1	1
Year to Date Percent Change⁴	2.4%	1.2%	-11.6%	12.3%	-1.5%	-12.3%	-3.8%	-6.5%	5.2%	5.8%	2.9%	2.8%
<i>90% Confidence Interval³</i>	<i>± 0.8</i>	<i>± 0.8</i>	<i>± 3.5</i>	<i>± 1.3</i>	<i>± 1.9</i>	<i>± 2.4</i>	<i>± 1.6</i>	<i>± 1.8</i>	<i>± 0.6</i>	<i>± 0.7</i>	<i>± 1.2</i>	<i>± 1.3</i>
2004: 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	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	192.2	151.7	6.9	33.7	17.8	10.7	35.6	28.5	89.1	72.1	49.7	40.3
May	189.9	153.7	7.6	28.6	18.3	12.1	34.9	28.6	88.2	71.5	48.5	41.4
June ^f	207.9	164.1	8.9	34.9	22.2	12.9	35.5	29.3	96.0	78.0	54.2	43.9
July^p	182.4	143.2	7.6	31.6	17.5	11.6	33.2	26.6	84.2	66.8	47.4	38.2
Average RSE (%) ¹	1	1	3	2	1	2	2	2	1	1	1	1

¹Preliminary. ²Revised. 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.

³Average 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: 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	221.2	154.0	9.1	58.1	24.0	11.2	30.0	24.1	118.0	82.8	49.2	35.8
April	229.5	164.9	8.6	56.0	25.9	13.4	35.7	29.1	112.5	79.7	55.4	42.7
May ^f	219.6	157.6	8.9	53.1	26.8	14.7	31.1	25.8	112.0	79.0	49.7	38.2
June ^f	233.9	172.0	9.4	52.6	29.4	15.5	31.2	25.0	115.4	85.5	58.0	45.9
July^p	230.1	167.5	8.5	54.1	28.4	15.2	30.1	24.3	112.2	82.6	59.4	45.4
Average RSE (%) ¹	3	4	13	7	9	12	8	9	5	6	7	8
Percent Change:²												
<i>July 2005 from June 2005</i>	<i>-1.6%</i>	<i>-2.6%</i>	<i>-9.0%</i>	<i>2.9%</i>	<i>-3.2%</i>	<i>-2.3%</i>	<i>-3.3%</i>	<i>-2.8%</i>	<i>-2.8%</i>	<i>-3.4%</i>	<i>2.3%</i>	<i>-1.3%</i>
<i>90% Confidence Interval³</i>	<i>± 3.7</i>	<i>± 4.5</i>	<i>± 10.3</i>	<i>± 5.8</i>	<i>± 7.3</i>	<i>± 10.3</i>	<i>± 10.6</i>	<i>± 10.4</i>	<i>± 5.3</i>	<i>± 6.6</i>	<i>± 5.9</i>	<i>± 7.3</i>
<i>July 2005 from July 2004</i>	<i>13.0%</i>	<i>20.4%</i>	<i>-14.8%</i>	<i>-0.6%</i>	<i>7.9%</i>	<i>13.1%</i>	<i>14.8%</i>	<i>22.6%</i>	<i>8.2%</i>	<i>15.2%</i>	<i>25.7%</i>	<i>33.0%</i>
<i>90% Confidence Interval³</i>	<i>± 8.0</i>	<i>± 11.0</i>	<i>± 30.6</i>	<i>± 15.9</i>	<i>± 26.2</i>	<i>± 30.4</i>	<i>± 26.3</i>	<i>± 33.4</i>	<i>± 10.8</i>	<i>± 15.3</i>	<i>± 19.2</i>	<i>± 24.6</i>

^pPreliminary. ^fRevised. 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												
2004: 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	2,188	1,769	(S)	371	164	131	332	276	1,138	927	554	435
February	2,228	1,808	(S)	368	207	155	433	352	1,018	849	570	452
March	1,833	1,550	(S)	249	210	136	311	295	830	710	482	409
April	2,027	1,640	(S)	340	189	125	326	273	1,021	849	491	393
May ^f	2,041	1,724	(S)	280	185	137	387	331	926	794	543	462
June ^f	2,045	1,703	(S)	306	184	145	340	301	1,036	839	485	418
July^p	2,042	1,711	(S)	289	196	134	371	316	980	826	495	435
Average RSE (%) ¹	3	3	(X)	12	10	11	7	6	5	5	6	6
Percent Change:												
<i>July 2005 from June 2005</i>	<i>-0.1%</i>	<i>0.5%</i>	<i>(S)</i>	<i>-5.6%</i>	<i>6.5%</i>	<i>-7.6%</i>	<i>9.1%</i>	<i>5.0%</i>	<i>-5.4%</i>	<i>-1.5%</i>	<i>2.1%</i>	<i>4.1%</i>
<i>90% Confidence Interval²</i>	<i>± 7.6</i>	<i>± 7.0</i>	<i>(X)</i>	<i>± 26.6</i>	<i>± 18.7</i>	<i>± 16.5</i>	<i>± 12.5</i>	<i>± 11.6</i>	<i>± 12.1</i>	<i>± 12.2</i>	<i>± 12.1</i>	<i>± 12.8</i>
<i>July 2005 from July 2004</i>	<i>2.8%</i>	<i>3.0%</i>	<i>(S)</i>	<i>10.7%</i>	<i>7.7%</i>	<i>12.6%</i>	<i>6.3%</i>	<i>0.6%</i>	<i>9.6%</i>	<i>9.0%</i>	<i>-11.8%</i>	<i>-7.4%</i>
<i>90% Confidence Interval²</i>	<i>± 6.7</i>	<i>± 7.4</i>	<i>(X)</i>	<i>± 24.1</i>	<i>± 18.4</i>	<i>± 22.1</i>	<i>± 15.0</i>	<i>± 13.6</i>	<i>± 10.5</i>	<i>± 11.9</i>	<i>± 11.4</i>	<i>± 13.6</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	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: Year to Date	1,146.3	953.3	22.6	170.4	97.9	72.1	201.6	175.5	540.8	447.1	306.1	258.7
2005: Year to Date	1,207.1	1,008.1	23.6	175.4	107.6	77.4	203.9	175.8	589.6	497.4	305.9	257.6
RSE (%)	3	3	24	11	8	8	6	5	5	6	6	7
<i>Year to Date Percent Change³</i>	<i>5.3%</i>	<i>5.7%</i>	<i>4.5%</i>	<i>2.9%</i>	<i>10.0%</i>	<i>7.4%</i>	<i>1.2%</i>	<i>0.2%</i>	<i>9.0%</i>	<i>11.3%</i>	<i>0.0%</i>	<i>-0.4%</i>
<i>90% Confidence Interval²</i>	<i>± 2.5</i>	<i>± 3.1</i>	<i>± 30.3</i>	<i>± 10.1</i>	<i>± 8.9</i>	<i>± 13.5</i>	<i>± 5.5</i>	<i>± 5.9</i>	<i>± 3.8</i>	<i>± 4.8</i>	<i>± 4.3</i>	<i>± 5.2</i>
2004: 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	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	156.2	133.4	2.8	20.0	16.5	10.5	24.8	23.5	72.7	63.1	42.2	36.3
April	184.6	151.5	4.0	29.1	16.9	11.4	29.6	25.1	95.5	80.7	42.7	34.3
May ^f	197.9	170.4	3.2	24.4	17.6	13.5	40.2	35.4	85.6	74.1	54.5	47.5
June ^f	190.5	161.2	3.1	26.2	18.5	15.1	35.0	31.6	93.1	76.3	43.9	38.1
July^p	185.8	156.1	3.8	25.9	18.3	12.7	34.6	29.7	87.7	73.9	45.2	39.8
Average RSE (%) ¹	3	3	22	12	10	11	7	6	5	5	6	6

^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.

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: 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	1,307	909	(S)	360	152	85	228	178	580	399	347	247
February	1,327	923	(S)	367	153	87	231	179	589	405	354	252
March	1,314	913	(S)	364	158	88	228	177	581	401	347	247
April	1,323	912	(S)	373	165	88	223	172	591	410	344	242
May ^f	1,324	915	(S)	372	165	89	220	170	589	410	350	246
June ^f	1,334	919	(S)	378	164	87	218	169	599	416	353	247
July^p	1,346	926	(S)	383	170	89	220	170	601	418	355	249
Average RSE (%) ¹	1	2	(X)	3	5	8	3	3	2	3	3	4
<i>Percent Change:</i>												
<i>July 2005 from June 2005</i>	<i>0.9%</i>	<i>0.8%</i>	<i>(S)</i>	<i>1.3%</i>	<i>3.7%</i>	<i>2.3%</i>	<i>0.9%</i>	<i>0.6%</i>	<i>0.3%</i>	<i>0.5%</i>	<i>0.6%</i>	<i>0.8%</i>
<i>90% Confidence Interval²</i>	<i>± 0.9</i>	<i>± 1.1</i>	<i>(X)</i>	<i>± 1.2</i>	<i>± 1.7</i>	<i>± 2.7</i>	<i>± 1.8</i>	<i>± 1.8</i>	<i>± 1.5</i>	<i>± 1.9</i>	<i>± 1.4</i>	<i>± 1.9</i>
<i>July 2005 from July 2004</i>	<i>8.2%</i>	<i>8.2%</i>	<i>(S)</i>	<i>7.3%</i>	<i>19.7%</i>	<i>9.9%</i>	<i>-3.5%</i>	<i>-3.4%</i>	<i>9.3%</i>	<i>13.9%</i>	<i>9.6%</i>	<i>7.3%</i>
<i>90% Confidence Interval²</i>	<i>± 4.4</i>	<i>± 4.9</i>	<i>(X)</i>	<i>± 10.8</i>	<i>± 12.4</i>	<i>± 17.4</i>	<i>± 8.4</i>	<i>± 10.4</i>	<i>± 7.4</i>	<i>± 6.2</i>	<i>± 7.1</i>	<i>± 9.4</i>
Not seasonally adjusted												
2004: 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	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	1,278.2	874.0	37.3	366.9	154.2	83.4	214.9	163.8	571.0	389.4	338.1	237.3
April	1,311.9	896.2	38.4	377.3	162.2	84.5	215.6	163.6	593.1	410.2	341.0	237.9
May ^f	1,334.2	922.3	36.9	375.0	164.9	88.1	218.8	168.2	597.4	417.3	353.1	248.8
June ^f	1,363.1	947.2	36.6	379.3	166.1	89.3	223.9	174.4	611.9	428.7	361.3	254.9
July^p	1,389.6	968.4	37.1	384.1	173.6	92.6	228.5	178.5	621.6	437.5	366.0	259.7
Average RSE (%) ¹	1	2	7	3	5	8	3	3	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: 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	1,883	1,576	(S)	261	154	128	331	308	862	700	536	440
February	1,922	1,622	(S)	248	187	128	385	327	893	774	457	393
March	1,797	1,534	(S)	234	151	111	333	299	811	692	502	432
April	1,944	1,638	(S)	277	166	140	353	316	915	745	510	437
May ^f	2,097	1,744	(S)	305	169	128	437	370	963	786	528	460
June ^f	1,956	1,669	(S)	255	198	172	370	320	922	758	466	419
July^p	1,833	1,609	(S)	189	126	114	327	295	884	762	496	438
Average RSE (%) ¹	4	4	(X)	11	14	15	8	8	6	6	7	7
Percent Change:												
<i>July 2005 from June 2005</i>	-6.3%	-3.6%	<i>(S)</i>	-25.9%	-36.4%	-33.7%	-11.6%	-7.8%	-4.1%	0.5%	6.4%	4.5%
<i>90% Confidence Interval²</i>	± 7.7	± 8.2	<i>(X)</i>	± 20.4	± 15.0	± 15.5	± 15.5	± 15.1	± 11.9	± 12.8	± 16.1	± 16.5
<i>July 2005 from July 2004</i>	-2.9%	3.3%	<i>(S)</i>	-36.8%	-19.2%	-6.6%	-10.4%	-0.3%	0.1%	3.8%	2.5%	8.1%
<i>90% Confidence Interval²</i>	± 7.8	± 8.8	<i>(X)</i>	± 14.9	± 25.8	± 26.9	± 13.6	± 16.6	± 12.8	± 13.8	± 14.8	± 18.5
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: Year to Date	1,007.6	828.0	13.3	166.3	80.6	61.4	195.2	162.8	464.4	382.3	267.4	221.4
2005: Year to Date	1,049.2	885.6	21.6	142.0	87.4	69.5	192.9	168.5	493.6	410.0	275.3	237.6
RSE (%)	4	4	28	11	14	15	7	6	6	6	6	6
Year to Date Percent Change³	4.1%	7.0%	62.3%	-14.6%	8.3%	13.2%	-1.2%	3.5%	6.3%	7.2%	2.9%	7.3%
<i>90% Confidence Interval²</i>	± 3.2	± 3.4	± 39.0	± 8.3	± 10.3	± 10.6	± 6.2	± 7.1	± 5.4	± 5.4	± 4.7	± 5.4
2004: 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	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	135.7	116.7	2.1	17.0	10.4	7.5	23.3	20.9	62.5	53.9	39.5	34.4
April	150.7	126.7	2.2	21.8	12.3	10.3	27.3	24.4	71.0	57.7	40.1	34.4
May ^f	176.3	145.3	4.2	26.8	14.1	10.5	36.5	30.6	81.7	66.2	44.1	38.0
June ^f	170.2	143.0	3.0	24.2	16.3	13.8	31.0	26.2	82.1	66.5	40.9	36.4
July^p	153.3	132.4	3.3	17.6	10.6	9.4	27.7	24.8	73.9	62.6	41.1	35.6
Average RSE (%) ¹	4	4	25	11	14	15	8	8	6	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.

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.