

# Housing Starts

FEBRUARY 1997



U.S. Department of Commerce  
 Economics and Statistics Administration  
 BUREAU OF THE CENSUS

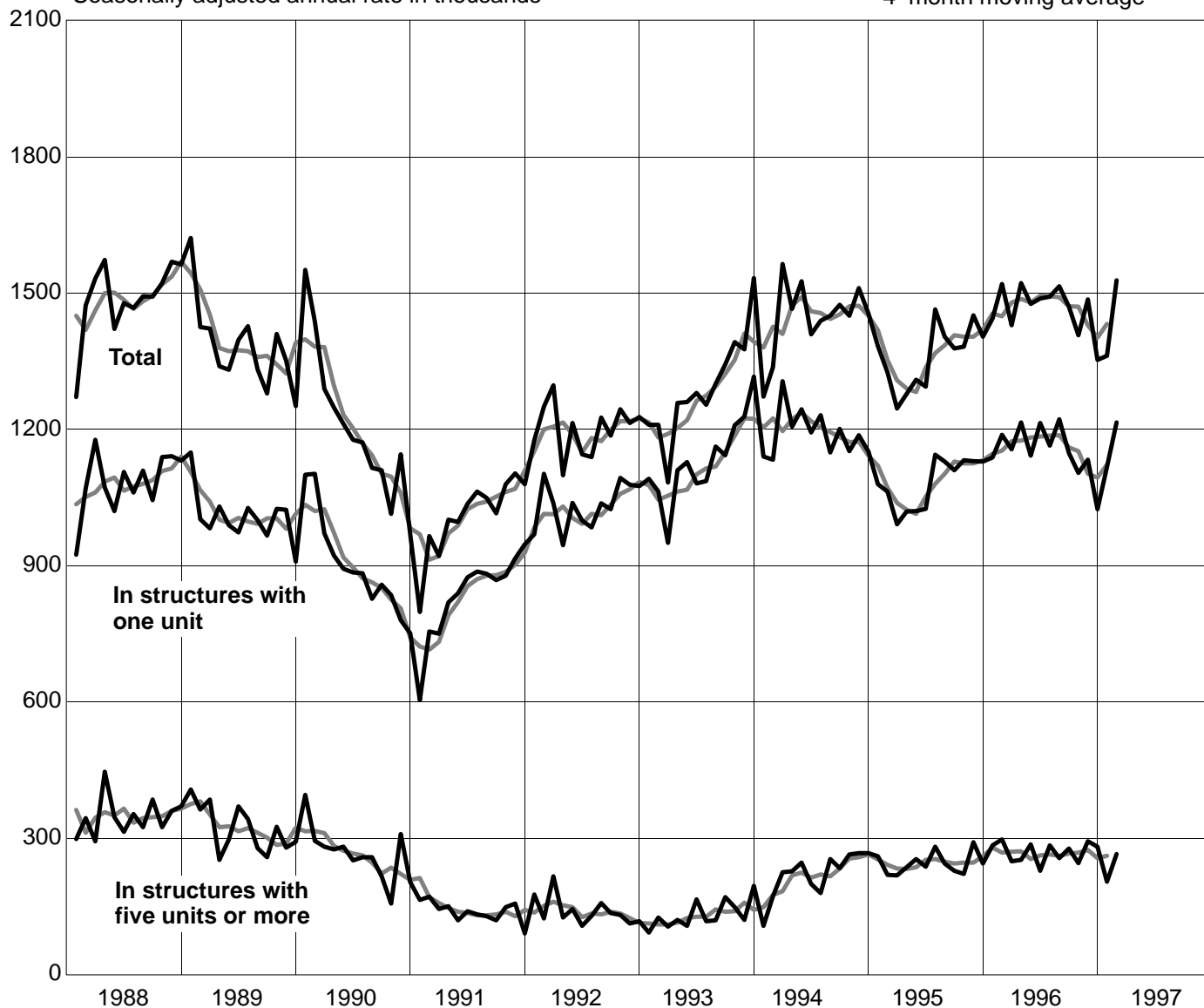
C20/97-2  
 Issued March 1997

This issue contains a supplement on new privately owned housing units started in 1996, by intended use and design at time of start.

## New Privately Owned Housing Units Started

Seasonally adjusted annual rate in thousands

— Seasonally adjusted annual rate  
 — 4-month moving average



Note: Total includes units started in structures with two to four units.

Source: U.S. Bureau of the Census, Housing Starts.

## HOUSING STARTS AND BUILDING PERMITS

Privately owned housing starts in February were at a seasonally adjusted annual rate of 1,528,000. This is 12 ( $\pm 6$ ) percent above the revised January rate of 1,362,000 and 1 ( $\pm 7$ ) percent above the February 1996 rate of 1,520,000.

Single-family housing starts in February 1997 were at a rate of 1,215,000; this is 9 ( $\pm 6$ ) percent above the January figure of 1,117,000. The February rate for units in buildings with five units or more was 265,000; this is 30 percent above the January estimate of 204,000. The February rate for units in buildings with two to four units was 48,000.

During the first 2 months of this year, 174,300 housing units were started compared with 186,600 units for the same period in 1996. This is a decrease of 7 ( $\pm 4$ ) percent.

New privately owned housing construction was authorized in February in the 19,000 permit-issuing places at a seasonally adjusted annual rate of 1,442,000 units; this is 3 ( $\pm 1$ ) percent above the revised January rate of 1,400,000 and 2 ( $\pm 2$ ) percent above the February 1996 rate of 1,417,000.

Single-family authorizations in February 1997 were at a rate of 1,075,000; this is 2 ( $\pm 1$ ) percent above the January figure of 1,051,000. Authorizations of units in buildings with five units or more were at a rate of 298,000 in February. The February rate of permit-authorized units in buildings with two to four units was 69,000.

During the first 2 months of this year, 181,500 housing units were authorized by permits in the 19,000 places compared with 182,100 units for the same period in 1996. This is virtually unchanged ( $\pm 1$  percent).

In interpreting changes in housing starts and building permits, 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 total starts, 3 months for building permit authorizations, and 2 months for mobile home shipments.

Except for those on mobile home shipments, the statistics in this report 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 average relative standard errors of preliminary data are shown in the tables. Whenever a statement such as "2 ( $\pm 3$ ) percent above" appears in the text, this indicates the range (-1 to +5 percent) in which the actual percent change is likely to have occurred. All ranges given are 90-percent confidence intervals and account for only sampling variability. If a range contains zero, it is uncertain whether there was an increase or decrease; that is, the change is not statistically significant. For any comparison cited without a confidence interval, the change is statistically significant. Explanations of confidence intervals and sampling variability appear in the appendix to the January 1997 Current Construction Reports, C20/97-1. On average, the preliminary seasonally adjusted estimates of total housing starts and building permits are revised about  $\pm 1$  percent.

Housing starts and building permits data do not include mobile home units. Mobile home statistics are shown in table 5.

## HISTORICAL DATA

Historical data on housing starts and residential permit authorizations are available from Construction Starts Branch, Manufacturing and Construction Division, Bureau of the Census, Washington, DC 20233. Telephone 301-457-4703.

A list of tables and special supplements is shown below:

Title	C20 issues				
New privately owned housing units started, by purpose of construction (quarterly and annual data).....	97-1	96-10	96-7	96-4	96-1
Total time from start of construction to completion of private residential buildings (annual data).....	96-3	95-3	94-3	93-3	92-3
Total time from authorization of construction to start for private residential buildings (annual data).....	96-3	95-3	94-3	93-3	92-4
New privately owned housing units, by intended use and design at time of start (annual data).....	97-2	96-2	95-2	94-2	93-2
New mobile homes (quarterly and annual data).....	96-12	96-9	96-7	96-6	96-4

Table 1. **New Privately Owned Housing Units Started**

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

Period	Total	In structures with—				Inside MSA's <sup>1</sup>	Outside MSA's <sup>1</sup>	North-east	Midwest	South	West
		1 unit	2 units	3 and 4 units	5 units or more						
<b>ANNUAL DATA</b>											
1987	1,620.5	1,146.4	27.8	37.5	408.7	1,372.2	248.2	269.0	297.9	633.9	419.8
1988	1,488.1	1,081.3	23.4	35.4	348.0	1,243.0	245.1	235.3	274.0	574.9	403.9
1989	1,376.1	1,003.3	19.9	35.3	317.6	1,128.1	248.0	178.5	265.8	536.2	395.7
1990	1,192.7	894.8	16.1	21.4	260.4	946.9	245.7	131.3	253.2	479.3	328.9
1991	1,013.9	840.4	15.5	20.1	137.9	789.2	224.7	112.9	233.0	414.1	254.0
1992	1,199.7	1,029.9	12.4	18.3	139.0	931.5	268.2	126.7	287.8	496.9	288.3
1993	1,287.6	1,125.7	11.1	18.3	132.6	1,031.9	255.8	126.5	297.7	561.8	301.7
1994	1,457.0	1,198.4	14.8	20.2	223.5	1,183.1	273.9	138.2	328.9	639.1	350.8
1995	1,354.1	1,076.2	14.3	19.4	244.1	1,106.4	247.6	117.7	290.1	615.0	331.3
1996 <sup>f</sup>	1,476.8	1,160.9	16.4	28.8	270.8	1,211.4	265.5	132.1	321.5	661.9	361.4
<b>MONTHLY DATA</b>											
<b>Not Seasonally Adjusted</b>											
1996: January	90.7	68.9	0.3	0.8	20.6	77.5	13.1	5.0	14.7	43.8	27.2
February	95.9	74.2	0.9	1.1	19.7	83.0	13.0	6.1	13.8	46.9	29.0
March	116.0	96.9	1.0	1.0	17.1	92.9	23.1	10.0	24.0	54.5	27.4
April	146.6	117.9	2.0	3.4	23.3	121.1	25.4	13.1	31.8	64.3	37.3
May	143.9	111.6	1.6	3.0	27.7	117.3	26.5	12.6	33.6	65.2	32.5
June	138.0	115.0	1.6	3.3	18.2	109.7	28.2	13.4	30.9	58.6	35.1
July	137.5	109.1	1.2	3.1	24.2	110.7	26.8	12.3	34.9	59.2	31.1
August	144.2	115.6	1.2	2.0	25.4	117.5	26.7	12.9	35.3	59.2	36.7
September	128.7	99.3	1.9	1.9	25.6	104.0	24.7	13.0	28.6	57.6	29.5
October	130.8	101.0	2.1	2.9	24.8	106.5	24.3	13.9	29.8	54.0	33.0
November	111.5	82.6	1.6	4.3	23.0	93.1	18.4	10.1	26.6	51.0	23.9
December <sup>f</sup>	93.1	68.8	1.1	1.9	21.3	78.0	15.1	9.7	17.4	47.4	18.6
1997: January <sup>f</sup>	81.3	66.0	0.6	1.3	13.4	71.2	10.1	8.3	10.3	39.6	23.1
February <sup>p</sup>	93.0	73.5	1.3	1.4	16.8	80.6	12.4	5.8	16.4	46.5	24.3
Year to date: 1996	186.6	143.1	1.2	2.0	40.3	160.5	26.1	11.0	28.5	90.8	56.2
1997	174.3	139.5	2.0	2.7	30.2	151.8	22.5	14.2	26.7	86.1	47.4
<b>Seasonally Adjusted Annual Rate</b>											
1996: January	1,444	1,138	22		284	(NA)	(NA)	100	329	621	394
February	1,520	1,188	35		297	(NA)	(NA)	130	317	655	418
March	1,429	1,156	24		249	(NA)	(NA)	139	322	631	337
April	1,522	1,215	55		252	(NA)	(NA)	138	325	665	394
May	1,476	1,142	48		286	(NA)	(NA)	128	322	680	346
June	1,488	1,214	46		228	(NA)	(NA)	126	300	686	376
July	1,492	1,164	44		284	(NA)	(NA)	129	355	670	338
August	1,515	1,222	37		256	(NA)	(NA)	131	337	671	376
September	1,470	1,148	45		277	(NA)	(NA)	140	309	682	339
October	1,407	1,104	58		245	(NA)	(NA)	138	287	617	365
November	1,486	1,133	60		293	(NA)	(NA)	128	330	672	356
December <sup>f</sup>	1,353	1,024	48		281	(NA)	(NA)	139	300	641	273
1997: January <sup>f</sup>	1,362	1,117	41		204	(NA)	(NA)	175	254	596	337
February <sup>p</sup>	1,528	1,215	48		265	(NA)	(NA)	128	385	661	354
<b>AVERAGE RELATIVE STANDARD ERRORS<sup>2</sup></b>											
Annual. . . . . (percent) . .	1	1	7	8	2	1	3	1	2	2	1
Monthly . . . . . (percent) . .	3	2	10	19	11	3	7	6	7	5	5
Year to date . . . . . (percent) . .	2	2	12	8	7	2	6	4	4	3	3

NA Not available. <sup>p</sup>Preliminary. <sup>f</sup>Revised.<sup>1</sup>Metropolitan statistical areas.<sup>2</sup>Average Relative Standard Errors (Avg. RSE): Annual—Avg. RSE for the last 2 years; Year to date—Avg. RSE for the current period and the same period last year; Monthly—Avg. RSE for the latest 6-month period (January through June or July through December).

**Table 2. 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—				Inside MSA's <sup>1</sup>	Outside MSA's <sup>1</sup>	Total	In structures with—		Total	In structures with—		Total	In structures with—		Total	In structures with—	
		1 unit	2 units	3 and 4 units	5 units or more				1 unit	2 units or more		1 unit	2 units or more		1 unit	2 units or more		1 unit	2 units or more
<b>ANNUAL DATA</b>																			
<b>17,000-Place Series</b>																			
1992	1,094.9	910.7	23.3	22.5	138.4	888.5	206.5	124.8	108.5	16.3	259.0	204.4	54.6	442.5	382.2	60.2	268.6	215.6	53.0
1993	1,199.1	986.5	26.7	25.6	160.2	1,009.0	190.1	133.5	113.7	19.8	276.6	218.4	58.3	500.7	419.5	81.2	288.2	235.0	53.2
<b>19,000-Place Series</b>																			
1994	1,371.6	1,068.5	31.4	30.8	241.0	1,144.1	227.5	138.5	119.1	19.4	305.2	233.6	71.6	585.5	453.0	132.5	342.4	262.8	79.7
1995	1,332.5	997.3	32.2	31.5	271.5	1,116.8	215.8	124.2	104.5	19.7	296.6	220.5	76.1	583.2	430.3	152.9	328.5	241.9	86.5
1996 <sup>2</sup>	1,433.7	1,073.3	33.2	32.9	294.2	1,199.7	233.9	138.5	108.3	30.2	318.9	235.3	83.6	626.5	471.7	154.7	349.9	258.0	91.9
<b>MONTHLY DATA</b>																			
<b>Not Seasonally Adjusted</b>																			
1994:																			
January	80.7	63.4	1.8	2.0	13.4	68.6	12.1	5.0	4.5	0.5	12.2	9.6	2.6	40.6	31.7	8.9	22.8	17.6	5.2
February	81.7	69.2	1.5	2.1	8.9	70.0	11.7	5.3	4.8	0.6	13.9	11.6	2.2	40.0	34.2	5.9	22.5	18.6	3.9
March	126.4	104.0	2.9	2.7	16.8	106.8	19.5	10.3	8.8	1.5	27.1	22.6	4.6	56.4	46.0	10.4	32.5	26.7	5.9
April	127.6	102.0	2.9	2.7	20.0	105.8	21.8	12.6	11.0	1.5	29.6	24.2	5.3	54.4	42.2	12.2	31.1	24.5	6.6
May	131.4	107.7	3.0	3.0	17.8	107.9	23.4	14.3	12.8	1.5	32.8	25.7	7.1	52.9	43.2	9.7	31.4	25.9	5.4
June	138.8	109.2	3.0	3.0	23.5	114.8	24.0	15.6	13.3	2.3	31.6	25.4	6.2	54.6	43.4	11.2	37.0	27.1	9.9
July	114.8	90.9	2.4	2.4	19.1	94.4	20.4	14.7	12.8	2.0	27.3	21.2	6.0	46.2	35.9	10.3	26.6	21.0	5.6
August	131.5	100.9	2.9	2.8	24.9	108.9	22.7	14.2	11.9	2.3	30.7	22.8	8.0	54.1	42.1	12.0	32.5	24.2	8.3
September	127.2	91.5	2.7	2.6	30.3	106.5	20.7	12.3	10.5	1.7	28.3	20.8	7.5	54.3	38.2	16.2	32.2	22.0	10.2
October	117.0	85.9	3.1	3.1	24.9	96.4	20.5	11.9	10.2	1.7	29.9	20.1	9.8	46.0	34.3	11.8	29.2	21.3	7.9
November	100.5	74.8	3.1	2.3	20.3	85.0	15.5	11.5	9.8	1.7	23.0	16.8	6.2	43.4	31.0	12.4	22.6	17.2	5.4
December	94.2	68.9	2.1	2.1	21.0	78.9	15.3	10.8	8.7	2.1	18.8	12.8	6.0	42.6	30.9	11.6	22.0	16.5	5.5
1995:																			
January	78.0	58.2	1.8	2.0	16.1	67.3	10.7	7.4	6.2	1.2	12.3	8.6	3.7	40.1	29.1	11.0	18.3	14.3	4.0
February	80.4	59.8	2.0	1.3	17.3	69.4	11.1	5.6	4.7	0.9	13.7	10.4	3.3	38.7	28.9	9.8	22.5	15.8	6.6
March	111.5	85.1	3.0	2.9	20.5	93.6	17.9	10.5	8.8	1.7	23.8	18.5	5.3	52.7	39.1	13.6	24.5	18.8	5.8
April	109.7	83.1	2.8	2.5	21.3	90.5	19.3	11.4	9.5	1.9	25.2	19.4	5.8	46.6	34.9	11.7	26.5	19.3	7.2
May	122.8	95.9	3.3	2.6	21.1	101.4	21.4	12.4	11.0	1.4	29.3	22.7	6.6	51.0	39.1	11.9	30.1	23.1	7.0
June	129.3	97.4	3.2	3.4	25.3	106.6	22.8	12.4	10.6	1.9	29.7	23.1	6.6	53.3	39.7	13.7	33.9	24.1	9.8
July	115.6	88.3	2.3	2.4	22.5	95.2	20.4	10.7	9.4	1.2	27.3	20.9	6.4	48.4	36.9	11.6	29.2	21.1	8.2
August	133.5	101.4	3.1	3.0	26.1	111.4	22.1	12.3	10.6	1.7	31.9	23.5	8.3	55.9	42.1	13.8	33.5	25.2	8.3
September	124.1	90.1	3.0	3.0	28.1	104.1	20.0	11.2	9.4	1.8	28.9	20.5	8.4	55.0	39.4	15.5	29.1	20.8	8.3
October	122.2	90.8	3.1	3.3	25.0	101.4	20.8	11.9	9.8	2.1	31.9	22.1	9.8	51.5	37.7	13.7	27.0	21.2	5.8
November	107.8	78.4	2.9	3.1	23.5	90.9	17.0	10.5	8.0	2.5	24.9	18.2	6.7	46.3	33.3	13.0	26.2	18.9	7.3
December	97.4	68.8	1.9	2.0	24.7	85.0	12.4	8.0	6.6	1.4	17.8	12.5	5.2	43.8	30.1	13.7	27.8	19.5	8.4
1996:																			
January	87.3	65.5	2.1	1.9	17.8	75.8	11.4	5.5	4.4	1.1	14.0	10.1	3.9	44.2	33.7	10.4	23.5	17.2	6.3
February	94.9	73.6	2.1	1.8	17.4	82.4	12.5	6.0	5.3	0.7	16.8	13.5	3.3	46.0	37.0	9.0	26.1	17.9	8.2
March	119.9	95.1	2.6	2.4	19.6	100.1	19.8	10.5	8.4	2.1	26.4	20.0	6.4	51.6	43.3	8.3	31.3	23.4	8.0
April	139.4	109.4	3.7	3.4	23.0	114.7	24.7	12.9	10.6	2.3	34.0	26.4	7.6	60.3	47.2	13.1	32.2	25.2	6.9
May	140.5	109.7	3.0	2.9	24.9	115.8	24.7	14.3	11.6	2.7	32.2	26.1	6.1	62.1	46.6	15.5	31.9	25.4	6.5
June	130.6	100.7	2.9	3.0	24.0	107.4	23.2	13.1	10.4	2.6	28.7	22.9	5.9	55.0	42.7	12.3	33.8	24.7	9.1
July	135.7	101.4	3.0	2.9	28.4	110.8	24.9	13.5	10.9	2.6	33.5	24.4	9.2	54.7	41.9	12.7	34.0	24.2	9.7
August	129.8	98.4	2.9	2.5	26.0	108.2	21.6	14.0	10.3	3.7	30.9	22.7	8.2	55.2	41.8	13.5	29.7	23.7	6.0
September	121.0	86.0	3.1	3.1	28.8	100.3	20.8	11.9	9.4	2.5	27.9	19.9	8.0	52.0	35.8	16.2	29.3	20.9	8.4
October	126.0	91.8	3.2	3.9	27.2	105.2	20.8	13.8	9.8	4.0	31.1	21.6	9.4	50.8	38.7	12.1	30.3	21.7	8.7
November	101.7	71.6	2.6	2.7	24.8	86.2	15.5	10.8	8.1	2.7	23.3	15.2	8.1	45.3	31.8	13.5	22.3	16.4	5.8
December	99.9	66.3	2.0	2.1	29.6	85.7	14.3	9.8	6.9	2.8	19.1	12.0	7.1	47.3	31.1	16.2	23.8	16.3	7.5
1997:																			
January <sup>f</sup>	88.9	66.0	2.0	1.7	19.2	78.0	10.9	8.2	6.0	2.2	13.4	9.3	4.1	44.1	34.1	10.1	23.1	16.5	6.6
February <sup>p</sup>	92.6	70.0	2.4	2.1	18.2	80.2	12.4	8.1	5.6	2.5	15.7	11.4	4.3	44.2	34.2	10.0	24.7	18.8	5.9
Year to date:																			
1996 <sup>2</sup>	182.1	139.1	4.2	3.6	35.2	158.3	23.7	11.4	9.7	1.8	30.8	23.6	7.2	90.1	70.7	19.4	49.8	35.1	14.7
1997	181.5	135.9	4.3	3.8	37.4	158.2	23.3	16.3	11.6	4.7	29.1	20.7	8.3	88.3	68.3	20.0	47.8	35.3	12.5

See footnotes at end of table.

**Table 2. 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—				Inside MSA's <sup>1</sup>	Outside MSA's <sup>1</sup>	Total	In structures with—		Total	In structures with—		Total	In structures with—		Total	In structures with—	
		1 unit	2 units	3 and 4 units	5 units or more				1 unit	2 units or more		1 unit	2 units or more		1 unit	2 units or more		1 unit	2 units or more
<b>MONTHLY DATA—Con.</b>																			
<b>Seasonally Adjusted Annual Rate</b>																			
1994:	January	1,390	1,112	68	210	(NA)	(NA)	102	99	3	296	246	52	599	472	127	391	295	98
	February	1,269	1,065	56	148	(NA)	(NA)	112	98	14	278	227	51	545	466	79	334	274	60
	March	1,342	1,078	61	203	(NA)	(NA)	121	103	18	305	243	62	576	460	116	340	272	68
	April	1,392	1,084	62	246	(NA)	(NA)	135	117	18	306	237	69	600	462	138	351	268	83
	May	1,396	1,110	66	220	(NA)	(NA)	143	124	19	315	240	75	592	471	121	346	275	71
	June	1,357	1,067	58	232	(NA)	(NA)	146	126	20	301	232	69	565	450	115	345	259	86
	July	1,335	1,041	60	234	(NA)	(NA)	161	137	24	300	228	72	567	429	138	307	247	60
	August	1,377	1,054	60	263	(NA)	(NA)	143	121	22	303	225	78	589	452	137	342	256	86
	September	1,412	1,056	60	296	(NA)	(NA)	135	118	17	295	228	67	608	450	158	374	260	114
	October	1,397	1,042	68	287	(NA)	(NA)	131	113	18	318	226	92	591	438	153	357	265	92
	November	1,340	1,014	66	260	(NA)	(NA)	137	119	18	298	229	69	590	426	164	315	240	75
	December	1,396	1,086	62	248	(NA)	(NA)	167	129	38	323	246	77	603	466	137	303	245	58
1995:	January	1,295	992	62	241	(NA)	(NA)	144	138	6	285	211	74	566	415	151	300	228	72
	February	1,264	927	54	283	(NA)	(NA)	119	97	22	277	202	75	531	394	137	337	234	103
	March	1,221	904	65	252	(NA)	(NA)	126	105	21	275	204	71	556	400	156	264	195	69
	April	1,245	913	61	271	(NA)	(NA)	129	105	24	274	197	77	532	394	138	310	217	93
	May	1,258	946	62	250	(NA)	(NA)	118	101	17	270	203	67	550	408	142	320	234	86
	June	1,290	970	64	256	(NA)	(NA)	118	102	16	288	215	73	563	419	144	321	234	87
	July	1,358	1,017	62	279	(NA)	(NA)	117	101	16	304	226	78	598	441	157	339	249	90
	August	1,379	1,046	62	271	(NA)	(NA)	122	106	16	309	230	79	601	447	154	347	263	84
	September	1,427	1,079	69	279	(NA)	(NA)	128	109	19	313	233	80	637	483	154	349	254	95
	October	1,393	1,050	68	275	(NA)	(NA)	125	103	22	323	237	86	629	458	171	316	252	64
	November	1,450	1,073	71	306	(NA)	(NA)	124	98	26	324	248	76	634	461	173	368	266	102
	December	1,487	1,123	60	304	(NA)	(NA)	128	101	27	317	251	66	644	471	173	398	300	98
1996:	January	1,378	1,056	65	257	(NA)	(NA)	102	94	8	312	238	74	594	460	134	370	264	106
	February	1,417	1,087	60	270	(NA)	(NA)	122	103	19	323	250	73	600	481	119	372	253	119
	March	1,423	1,097	61	265	(NA)	(NA)	137	110	27	329	240	89	591	483	108	366	264	102
	April	1,459	1,115	75	269	(NA)	(NA)	135	108	27	342	249	93	634	494	140	348	264	84
	May	1,452	1,098	62	292	(NA)	(NA)	137	108	29	304	237	67	668	493	175	343	260	83
	June	1,415	1,085	62	268	(NA)	(NA)	134	108	26	302	231	71	634	488	146	345	258	87
	July	1,457	1,073	68	316	(NA)	(NA)	136	106	30	338	240	98	625	465	160	358	262	96
	August	1,423	1,078	60	285	(NA)	(NA)	147	110	37	317	236	81	629	471	158	330	261	69
	September	1,399	1,040	73	286	(NA)	(NA)	138	109	29	306	228	78	604	446	158	351	257	94
	October	1,362	1,011	69	282	(NA)	(NA)	138	100	38	298	220	78	587	444	143	339	247	92
	November	1,418	1,025	67	326	(NA)	(NA)	135	105	30	313	216	97	641	460	181	329	244	85
	December	1,422	1,015	64	343	(NA)	(NA)	146	101	45	313	219	94	642	457	185	321	238	83
1997:	January <sup>r</sup>	1,400	1,051	61	288	(NA)	(NA)	147	112	35	299	219	80	600	468	132	354	252	102
	February <sup>p</sup>	1,442	1,075	69	298	(NA)	(NA)	160	116	44	314	220	94	608	467	141	360	272	88
<b>AVERAGE RELATIVE STANDARD ERRORS<sup>3</sup></b>																			
Annual	(percent)	(Z)	1	2	3	1	(Z)	2	1	1	4	1	1	3	1	1	1	1	1
Monthly	(percent)	1	1	4	5	2	1	4	1	1	4	2	1	6	1	1	2	1	1
Year to date	(percent)	1	1	5	3	2	1	3	2	1	3	2	1	3	1	1	1	1	1

NA Not available. <sup>p</sup>Preliminary. <sup>r</sup>Revised. Z Less than 0.5 percent.

<sup>1</sup>Metropolitan statistical areas.

<sup>2</sup>Reflects revisions not distributed to months.

<sup>3</sup>Average Relative Standard Errors (Avg. RSE): Annual—RSE for the latest year; Year to date—Avg. RSE for the current period and the same period last year; Monthly—Avg. RSE for the latest 6-month period (January through June or July through December).

**Table 3. New Privately Owned Housing Units Authorized, but Not Started, in Permit-Issuing Places at End of Period**

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

Authorized, but not started at end of period	United States				Northeast				Midwest				South				West			
	Total	In structures with—			Total	In structures with—			Total	In structures with—			Total	In structures with—			Total	In structures with—		
		1 unit	2 to 4 units	5 units or more		1 unit	2 to 4 units	5 units or more		1 unit	2 to 4 units	5 units or more		1 unit	2 to 4 units	5 units or more		1 unit	2 to 4 units	5 units or more
<b>END OF YEAR</b>																				
<b>14,000-Place Series</b>																				
1977	231.8	90.7	12.9	128.2	42.4	12.5	1.0	28.9	32.2	14.1	2.5	15.6	94.9	35.9	3.3	55.7	62.3	28.2	6.1	28.0
1978	207.8	86.7	15.1	106.0	39.6	14.3	1.3	24.0	26.5	12.6	3.0	10.9	83.6	32.0	4.4	47.2	58.1	27.8	6.4	23.9
<b>16,000-Place Series</b>																				
1979	184.1	77.3	14.4	92.4	32.6	12.3	1.1	19.3	19.6	7.7	2.7	9.2	85.3	32.9	5.1	47.4	46.4	24.4	5.5	16.6
1980	173.6	70.1	15.3	88.2	26.0	12.3	1.2	12.6	17.5	6.8	2.9	7.8	88.5	32.9	6.5	49.1	41.6	18.1	4.8	18.7
1981	145.5	60.1	10.7	74.7	23.3	11.5	0.9	10.8	10.0	5.0	1.7	3.2	77.5	29.8	4.9	42.8	34.7	13.8	3.1	17.9
1982	167.8	66.9	11.6	89.3	19.4	9.4	1.0	9.0	10.4	4.5	1.7	4.2	100.3	38.5	5.9	55.9	37.7	14.5	2.9	20.2
1983	178.0	68.9	13.0	96.1	21.9	12.6	1.1	8.2	12.2	5.2	1.8	5.1	104.2	33.6	6.8	63.8	39.8	17.4	3.3	19.0
1984	192.5	66.2	10.2	116.1	23.2	10.8	1.2	11.2	14.0	5.1	1.5	7.5	109.4	34.5	4.8	70.1	45.8	15.7	2.7	27.4
<b>17,000-Place Series</b>																				
1985	223.3	80.6	13.7	129.0	36.9	19.2	2.1	15.7	20.4	5.8	2.2	12.4	120.6	43.3	5.7	71.6	45.4	12.3	3.8	29.3
1986	205.2	92.8	12.3	100.2	34.4	21.2	2.4	10.8	21.1	6.4	2.3	12.4	91.3	43.5	3.8	43.9	58.4	21.7	3.7	33.0
1987	155.0	79.3	11.1	64.6	36.8	23.3	2.1	11.4	11.9	6.5	2.2	3.2	68.6	33.8	3.5	31.4	37.7	15.7	3.3	18.6
1988	156.4	76.4	9.9	70.1	32.9	20.0	1.9	11.0	15.5	5.9	2.3	7.3	64.0	30.4	2.9	30.7	44.0	20.1	2.7	21.1
1989	173.9	93.1	8.4	72.5	34.1	25.1	1.6	7.4	18.0	7.5	1.8	8.7	73.5	34.3	2.1	37.1	48.3	26.2	2.8	19.2
1990	131.6	75.0	8.5	48.1	25.8	20.0	1.3	4.5	14.2	5.7	2.2	6.3	55.1	27.3	2.1	25.7	36.5	22.0	2.9	11.6
1991	126.3	71.1	4.7	50.6	24.4	17.3	0.7	6.4	16.9	6.4	1.4	9.1	51.3	26.0	1.3	24.0	33.8	21.4	1.4	11.1
1992	108.7	71.9	5.1	31.7	18.6	13.5	0.7	4.5	13.4	8.8	1.7	2.9	49.8	33.3	1.3	15.2	26.9	16.3	1.5	9.1
1993	118.9	72.5	3.7	42.8	22.3	15.4	0.5	6.4	14.3	8.6	1.2	4.5	58.5	35.2	1.0	22.3	23.8	13.2	1.0	9.6
1994	115.6	66.0	3.6	46.1	17.1	12.2	0.4	4.5	13.1	8.3	1.2	3.7	58.1	31.2	1.1	25.8	27.3	14.2	1.0	12.1
<b>19,000-Place Series</b>																				
1995	142.2	80.1	4.5	57.6	18.3	13.5	0.5	4.3	18.7	12.8	1.4	4.5	71.6	36.7	1.3	33.6	33.5	17.1	1.2	15.2
1996 <sup>f</sup>	126.4	67.5	4.8	54.2	16.0	9.0	0.6	6.4	16.6	10.6	1.7	4.2	68.1	32.3	1.3	34.4	25.8	15.5	1.2	9.2
<b>END OF MONTH</b>																				
1996: January	137.9	79.7	4.9	53.4	18.6	13.7	0.6	4.3	17.5	11.6	1.6	4.3	72.3	39.7	1.3	31.2	29.7	14.8	1.3	13.6
February	136.8	82.3	4.5	50.0	16.6	11.7	0.5	4.5	20.0	14.4	1.5	4.2	73.2	42.5	1.4	29.3	26.9	13.6	1.2	12.1
March	147.6	89.9	6.3	51.4	17.3	12.5	0.6	4.3	23.0	16.2	2.2	4.6	75.9	45.8	1.8	28.3	31.3	15.4	1.6	14.3
April	144.8	87.4	5.6	51.8	17.4	12.8	0.7	3.9	26.3	17.4	1.9	7.0	74.1	43.1	1.6	29.3	27.1	14.2	1.4	11.6
May	146.5	91.0	4.8	50.7	18.6	12.9	0.5	5.2	26.9	20.2	1.6	5.1	74.9	41.8	1.4	31.7	26.1	16.1	1.3	8.8
June	143.3	84.6	4.0	54.7	17.9	12.6	0.5	4.7	25.5	18.1	1.3	6.0	73.2	38.5	1.2	33.6	26.7	15.3	1.0	10.4
July	146.0	85.0	4.7	56.3	18.7	12.4	0.6	5.8	25.1	15.9	1.6	7.6	72.9	39.4	1.3	32.2	29.3	17.3	1.2	10.7
August	130.7	77.0	3.7	50.0	16.4	11.6	0.4	4.4	19.8	14.8	1.3	3.7	71.1	37.1	1.1	33.0	23.4	13.5	1.0	8.9
September	128.4	72.8	5.4	50.2	15.2	10.7	0.6	4.0	20.1	13.0	2.0	5.2	68.9	35.3	1.4	32.2	24.1	13.9	1.4	8.8
October	127.7	71.9	6.0	49.7	15.6	10.1	0.7	4.8	21.2	12.3	2.3	6.7	68.9	35.9	1.6	31.5	22.0	13.8	1.5	6.7
November	121.0	65.7	4.7	50.6	15.7	10.2	0.5	5.0	18.6	11.2	1.7	5.8	66.1	32.1	1.3	32.6	20.7	12.3	1.2	7.3
December <sup>f</sup>	126.4	67.5	4.8	54.2	16.0	9.0	0.6	6.4	16.6	10.6	1.7	4.2	68.1	32.3	1.3	34.4	25.8	15.5	1.2	9.2
1997: January <sup>f</sup>	132.5	70.1	5.0	57.3	15.0	8.7	0.6	5.7	19.7	11.3	1.5	6.9	71.6	36.1	1.5	34.0	26.2	14.1	1.3	10.8
February <sup>p</sup>	131.8	69.9	4.2	57.7	16.3	8.6	0.4	7.3	17.8	10.6	1.4	5.8	70.9	35.4	1.3	34.3	26.8	15.4	1.1	10.3
<b>AVERAGE RELATIVE STANDARD ERRORS<sup>1</sup></b>																				
End of period . . . (percent) . . .	4	3	10	7	8	10	41	14	10	10	14	25	6	5	22	10	5	6	14	8

<sup>p</sup>Preliminary. <sup>r</sup>Revised.

<sup>1</sup>Average Relative Standard Errors: Average for the latest 6-month period (January through June or July through December).

Note: These backlog 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 from the backlog.

**Table 4. New Privately Owned Housing Units Started by Location and Type of Structure**

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

Period	United States			Inside MSA's <sup>1</sup>			Outside MSA's <sup>1</sup>			Northeast			Midwest			South			West			
	Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		Total <sup>2</sup>	In structures with—		
		1 unit	5 units or more		1 unit	5 units or more		1 unit	5 units or more		1 unit	5 units or more		1 unit	5 units or more		1 unit	5 units or more		1 unit	5 units or more	1 unit
<b>ANNUAL DATA</b>																						
1977	1,987	1,451	414	1,377	943	347	610	508	68	202	156	36	465	337	99	783	588	163	538	370	117	
1978	2,020	1,433	462	1,432	941	396	588	492	66	200	147	43	451	325	98	824	604	185	545	358	137	
1979	1,745	1,194	429	1,241	790	362	505	405	67	178	123	46	349	243	80	748	522	184	470	306	119	
1980	1,292	852	331	914	563	271	379	289	59	125	87	30	218	142	56	643	428	165	306	196	80	
1981	1,084	705	288	760	458	236	324	247	52	117	84	25	165	110	40	562	363	153	240	148	69	
1982	1,062	663	320	785	452	274	277	211	46	117	79	31	149	99	38	591	357	189	205	127	61	
1983	1,703	1,068	522	1,351	795	464	352	272	58	168	123	35	218	153	48	935	557	317	382	234	121	
1984	1,750	1,084	544	1,415	830	491	335	254	53	204	158	35	243	167	60	866	528	274	436	230	175	
1985	1,742	1,072	576	1,494	882	535	248	190	41	252	182	55	240	148	77	782	504	240	468	239	204	
1986	1,805	1,179	542	1,546	970	508	259	209	34	294	228	50	296	188	91	733	504	201	483	261	200	
1987	1,620	1,146	409	1,372	934	385	248	212	24	269	204	50	298	203	81	634	485	129	420	255	148	
1988	1,488	1,081	348	1,243	874	323	245	207	25	235	181	42	274	194	66	575	443	115	404	264	125	
1989	1,376	1,003	318	1,128	798	289	248	205	29	178	132	37	266	190	62	536	409	109	396	272	108	
1990	1,193	895	260	947	685	233	246	210	27	131	104	21	253	193	50	479	371	99	329	226	91	
1991	1,014	840	138	789	648	117	225	193	21	113	99	8	233	191	31	414	353	51	254	197	47	
1992	1,200	1,030	139	932	793	117	268	237	22	127	112	11	288	236	42	497	438	50	288	244	36	
1993	1,288	1,126	133	1,032	897	114	256	229	19	126	116	8	298	251	37	562	498	55	302	261	33	
1994	1,457	1,198	224	1,183	958	200	274	241	23	138	123	12	329	268	50	639	522	107	351	286	54	
1995	1,354	1,076	244	1,106	861	221	248	215	23	118	102	12	290	234	46	615	485	119	331	256	67	
1996 <sup>†</sup>	1,477	1,161	271	1,211	936	242	265	225	29	132	112	15	321	254	51	662	524	125	361	271	79	
<b>QUARTERLY DATA</b>																						
1993:	1st quarter	241	213	22	198	176	18	43	38	4	19	17	1	46	40	4	119	107	10	57	49	6
	2nd quarter	367	324	35	289	253	30	79	71	5	36	34	2	89	74	12	156	140	13	87	76	8
	3rd quarter	356	309	37	284	245	33	71	64	4	38	35	3	86	73	9	147	130	15	85	71	11
	4th quarter	324	279	38	261	224	33	63	56	6	33	30	2	78	64	12	140	121	17	73	64	8
1994:	1st quarter	294	253	35	248	212	32	46	41	4	20	17	3	51	45	5	142	121	19	80	69	9
	2nd quarter	423	354	60	339	279	53	84	75	7	43	39	3	104	86	16	180	148	29	95	81	12
	3rd quarter	398	326	62	317	254	55	81	72	6	39	35	4	94	77	14	167	137	27	98	77	17
	4th quarter	343	266	66	279	212	60	63	54	7	36	32	3	79	60	15	150	115	32	78	58	16
1995:	1st quarter	270	214	48	226	177	44	44	37	4	22	19	2	45	36	8	134	106	24	69	54	14
	2nd quarter	371	297	65	298	232	59	73	65	6	36	29	5	85	70	12	160	127	30	91	70	19
	3rd quarter	387	308	69	314	245	62	73	63	7	33	30	2	89	72	14	170	133	35	95	73	19
	4th quarter	326	257	62	268	207	56	58	50	6	27	24	3	71	57	13	152	118	31	76	59	15
1996:	1st quarter	303	240	57	253	198	52	49	42	6	21	18	2	53	43	8	145	117	27	84	62	20
	2nd quarter	428	344	69	348	275	62	80	69	7	39	33	4	96	78	13	188	154	30	105	79	22
	3rd quarter	410	324	75	332	257	66	78	67	9	38	33	4	99	78	17	176	139	34	97	74	20
	4th quarter <sup>‡</sup>	335	252	69	278	206	62	58	47	8	34	27	5	74	55	14	152	115	34	76	55	17
<b>AVERAGE RELATIVE STANDARD ERRORS<sup>3</sup></b>																						
Annual	1	1	2	1	1	2	3	3	11	1	1	8	2	2	7	2	2	4	1	1	2	
Quarterly	2	2	7	2	1	7	6	5	29	3	2	15	5	3	23	3	3	10	2	2	4	

<sup>†</sup>Revised.

<sup>1</sup>Metropolitan statistical areas.

<sup>2</sup>Includes units started in structures with two to four units.

<sup>3</sup>Average Relative Standard Errors (Avg. RSE): Annual—Avg. RSE for the last 2 years; Quarterly—Avg. RSE for the latest 2-quarter period (quarter 1 through quarter 2 or quarter 3 through quarter 4).

**Table 5. New Mobile Homes: Placements, Average Sales Price, Dealers' Inventories, and Manufacturers' Shipments**

[Placements and inventory figures may not add to total because of rounding]

Period	Placed for residential use										Number on dealer lots at end of period (thousands)					Mobile home shipments (thous)
	Number (thousands)					Average sales price (dollars)					United States	North-east	Mid-west	South	West	
	United States	North-east	Mid-west	South	West	United States	North-east	Mid-west	South	West						
<b>ANNUAL DATA</b>																
1992.....	212.0	15.0	42.2	124.4	30.4	28,400	30,900	28,800	25,400	39,000	50.9	3.9	9.1	31.7	6.2	210.5
1993.....	242.5	15.4	44.5	146.7	35.9	30,500	32,000	31,400	27,700	40,500	61.4	4.2	10.6	39.2	7.3	254.3
1994.....	286.1	16.2	53.0	174.4	42.5	33,500	33,900	34,600	30,500	44,600	72.3	3.9	12.4	47.4	8.6	303.9
1995.....	310.7	14.6	56.0	198.3	41.8	36,300	37,600	36,600	34,000	46,800	91.0	4.6	15.9	58.0	12.5	339.9
1996 <sup>P</sup> .....	309.8	15.3	56.5	196.2	41.9	38,500	40,200	39,600	36,100	47,800	120.5	4.9	16.6	84.8	14.2	363.3
<b>MONTHLY DATA</b>																
<b>Not Seasonally Adjusted</b>																
1996: January.....	18.2	0.7	2.0	13.2	2.3	37,600	42,700	39,900	35,700	44,900	92.0	4.8	16.8	58.4	12.1	27.1
February.....	24.9	1.0	3.5	17.1	3.3	36,600	34,800	37,500	34,600	46,900	90.9	4.7	17.2	56.8	12.1	27.2
March.....	26.2	0.8	3.5	18.5	3.5	35,900	36,800	36,900	34,200	44,100	93.7	5.1	18.0	58.2	12.4	30.1
April.....	22.0	0.7	3.3	15.0	3.0	38,300	35,600	43,900	35,700	46,400	99.3	5.4	19.0	62.4	12.6	32.5
May.....	29.7	1.7	5.6	18.6	3.7	38,200	38,600	38,700	36,000	48,500	101.2	5.1	19.1	64.7	12.4	33.5
June.....	31.2	1.6	6.0	18.9	4.7	38,900	41,400	39,100	36,300	48,500	103.8	5.0	18.7	67.9	12.3	31.2
July.....	25.9	1.6	5.2	15.5	3.6	39,600	38,200	40,500	37,300	48,900	105.3	5.1	18.1	70.2	11.9	29.1
August.....	30.4	1.9	6.5	17.7	4.3	38,000	40,800	37,900	35,700	46,700	107.7	5.2	17.5	73.4	11.6	34.3
September.....	25.6	1.6	5.8	14.1	4.2	39,900	43,400	40,900	36,300	50,000	112.7	5.2	17.1	78.4	11.9	31.5
October.....	34.9	1.4	6.5	23.0	4.1	39,400	41,500	40,100	37,600	48,300	113.4	5.5	17.2	78.2	12.6	36.0
November.....	20.6	1.2	4.0	12.6	2.9	39,700	40,300	39,300	37,600	49,400	120.0	5.3	17.6	83.9	13.2	28.0
December <sup>P</sup> .....	19.3	1.1	4.3	11.6	2.2	40,000	44,000	39,200	37,500	52,600	120.5	4.9	16.6	84.8	14.2	22.9
1997: January.....	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	26.7
<b>Seasonally Adjusted<sup>2</sup></b>																
1996: January.....	311	17	49	205	40	(X)	(X)	(X)	(X)	(X)	91	5	17	57	12	350
February.....	360	20	71	222	47	(X)	(X)	(X)	(X)	(X)	84	5	16	53	11	346
March.....	328	13	55	218	43	(X)	(X)	(X)	(X)	(X)	90	5	17	56	12	368
April.....	252	9	44	161	38	(X)	(X)	(X)	(X)	(X)	95	5	17	61	12	373
May.....	315	17	57	201	39	(X)	(X)	(X)	(X)	(X)	98	5	17	64	12	366
June.....	331	15	58	207	50	(X)	(X)	(X)	(X)	(X)	103	5	18	69	12	372
July.....	295	16	53	184	42	(X)	(X)	(X)	(X)	(X)	110	5	18	74	12	366
August.....	314	17	59	196	43	(X)	(X)	(X)	(X)	(X)	112	5	18	76	12	369
September.....	292	16	59	169	47	(X)	(X)	(X)	(X)	(X)	117	5	18	81	13	372
October.....	377	14	64	257	43	(X)	(X)	(X)	(X)	(X)	118	6	18	80	14	364
November.....	265	14	47	167	38	(X)	(X)	(X)	(X)	(X)	122	6	19	83	14	354
December <sup>P</sup> .....	265	15	57	162	31	(X)	(X)	(X)	(X)	(X)	120	5	18	82	15	338
1997: January.....	(NA)	(NA)	(NA)	(NA)	(NA)	(X)	(X)	(X)	(X)	(X)	(NA)	(NA)	(NA)	(NA)	(NA)	339
<b>AVERAGE RELATIVE STANDARD ERRORS<sup>3</sup></b>																
Annual.....(percent)...	4	17	9	5	9	3	13	6	4	7	(X)	(X)	(X)	(X)	(X)	(X)
Monthly.....(percent)...	4	16	8	5	10	3	11	5	4	7	2	8	4	2	5	(X)

NA Not available. <sup>P</sup>Preliminary (does not apply to shipments). X Not applicable.

<sup>1</sup>Reflects revisions not distributed to months.

<sup>2</sup>Data for placements and shipments of mobile homes are seasonally adjusted at an annual rate.

<sup>3</sup>Average Relative Standard Errors (Avg. RSE): Annual—Avg. RSE for the last 2 years; Monthly—Avg. RSE for the latest 6-month period (January through June or July through December).

Source: Except for manufacturers' shipments, these data are produced by the Commerce Department's Bureau of the Census from a survey sponsored by the Department of Housing and Urban Development. Statistics on shipments are compiled from manufacturers' reports to the National Conference of States on Building Codes and Standards (NCSBCS).



Table 6. Seasonal Indexes Used to Adjust Housing Units Started

Period	United States implicit index <sup>1</sup>	In structures with—						All units			
		1 unit				2 to 4 units	5 units or more	North-east	Midwest	South	West
		North-east	Midwest	South	West						
<b>1996</b>											
November .....	90.0	99.4	89.0	88.5	80.5	117.6	94.5	93.7	95.9	90.1	79.7
December <sup>r</sup> .....	82.6	86.9	68.1	85.8	79.4	73.2	91.1	82.0	68.4	87.4	80.4
<b>1997</b>											
January <sup>r</sup> .....	71.6	59.8	50.8	76.9	80.7	57.0	78.4	55.6	47.1	77.7	79.9
February <sup>p</sup> .....	73.1	48.4	49.5	86.1	83.5	67.6	76.1	54.5	51.0	84.0	82.1

<sup>p</sup>Preliminary. <sup>r</sup>Revised.

<sup>1</sup>The implicit seasonal index is the ratio of the unadjusted number of housing units started in the United States to the seasonally adjusted national total of housing units started. It provides an indication of the overall seasonality for the particular month.

Note: These seasonal indexes include trading-day adjustment factors.

Table 7. Seasonal Indexes Used to Adjust Housing Units Authorized in Permit-Issuing Places

Period	United States implicit index <sup>1</sup>	In structures with—						All units			
		1 unit				2 to 4 units	5 units or more	North-east	Midwest	South	West
		North-east	Midwest	South	West						
<b>1996</b>											
November .....	86.0	92.5	84.4	83.0	80.9	96.1	91.1	95.5	89.1	84.6	81.1
December .....	84.4	82.1	65.8	81.6	82.3	78.2	103.4	79.5	72.5	87.4	88.0
<b>1997</b>											
January <sup>r</sup> .....	76.2	64.8	51.0	87.4	78.6	73.2	80.1	67.3	53.7	88.3	78.4
February <sup>p</sup> .....	77.1	57.6	62.4	87.8	82.9	76.5	73.4	59.2	59.0	85.7	81.0

<sup>p</sup>Preliminary. <sup>r</sup>Revised.

<sup>1</sup>The implicit seasonal index is the ratio of the unadjusted number of housing units authorized by building permits in the United States to the seasonally adjusted national total of housing units authorized. It provides an indication of the overall seasonality for the particular month.

Note: These seasonal indexes include trading-day adjustment factors.

Table 8. Seasonal Indexes Used to Adjust New Mobile Home Placements, Dealers' Inventories, and Manufacturers' Shipments

Period	New mobile homes placed for residential use					New mobile homes on dealer lots at end of period					Mobile home shipments
	United States implicit index <sup>1</sup>	North-east	Midwest	South	West	United States implicit index <sup>1</sup>	North-east	Midwest	South	West	
<b>1996</b>											
September .....	105.2	117.9	117.9	100.0	106.7	96.4	96.9	94.3	96.7	93.2	101.6
October .....	111.0	122.1	122.1	107.4	114.8	96.2	98.5	94.3	97.5	93.1	118.7
November .....	93.2	102.2	102.2	90.8	92.3	98.4	96.3	91.4	100.8	96.3	94.8
December <sup>p</sup> .....	87.4	89.9	89.9	85.7	86.2	100.4	92.8	91.3	102.9	97.2	81.4
<b>1997</b>											
January .....	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	94.7

NA Not available. <sup>p</sup>Preliminary (does not apply to shipments).

<sup>1</sup>The implicit seasonal index is the ratio of the unadjusted United States estimate to the seasonally adjusted United States estimate. It provides an indication of the overall seasonality for the particular month.

Note: These seasonal indexes include trading-day adjustment factors.

## Supplement.

# New Privately Owned Housing Units, By Intended Use and Design at Time of Start: 1996

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### SUMMARY

Approximately 56 percent of all privately owned housing units started in 1996 were built for sale and, of these, about 13 percent were intended for condominium ownership. As shown in table S-1, condominium ownership can refer to either single-family houses or units in multifamily buildings. Under condominium ownership, the owners of the individual housing units are joint owners of the common areas of the building or community.

Approximately 81 percent of the units in structures with two units or more were intended for rent, while only about 2 percent of one-unit structures were intended for rent. A small number of units in buildings with two units or more were for sale or sold under cooperative ownership. Under this type of ownership, the occupants of the housing units own stock in a project as a whole, but do not actually own the units in which they live.

Table S-2 shows that about 9 percent of the one-unit structures started in 1996 were attached units. About 6 percent of units in structures with five units or more were townhouse apartments. Design information for structures with two to four units is not available.

For purposes of this report, in addition to single-family detached houses, the Census Bureau defines as "one-unit structures" attached units with no other units above or below which are separated from adjoining units by a ground-to-roof wall (no common attic or basement) and have their own separate utilities which are not shared with any of the other units. Builders of structures containing five units or more and three floors or less were asked to differentiate between townhouse apartments and conventional apartments. Townhouse apartments, though attached with no other units above or below, are not separated by a ground-to-roof wall and/or share the heating system and/or some interstructural facility, such as water supply, sewage disposal, etc. Units in a conventional-type multifamily building may share a common basement, heating plant, stairs, entrance halls, water supply, or sewage disposal facilities.

### RELIABILITY OF ESTIMATES

The estimates in this supplement are based on a sample survey and may differ from the results that would have

been obtained from a complete census using the same schedules and procedures. An estimate based on a sample survey is subject to both sampling error and nonsampling error. The accuracy of a survey result is determined by the joint effects of these errors. Sampling error reflects the fact that only a particular sample was surveyed rather than the entire population. Nonsampling errors can be attributed to many sources: inability to obtain information about all cases in the sample, definitional difficulties, differences in interpretation of questions, inability or unwillingness of respondents to provide correct information, and errors made in processing the data. These nonsampling errors also occur in complete censuses. Although no direct measurements of the biases have been obtained, it is believed that most of the important response and operational errors were detected in the course of reviewing the data for reasonableness and consistency. Since "design" and "ownership" characteristics may present more of a conceptual problem to respondents than other statistics in this supplement, the estimates of these characteristics may be subject to higher nonsampling errors. No explicit measures are available for such errors. As derived for this supplement, the estimated relative standard errors include part of the effect of nonsampling errors, but do not measure any systematic biases in the data.

Each sample selected for the Survey of Construction is one of a large number of similar probability samples that, by chance, might have been selected under the same specifications. Estimates derived from the different samples would differ from each other. The standard error, or sampling error, of a survey estimate is a measure of the precision with which an estimate from a particular sample approximates the average from all possible samples. Estimates of the standard errors have been computed from the sample data. They are presented in the tables in the form of relative standard errors. The relative standard error equals the standard error divided by the estimated value to which it refers. For a more detailed description of sampling variability, see the appendix to Current Construction Reports, C20/97-1.

Table S-1. **New Privately Owned Housing Units by Intended Use at Time of Start: 1996**

[Thousands of units. Detail may not add to total because of rounding. Relative standard errors in percents]

Structure type and intent	Estimates					Relative standard errors				
	United States	Northeast	Midwest	South	West	United States	Northeast	Midwest	South	West
Total units .....	1,477	132	321	662	361	1	1	2	2	1
For sale, total .....	833	82	156	368	227	2	5	5	3	2
Condominium <sup>1</sup> .....	107	18	26	33	31	7	12	16	15	5
Not condominium .....	726	63	130	336	196	2	9	6	3	3
For rent .....	282	11	64	131	76	3	14	7	6	3
For owner occupancy on owner's land, single-family units only <sup>2</sup> .....	362	39	101	162	59	4	9	8	7	7
In structures with—										
1 unit .....	1,161	112	254	524	271	1	1	2	2	1
For sale, total .....	774	70	147	348	209	2	5	6	3	2
Condominium .....	53	10	17	13	13	8	20	20	12	10
Not condominium .....	720	60	130	335	196	2	9	6	3	3
For rent .....	25	2	6	14	3	11	28	21	18	19
For owner occupancy on owner's land <sup>2</sup> .....	362	39	101	162	59	4	9	8	7	7
2 to 4 units .....	45	5	16	13	11	7	6	18	10	5
For sale, total .....	15	3	5	2	4	7	18	15	14	9
Condominium <sup>1</sup> .....	10	(Z)	5	2	3	10	21	21	17	12
Not condominium .....	5	3	(Z)	(Z)	(Z)	10	47	9	12	13
For rent .....	31	1	11	11	8	13	4	32	21	6
5 units or more .....	271	15	51	125	79	2	8	7	4	2
For sale, condominium <sup>1</sup> .....	45	8	5	18	14	12	11	32	27	10
For rent .....	226	8	47	107	65	4	20	10	6	3

Z Less than 500 units or less than 0.5 percent.

<sup>1</sup>Includes a small number of units to be cooperatively owned.<sup>2</sup>Includes contractor-built and owner-built houses.Table S-2. **New Privately Owned Housing Units by Design at Time of Start: 1996**

[Thousands of units. Detail may not add to total because of rounding. Relative standard errors in percents]

Structure type by design	Estimates					Relative standard errors				
	United States	Northeast	Midwest	South	West	United States	Northeast	Midwest	South	West
Total units .....	1,477	132	321	662	361	1	1	2	2	1
In structures with—										
1 unit .....	1,161	112	254	524	271	1	1	2	2	1
Attached <sup>1</sup> .....	107	16	29	45	16	7	16	18	9	10
Detached .....	1,054	96	225	479	255	1	3	3	2	1
2 to 4 units <sup>2</sup> .....	45	5	16	13	11	7	6	18	10	5
5 units or more .....	271	15	51	125	79	2	8	7	4	2
Townhouse apartments .....	15	(Z)	4	7	4	15	19	23	28	18
Conventional apartments .....	256	15	47	119	75	4	8	11	7	3

Z Less than 500 units or less than 0.5 percent.

<sup>1</sup>Includes units in semidetached (semiattached) structures.<sup>2</sup>Design information for structures with two to four units is not available.