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## NEW RESIDENTIAL CONSTRUCTION IN JANUARY 2007

The U.S. Census Bureau and the Department of Housing and Urban Development jointly announced the following new residential construction statistics for January 2007:

## BUILDING PERMITS

Privately-owned housing units authorized by building permits in January were at a seasonally adjusted annual rate of $1,568,000$. This is 2.8 percent ( $\pm 1.4 \%$ ) below the revised December rate of $1,613,000$ and is 28.6 percent $( \pm 1.1 \%)$ below the January 2006 estimate of 2,195,000.

Single-family authorizations in January were at a rate of $1,121,000$; this is 4.0 percent ( $\pm 0.9 \%$ ) below the December figure of $1,168,000$. Authorizations of units in buildings with five units or more were at a rate of 370,000 in January.

## HOUSING STARTS

Privately-owned housing starts in January were at a seasonally adjusted annual rate of $1,408,000$. This is 14.3 percent ( $\pm 7.1 \%$ ) below the revised December estimate of $1,643,000$ and is 37.8 percent ( $\pm 5.2 \%$ ) below the January 2006 rate of 2,265,000.

Single-family housing starts in January were at a rate of $1,108,000$; this is 11.2 percent ( $\pm 6.8 \%$ ) below the December figure of $1,248,000$. The January rate for units in buildings with five units or more was 276,000 .

## HOUSING COMPLETIONS

Privately-owned housing completions in January were at a seasonally adjusted annual rate of $1,880,000$. This is 1.2 percent ( $\pm 5.6 \%)^{*}$ below the revised December estimate of $1,902,000$ and is 8.0 percent ( $\left.\pm 8.1 \%\right)^{*}$ below the January 2006 rate of 2,044,000.

Single-family housing completions in January were at a rate of $1,528,000$; this is 0.3 percent $( \pm 5.8 \%)^{*}$ above the December figure of $1,523,000$. The January rate for units in buildings with five units or more was 320,000.

New Residential Construction data for February 2007 will be released on Tuesday, March 20, 2007, 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.

[^0]Table 1. New Privately-Owned Housing Units Authorized in Permit-Issuing Places
[Thousands of units. Detail may not add to total because of rounding]


[^1]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]

${ }^{\mathrm{P}}$ Preliminary. $\quad{ }^{\mathrm{r}}$ Revised. RSE Relative Standard Error.
${ }^{1}$ Average RSE for the latest 6-month period. ${ }^{2}$ Computed using unrounded data.
${ }^{3}$ See 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]


[^2]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 |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  |  | In structures with -- |  |  | Total | 1 unit | Total | 1 unit | Total | 1 unit | Total | 1 unit |
|  |  | Total | 1 unit | $\begin{array}{r} 2 \text { to } 4 \\ \text { units } \end{array}$ | 5 units or more |  |  |  |  |  |  |  |  |
| 2006: |  | Seasonally adjusted |  |  |  |  |  |  |  |  |  |  |  |
|  | January | 1,418 | 986 | (S) | 399 | 176 | 99 | 226 | 174 | 645 | 451 | 371 | 262 |
|  | February | 1,424 | 991 | (S) | 402 | 178 | 102 | 224 | 173 | 647 | 453 | 375 | 263 |
|  | March | 1,420 | 983 | (S) | 408 | 176 | 101 | 223 | 172 | 643 | 446 | 378 | 264 |
|  | April | 1,397 | 960 | (S) | 405 | 173 | 100 | 222 | 170 | 630 | 432 | 372 | 258 |
|  | May | 1,405 | 959 | (S) | 413 | 174 | 100 | 223 | 169 | 635 | 436 | 373 | 254 |
|  | June | 1,385 | 936 | (S) | 415 | 174 | 95 | 219 | 165 | 627 | 429 | 365 | 247 |
|  | July | 1,364 | 914 | (S) | 411 | 170 | 92 | 214 | 158 | 618 | 423 | 362 | 241 |
|  | August | 1,344 | 889 | (S) | 415 | 170 | 90 | 209 | 150 | 610 | 417 | 355 | 232 |
|  | September | 1,320 | 866 | (S) | 414 | 165 | 87 | 203 | 145 | 608 | 411 | 344 | 223 |
|  | October | 1,285 | 836 | (S) | 409 | 163 | 85 | 198 | 139 | 587 | 398 | 337 | 214 |
|  | November ${ }^{\text {r }}$ | 1,263 | 820 | (S) | 407 | 163 | 86 | 194 | 135 | 572 | 388 | 334 | 211 |
|  | December ${ }^{\text {r }}$ | 1,248 | 805 | (S) | 408 | 164 | 85 | 188 | 131 | 559 | 376 | 337 | 213 |
| 2007: | January ${ }^{\text {p }}$ | 1,218 | 780 | (S) | 404 | 165 | 84 | 184 | 129 | 540 | 361 | 329 | 206 |
| Averag | e RSE (\%) ${ }^{1}$ | 2 | 3 | (X) | 3 | 4 | 10 | 4 | 6 | 2 | 3 | 3 | 5 |
| Percent Change: |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2006: | January 2007 from December 2006 | -2.4\% | -3.1\% | (S) | -1.0\% | 0.6\% | -1.2\% | -2.1\% | -1.5\% | -3.4\% | -4.0\% | -2.4\% | -3.3\% |
|  | 90\% Confidence Interval ${ }^{2}$ | $\pm 0.8$ | $\pm 1.0$ | (X) | $\pm 1.4$ | $\pm 2.0$ | $\pm 2.1$ | $\pm 1.5$ | $\pm 1.8$ | $\pm 1.2$ | $\pm 1.4$ | $\pm 1.3$ | $\pm 1.7$ |
|  | January 2007 from January 2006 | -14.1\% | -20.9\% | (S) | 1.3\% | -6.3\% | -15.2\% | -18.6\% | -25.9\% | -16.3\% | -20.0\% | -11.3\% | -21.4\% |
|  | $90 \%$ Confidence Interval ${ }^{2}$ | $\pm 1.9$ | $\pm 2.4$ | (X) | $\pm 4.9$ |  | $\pm 7.7$ | $\pm 4.2$ | $\pm 5.4$ | $\pm 3.0$ | $\pm 3.7$ | $\pm 3.6$ | $\pm 3.9$ |
|  |  |  |  |  |  |  |  |  |  | Not seasonally adjusted |  |  |  |
|  | January | 1,369.3 | 936.7 | 33.2 | 399.4 | 171.9 | 94.6 | 217.3 | 165.5 | 620.9 | 426.7 | 359.2 | 249.9 |
|  | February | 1,371.2 | 938.7 | 30.6 | 401.9 | 170.3 | 94.1 | 211.3 | 160.8 | 625.8 | 431.9 | 363.8 | 251.9 |
|  | March | 1,382.3 | 943.1 | 29.6 | 409.7 | 170.2 | 95.3 | 211.3 | 159.8 | 632.6 | 434.7 | 368.2 | 253.3 |
|  | April | 1,384.8 | 943.9 | 32.1 | 408.8 | 170.6 | 97.3 | 214.6 | 162.6 | 632.6 | 432.5 | 366.9 | 251.5 |
|  | May | 1,418.1 | 968.5 | 33.5 | 416.1 | 174.8 | 99.9 | 222.4 | 167.6 | 644.8 | 444.4 | 376.2 | 256.7 |
|  | June | 1,407.2 | 958.8 | 34.2 | 414.3 | 174.7 | 96.2 | 222.6 | 169.0 | 639.9 | 441.7 | 370.0 | 251.9 |
|  | July | 1,406.8 | 955.3 | 38.7 | 412.7 | 173.7 | 95.1 | 222.3 | 166.0 | 636.8 | 441.2 | 374.0 | 253.0 |
|  | August | 1,383.7 | 934.3 | 39.7 | 409.7 | 173.3 | 94.6 | 217.2 | 159.2 | 625.7 | 434.9 | 367.5 | 245.7 |
|  | September | 1,354.3 | 902.1 | 39.6 | 412.6 | 168.3 | 90.6 | 211.5 | 153.4 | 621.2 | 425.5 | 353.3 | 232.5 |
|  | October | 1,313.1 | 864.4 | 39.5 | 409.2 | 166.9 | 88.5 | 205.3 | 146.7 | 596.7 | 407.9 | 344.2 | 221.3 |
|  | November ${ }^{\text {r }}$ | 1,271.8 | 827.0 | 36.3 | 408.5 | 165.1 | 87.8 | 198.3 | 139.2 | 571.9 | 387.2 | 336.4 | 212.8 |
|  | December ${ }^{\text {r }}$ | 1,205.0 | 764.5 | 34.9 | 405.6 | 162.7 | 84.0 | 184.0 | 127.2 | 534.4 | 352.8 | 323.9 | 200.5 |
| 2007: | January ${ }^{\text {p }}$ | 1,172.8 | 736.0 | 34.0 | 402.8 | 162.0 | 80.9 | 176.0 | 120.9 | 518.2 | 340.0 | 316.6 | 194.2 |
| Averag | ge RSE (\%) ${ }^{1}$ | 2 | 3 | 9 | 3 | 4 | 10 | 4 | 6 | 2 | 3 | 3 | 5 |

[^3]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 | $\begin{array}{r} 2 \text { to } 4 \\ \text { units } \end{array}$ | 5 units or more |  |  |  |  |  |  |  |  |
| 2006: J |  |  | Seasonally adjusted annual rate |  |  |  |  |  |  |  |  |  |  |  |
|  | January | 2,044 | 1,652 | (S) | 345 | 184 | 122 | 354 | 307 | 995 | 798 | 511 | 425 |
|  | February | 2,038 | 1,728 | (S) | 239 | 206 | 128 | 319 | 294 | 971 | 846 | 542 | 460 |
|  | March | 2,203 | 1,869 | (S) | 286 | 189 | 137 | 364 | 311 | 1,112 | 951 | 538 | 470 |
|  | April | 2,043 | 1,716 | (S) | 295 | 231 | 141 | 338 | 292 | 978 | 845 | 496 | 438 |
|  | May | 1,905 | 1,618 | (S) | 253 | 173 | 132 | 306 | 284 | 926 | 771 | 500 | 431 |
|  | June | 2,043 | 1,748 | (S) | 267 | 168 | 141 | 349 | 310 | 985 | 844 | 541 | 453 |
|  | July | 1,946 | 1,672 | (S) | 251 | 178 | 135 | 321 | 307 | 1,009 | 852 | 438 | 378 |
|  | August | 1,888 | 1,630 | (S) | 233 | 171 | 137 | 325 | 293 | 920 | 784 | 472 | 416 |
|  | September | 2,038 | 1,701 | (S) | 303 | 201 | 138 | 330 | 272 | 987 | 856 | 520 | 435 |
|  | October | 1,928 | 1,569 | (S) | 317 | 156 | 121 | 316 | 273 | 1,003 | 776 | 453 | 399 |
|  | November ${ }^{\text {r }}$ | 1,898 | 1,531 | (S) | 301 | 165 | 106 | 294 | 262 | 1,001 | 801 | 438 | 362 |
|  | December ${ }^{\text {r }}$ | 1,902 | 1,523 | (S) | 324 | 161 | 118 | 312 | 247 | 983 | 807 | 446 | 351 |
| 2007: | January ${ }^{\text {p }}$ | 1,880 | 1,528 | (S) | 320 | 181 | 147 | 265 | 232 | 1,009 | 837 | 425 | 312 |
| Average | e RSE (\%) ${ }^{1}$ | 4 | 4 | (X) | 12 | 12 | 13 | 9 | 9 | 6 | 6 | 7 | 8 |
| Percent Change: |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  | January 2007 from December 2006 | -1.2\% | 0.3\% | (S) | -1.2\% | 12.4\% | 24.6\% | -15.1\% | -6.1\% | 2.6\% | 3.7\% | -4.7\% | -11.1\% |
|  | 90\% Confidence Interval ${ }^{2}$ | $\pm 5.6$ | $\pm 5.8$ | (X) | $\pm 20.9$ | $\pm 21.8$ | $\pm 25.1$ | $\pm 13.0$ | $\pm 15.6$ | $\pm 8.9$ | $\pm 8.1$ | $\pm 11.4$ | $\pm 12.1$ |
|  | January 2007 from January 2006 | -8.0\% | -7.5\% | (S) | -7.2\% | -1.6\% | 20.5\% | -25.1\% | -24.4\% | 1.4\% | 4.9\% | -16.8\% | -26.6\% |
|  | 90\% Confidence Interval ${ }^{2}$ | $\pm 8.1$ | $\pm 9.1$ | (X) | $\pm 21.5$ | $\pm 25.1$ | $\pm 29.5$ | $\pm 15.4$ | $\pm 14.5$ | $\pm 13.0$ | $\pm 15.7$ | $\pm 12.7$ | $\pm 10.8$ |
|  |  | Not seasonally adjusted |  |  |  |  |  |  |  |  |  |  |  |
| 2005 |  | 1,931.4 | 1,635.9 | 37.5 | 258.0 | 170.7 | 131.7 | 351.9 | 307.2 | 903.7 | 760.5 | 505.1 | 436.5 |
| $2006{ }^{\text {r }}$ |  | 1,979.1 | 1,655.3 | 40.8 | 283.1 | 179.4 | 128.6 | 324.7 | 285.3 | 986.7 | 825.8 | 488.3 | 415.5 |
| RSE (\%) |  | 1 | 1 | 13 | 4 | 5 | 5 | 2 | 2 | 1 | 2 | 2 | 2 |
| 2006: J | January | 142.4 | 115.1 | 3.2 | 24.0 | 13.3 | 8.9 | 23.5 | 20.2 | 69.8 | 56.1 | 35.8 | 29.8 |
|  | February | 141.7 | 120.8 | 4.8 | 16.1 | 14.0 | 8.7 | 21.3 | 19.5 | 68.5 | 60.1 | 38.0 | 32.5 |
|  | March | 169.2 | 144.9 | 3.5 | 20.8 | 12.7 | 9.0 | 26.1 | 22.3 | 87.6 | 75.9 | 42.8 | 37.8 |
|  | April | 160.3 | 134.0 | 2.6 | 23.8 | 17.2 | 10.0 | 26.6 | 22.9 | 77.9 | 67.1 | 38.6 | 34.0 |
|  | May | 158.8 | 133.7 | 3.0 | 22.2 | 13.7 | 10.1 | 25.5 | 23.5 | 78.0 | 64.4 | 41.7 | 35.6 |
|  | June | 179.6 | 151.7 | 2.7 | 25.2 | 15.5 | 13.0 | 29.3 | 25.6 | 86.5 | 73.2 | 48.2 | 39.9 |
|  | July | 163.6 | 138.7 | 2.1 | 22.9 | 14.8 | 10.9 | 27.2 | 25.9 | 85.1 | 70.8 | 36.6 | 31.1 |
|  | August | 170.4 | 142.4 | 2.8 | 25.2 | 16.1 | 12.3 | 30.4 | 26.9 | 82.1 | 67.4 | 41.9 | 35.8 |
|  | September | 180.9 | 152.6 | 2.9 | 25.4 | 18.0 | 12.7 | 30.5 | 25.7 | 86.2 | 75.3 | 46.1 | 39.0 |
|  | October | 172.5 | 142.4 | 3.5 | 26.5 | 14.4 | 11.4 | 29.4 | 25.7 | 87.9 | 69.0 | 40.8 | 36.3 |
|  | November ${ }^{\text {r }}$ | 158.9 | 131.4 | 4.9 | 22.6 | 14.0 | 9.6 | 26.4 | 24.0 | 82.6 | 67.6 | 35.8 | 30.1 |
|  | December ${ }^{\text {r }}$ | 180.8 | 147.5 | 4.8 | 28.5 | 15.7 | 11.9 | 28.7 | 23.0 | 94.5 | 79.0 | 42.0 | 33.6 |
| 2007: | January ${ }^{\text {p }}$ | 130.6 | 106.1 | 2.2 | 22.4 | 12.5 | 10.1 | 17.4 | 15.1 | 71.1 | 59.1 | 29.7 | 21.8 |
| Average | e RSE (\%) ${ }^{1}$ | 4 | 4 | 27 | 12 | 12 | 13 | 9 | 9 | 6 | 6 | 7 | 8 |

[^4]
[^0]:    * $90 \%$ confidence interval includes zero. The Census Bureau does not have sufficient statistical evidence to conclude that the actual change is different from zero.

[^1]:    ${ }^{\mathrm{p}}$ Preliminary. ${ }^{\mathrm{r}}$ Revised. 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.
    ${ }^{1}$ Average RSE for the latest 6-month period. ${ }^{2}$ Reflects revisions not distributed to months.
    ${ }^{3}$ See the Explanatory Notes in the accompanying text for an explanation of $90 \%$ confidence intervals.
    ${ }^{4}$ Computed using unrounded data.

[^2]:    ${ }^{\mathrm{p}}$ Preliminary. $\quad{ }^{\mathrm{r}}$ Revised. 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.
    ${ }^{1}$ Average RSE for the latest 6-month period. $\quad{ }^{2}$ See the Explanatory Notes in the accompanying text for an explanation of $90 \%$ confidence intervals.
    ${ }^{3}$ Computed using unrounded data.

[^3]:    ${ }^{\mathrm{P}}$ Preliminary. ${ }^{\mathrm{r}}$ Revised. 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.
    ${ }^{1}$ Average RSE for the latest 6-month period. $\quad{ }^{2}$ See the Explanatory Notes in the accompanying text for an explanation of $90 \%$ confidence intervals.

[^4]:    ${ }^{\mathrm{P}}$ Preliminary. ${ }^{\mathrm{r}}$ Revised. 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.
    ${ }^{1}$ Average 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.

