



Housing Starts

JULY 1998

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

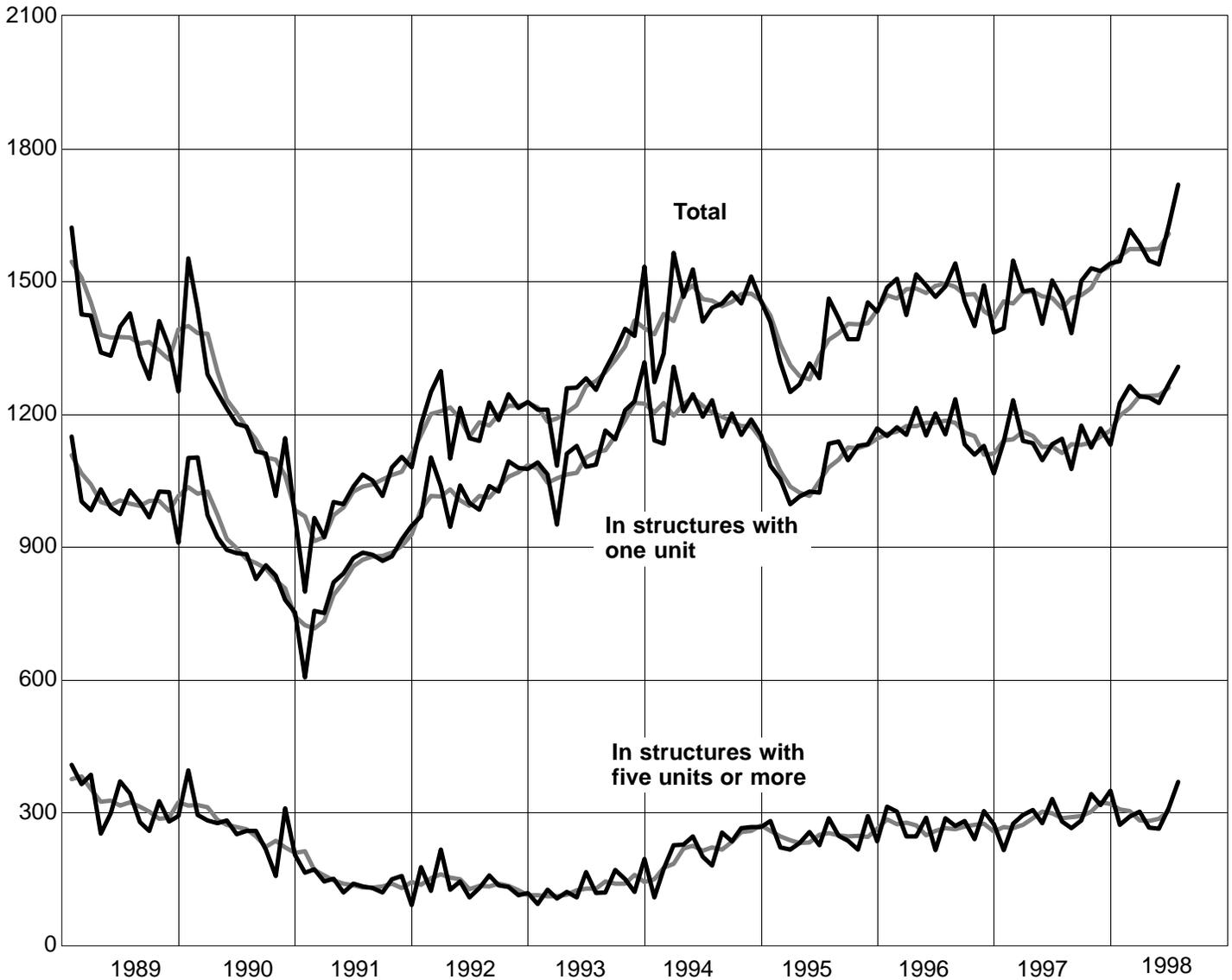
C20/98-7
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Table 2 and Table 7 had incorrect data in the April 1998 and May 1998 reports. This issue shows the correct data. For the corrected version of the April 1998 and May 1998 Table 2 and 7, see the Internet at www.census.gov.

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 July 1998 were at a seasonally adjusted annual rate of 1,718,000; this is 6 (± 7) percent above the revised June rate of 1,626,000 and 18 (± 7) percent above the July 1997 rate of 1,461,000.

Single-family housing starts in July 1998 were at a rate of 1,306,000; this is 3 (± 6) percent above the June figure of 1,268,000. The July rate for units in buildings with five units or more was 369,000. The July rate for units in buildings with two to four units was 43,000.

During the first 7 months of this year, 928,700 housing units were started compared with 850,800 units for the same period in 1997. This is an increase of 9 (± 2) percent.

New privately owned housing construction was authorized in July in the 19,000 permit-issuing places at a seasonally adjusted annual rate of 1,578,000; this is 4 (± 1) percent above the revised June rate of 1,517,000 and 10 (± 1) percent above the July 1997 figure of 1,441,000.

Single-family authorizations in July 1998 were at a rate of 1,166,000, this is 3 (± 1) percent above the June figure of 1,128,000. Authorizations of units in buildings with five units or more were at a rate of 338,000 in July. This is 7 percent above the June figure of 315,000. The July rate of permit-authorized units in buildings with two to four units was 74,000.

During the first 7 months of this year, 923,100 housing units were authorized by permits in the 19,000 places compared with 838,500 units for the same period in 1997. This is an increase of 10 (± 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 in 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 (± 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 April 1998 Current Construction Reports, C20/98-4. On average, the preliminary seasonally adjusted estimates of total housing starts and building permits are revised about ± 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 Residential Construction 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).....	98-7	98-4	98-1	97-10	97-7
Total time from start of construction to completion of private residential buildings (annual data)	98-3	97-3	96-3	95-3	94-3
Total time from authorization of construction to start for private residential buildings (annual data)	98-3	97-3	96-3	95-3	94-3
New privately owned housing units, by intended use and design at time of start (annual data)	98-2	97-2	96-2	95-2	94-2
New mobile homes (quarterly and annual data)	98-6	98-5	98-3	97-12	97-9

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 MSAs ¹	Outside MSAs ¹	North-east	Midwest	South	West
		1 unit	2 units	3 and 4 units	5 units or more						
ANNUAL DATA											
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	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
1997	1,474.0	1,133.7	18.1	26.4	295.8	1,221.3	252.7	136.8	303.6	670.3	363.3
MONTHLY DATA											
Not Seasonally Adjusted											
1997: January	82.2	66.6	0.6	1.5	13.5	72.1	10.1	8.5	10.5	39.8	23.3
February	94.7	75.1	1.4	1.1	17.1	81.8	12.9	6.2	16.3	47.4	24.8
March	120.4	96.1	0.9	2.6	20.7	101.6	18.8	11.1	22.3	55.5	31.4
April	142.3	109.5	1.8	2.2	28.9	117.1	25.2	13.1	28.4	68.6	32.2
May	136.3	106.2	1.2	1.9	27.0	110.6	25.7	11.7	31.5	58.8	34.4
June	140.4	108.8	1.4	2.6	27.5	114.4	26.0	11.6	31.9	62.3	34.5
July	134.6	107.4	1.9	1.5	23.7	110.4	24.2	14.6	30.0	58.9	31.1
August	126.5	98.8	1.5	2.0	24.2	104.1	22.5	11.6	28.1	55.5	31.3
September	139.2	108.3	2.2	2.0	26.7	113.8	25.4	13.7	29.7	62.6	33.1
October	139.0	99.2	2.0	4.4	33.4	110.9	28.1	11.2	34.0	60.9	33.0
November	112.4	83.7	1.6	2.2	25.0	94.4	18.0	14.7	21.2	49.4	27.1
December	106.0	73.9	1.8	2.3	28.1	90.2	15.8	8.8	19.6	50.6	27.0
1998: January	91.2	72.3	0.8	1.5	16.5	78.1	13.1	8.0	14.4	42.9	25.9
February	101.1	78.9	0.8	3.2	18.1	87.0	14.0	9.4	17.3	51.2	23.2
March	132.6	107.2	1.6	1.9	21.9	113.6	19.0	11.0	23.3	63.2	35.0
April	144.9	117.3	1.8	2.2	23.7	119.0	25.9	11.9	33.2	65.4	34.4
May ^f	143.3	114.4	1.9	2.6	24.3	117.6	25.7	14.1	29.7	64.5	34.9
June ^f	160.0	128.2	1.5	3.6	26.6	130.4	29.5	14.0	33.5	70.7	41.7
July ^p	155.7	119.8	1.7	2.1	32.1	129.8	25.9	15.2	30.9	71.0	38.6
Year to date: 1997	850.8	669.8	9.1	13.4	158.5	707.9	143.0	76.8	170.9	391.3	211.8
1998	928.7	738.1	10.2	17.2	163.3	775.5	153.3	83.6	182.4	429.0	233.7
Seasonally Adjusted Annual Rate											
1997: January	1,394	1,138	42		214	(NA)	(NA)	174	262	608	350
February	1,547	1,231	42		274	(NA)	(NA)	135	375	673	364
March	1,477	1,139	44		294	(NA)	(NA)	152	303	653	369
April	1,480	1,134	41		305	(NA)	(NA)	135	297	698	350
May	1,404	1,095	34		275	(NA)	(NA)	123	297	624	360
June	1,502	1,132	40		330	(NA)	(NA)	116	311	707	368
July	1,461	1,144	38		279	(NA)	(NA)	146	302	668	345
August	1,383	1,076	43		264	(NA)	(NA)	126	277	645	335
September	1,501	1,174	45		282	(NA)	(NA)	139	304	696	362
October	1,529	1,124	64		341	(NA)	(NA)	113	328	714	374
November	1,523	1,167	40		316	(NA)	(NA)	182	272	661	408
December	1,540	1,130	62		348	(NA)	(NA)	131	337	677	395
1998: January	1,545	1,225	49		271	(NA)	(NA)	159	342	665	379
February	1,616	1,263	63		290	(NA)	(NA)	200	367	710	339
March	1,585	1,239	45		301	(NA)	(NA)	146	319	725	395
April	1,546	1,237	44		265	(NA)	(NA)	128	346	690	382
May ^f	1,538	1,224	51		263	(NA)	(NA)	152	299	705	382
June ^f	1,626	1,268	48		310	(NA)	(NA)	136	311	761	418
July ^p	1,718	1,306	43		369	(NA)	(NA)	152	317	813	436
AVERAGE RELATIVE STANDARD ERRORS²											
Annual (percent)	1	1	6	9	2	1	3	1	2	2	1
Monthly (percent)	3	2	12	27	11	3	7	13	6	4	4
Year to date (percent)	1	1	7	14	4	1	4	5	3	2	1

NA Not available. ^pPreliminary. ^rRevised.¹Metropolitan statistical areas.²Average 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 MSAs ¹	Outside MSAs ¹	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
ANNUAL DATA																			
17,000-Place Series																			
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
19,000-Place Series																			
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	1,425.6	1,069.5	33.6	32.2	290.3	1,200.0	225.6	136.9	108.8	28.1	317.8	236.6	81.3	623.4	468.5	155.0	347.4	255.6	91.8
1997	1,441.1	1,062.4	34.9	33.6	310.3	1,220.2	220.9	141.9	111.2	30.7	299.8	220.0	79.8	635.9	464.2	171.7	363.5	267.1	96.5
MONTHLY DATA																			
Not Seasonally Adjusted																			
1996:																			
January	88.3	66.0	2.0	1.8	18.5	77.1	11.1	5.5	4.5	1.0	14.3	10.4	3.9	44.0	33.7	10.3	24.5	17.4	7.1
February	96.0	74.4	2.2	1.9	17.6	83.7	12.3	6.1	5.4	0.7	17.1	13.7	3.4	46.4	37.2	9.2	26.4	18.1	8.4
March	120.4	95.7	2.6	2.3	19.8	101.6	18.8	10.8	8.9	1.9	26.6	20.2	6.3	52.0	43.3	8.7	31.1	23.3	7.8
April	140.1	109.9	3.7	3.2	23.3	116.2	23.8	14.0	10.9	3.1	33.9	26.7	7.2	60.3	47.1	13.1	31.9	25.1	6.8
May	140.5	109.2	3.1	3.0	25.1	116.5	24.0	14.2	11.8	2.4	32.8	26.1	6.6	61.8	46.0	15.8	31.8	25.4	6.4
June	131.4	100.7	2.9	3.1	24.7	109.1	22.3	13.1	10.7	2.4	29.4	23.4	5.9	55.6	42.2	13.4	33.4	24.4	9.0
July	135.1	101.9	2.9	2.8	27.5	111.2	23.9	13.4	11.1	2.4	33.1	24.6	8.5	54.7	41.6	13.1	33.8	24.5	9.3
August	129.1	97.6	3.0	2.5	26.0	108.0	21.1	14.0	10.6	3.4	30.3	22.6	7.8	55.4	41.3	14.2	29.4	23.2	6.2
September	121.1	85.9	3.0	3.1	29.1	101.0	20.1	12.2	9.6	2.5	27.8	20.1	7.7	51.4	35.7	15.7	29.8	20.5	9.3
October	123.7	90.8	3.3	3.7	25.9	103.6	20.1	13.4	10.0	3.4	30.8	21.4	9.4	49.6	38.1	11.5	29.9	21.3	8.6
November	100.7	71.5	2.7	2.6	23.9	86.1	14.7	10.8	8.3	2.4	23.1	15.3	7.9	44.9	31.7	13.2	21.9	16.3	5.7
December	99.2	66.0	2.2	2.0	29.1	86.0	13.2	9.4	7.0	2.5	18.7	12.1	6.6	47.4	30.7	16.8	23.6	16.2	7.3
1997:																			
January	88.1	65.8	2.4	1.5	18.5	77.5	10.6	9.1	6.5	2.6	13.2	9.2	4.0	43.3	33.6	9.8	22.5	16.4	6.1
February	94.1	70.3	2.3	1.8	19.7	81.6	12.5	9.1	5.8	3.3	15.7	11.4	4.3	44.6	34.3	10.4	24.6	18.8	5.9
March	120.1	88.7	2.9	2.5	26.0	102.5	17.6	11.8	8.7	3.0	24.3	18.0	6.3	55.4	39.7	15.7	28.7	22.3	6.4
April	137.2	104.4	3.5	3.1	26.2	113.1	24.2	12.6	10.4	2.2	32.0	24.3	7.7	61.5	45.0	16.5	31.2	24.8	6.4
May	131.6	101.3	3.0	2.8	24.6	108.3	23.3	12.8	11.0	1.9	29.4	22.9	6.5	55.8	42.3	13.5	33.5	25.1	8.4
June	133.6	100.9	3.2	3.4	26.2	111.9	21.7	14.0	11.0	3.0	29.2	22.3	6.9	57.1	42.4	14.8	33.3	25.2	8.1
July	133.7	99.8	3.3	3.3	27.2	113.0	20.7	13.5	11.1	2.4	27.8	21.6	6.2	58.7	41.8	16.9	33.7	25.3	8.5
August	126.0	91.8	2.5	2.9	28.7	105.9	20.1	12.9	9.8	3.1	28.3	20.0	8.3	53.4	38.9	14.4	31.4	23.1	8.4
September	134.4	95.6	3.0	3.2	32.7	113.8	20.6	12.4	10.1	2.3	28.8	20.7	8.2	57.4	40.0	17.5	35.7	24.8	10.9
October	135.5	97.5	3.7	3.9	30.4	114.5	21.0	12.5	10.7	1.8	29.5	20.7	8.8	58.0	41.4	16.6	35.5	24.8	10.7
November	100.4	72.5	2.3	2.2	23.3	85.8	14.6	10.6	8.1	2.5	21.3	14.8	6.5	44.0	32.0	12.1	24.5	17.7	6.8
December	106.4	73.9	2.8	2.9	26.8	92.3	14.1	10.7	8.0	2.7	20.3	14.1	6.2	46.5	32.9	13.6	28.9	18.9	10.0
1998:																			
January	93.5	68.3	2.0	2.0	21.1	82.0	11.5	9.6	6.7	2.9	14.6	10.4	4.1	45.5	34.1	11.5	23.8	17.1	6.7
February	105.6	76.6	2.2	2.6	24.3	92.1	13.6	8.7	6.9	1.8	18.5	13.9	4.7	51.7	37.3	14.4	26.7	18.5	8.2
March	138.0	103.8	2.8	3.4	28.0	119.5	18.5	11.7	9.8	1.9	25.7	20.1	5.7	67.5	47.5	20.1	33.1	26.5	6.6
April	144.7	112.9	2.7	2.7	26.4	121.5	23.2	12.9	11.3	1.6	30.8	24.8	5.9	62.4	47.9	14.5	38.7	28.9	9.7
May	137.5	105.9	2.5	3.1	26.0	115.5	21.9	12.7	10.7	2.0	30.7	24.1	6.6	62.2	45.6	16.6	31.8	25.5	6.4
June ¹	151.8	115.2	3.1	4.4	29.0	128.4	23.4	16.1	12.6	3.4	31.4	25.0	6.4	64.3	48.8	15.5	40.0	28.7	11.2
July ²	146.6	109.4	3.0	3.5	30.8	124.0	22.7	15.2	11.4	3.7	28.9	22.7	6.2	66.3	47.4	18.9	36.2	27.8	8.4
Year to date:																			
1997	838.5	631.1	20.6	18.5	168.3	708.0	130.6	82.8	64.5	18.3	171.7	129.8	41.9	376.6	279.0	97.5	207.4	157.8	49.7
1998 ²	923.1	695.9	18.3	21.5	187.4	788.0	135.2	87.7	70.3	17.4	181.0	141.1	39.9	422.6	310.2	112.4	231.8	174.4	57.4

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 MSAs ¹	Outside MSAs ¹	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
MONTHLY DATA—Con.																			
Seasonally Adjusted Annual Rate																			
1996:	January	1,387	1,051	63	273	(NA)	(NA)	97	87	10	313	240	73	610	461	149	367	263	104
	February	1,420	1,085	60	275	(NA)	(NA)	116	105	11	318	246	72	615	477	138	371	257	114
	March	1,437	1,108	60	269	(NA)	(NA)	137	111	26	335	244	91	596	484	112	369	269	100
	April	1,463	1,108	74	281	(NA)	(NA)	145	108	37	333	251	82	636	485	151	349	264	85
	May	1,457	1,096	66	295	(NA)	(NA)	139	109	30	314	243	71	663	485	178	341	259	82
	June	1,429	1,089	64	276	(NA)	(NA)	132	109	23	307	239	68	640	482	158	350	259	91
	July	1,450	1,074	67	309	(NA)	(NA)	137	110	27	338	243	95	617	461	156	358	260	98
	August	1,413	1,061	63	289	(NA)	(NA)	147	113	34	312	234	78	627	459	168	327	255	72
	September	1,392	1,037	70	285	(NA)	(NA)	143	113	30	303	229	74	598	447	151	348	248	100
	October	1,358	1,010	68	280	(NA)	(NA)	142	106	36	305	222	83	581	443	138	330	239	91
	November	1,412	1,031	68	313	(NA)	(NA)	140	111	29	313	220	93	636	454	182	323	246	77
	December	1,411	1,015	62	334	(NA)	(NA)	142	111	31	309	212	97	629	455	174	331	237	94
1997:	January	1,399	1,061	65	273	(NA)	(NA)	161	126	35	295	216	79	603	465	138	340	254	86
	February	1,450	1,074	64	312	(NA)	(NA)	176	117	59	300	213	87	618	463	155	356	281	75
	March	1,438	1,020	65	353	(NA)	(NA)	153	112	41	304	216	88	643	440	203	338	252	86
	April	1,423	1,052	69	302	(NA)	(NA)	126	101	25	313	229	84	648	465	183	336	257	79
	May	1,422	1,046	65	311	(NA)	(NA)	129	105	24	293	219	74	624	455	169	376	267	109
	June	1,398	1,051	68	279	(NA)	(NA)	141	109	32	299	220	79	619	464	155	339	258	81
	July	1,441	1,052	77	312	(NA)	(NA)	138	111	27	285	213	72	657	461	196	361	267	94
	August	1,445	1,059	64	322	(NA)	(NA)	141	108	33	304	219	85	630	463	167	370	269	101
	September	1,475	1,084	67	324	(NA)	(NA)	136	112	24	299	221	78	646	467	179	394	284	110
	October	1,502	1,106	74	322	(NA)	(NA)	134	114	20	295	218	77	682	490	192	391	284	107
	November	1,475	1,102	58	315	(NA)	(NA)	144	113	31	299	226	73	651	485	166	381	278	103
	December	1,467	1,094	82	291	(NA)	(NA)	153	121	32	321	238	83	612	473	139	381	262	119
1998:	January	1,553	1,142	70	341	(NA)	(NA)	174	134	40	336	249	87	667	484	183	376	275	101
	February	1,635	1,176	74	385	(NA)	(NA)	169	138	31	356	259	97	721	502	219	389	277	112
	March	1,569	1,136	71	362	(NA)	(NA)	146	119	27	311	228	83	733	501	232	379	288	91
	April	1,517	1,145	55	317	(NA)	(NA)	133	117	16	305	234	71	664	496	168	415	298	117
	May	1,543	1,152	66	325	(NA)	(NA)	133	109	24	318	238	80	715	519	196	377	286	91
	June ^e	1,517	1,128	74	315	(NA)	(NA)	151	119	32	307	231	76	675	499	176	384	279	105
	July ^p	1,578	1,166	74	338	(NA)	(NA)	156	114	42	304	228	76	733	527	206	385	297	88
AVERAGE RELATIVE STANDARD ERRORS³																			
Annual	(percent)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Monthly	(percent)	1	1	4	6	(Z)	(Z)	3	2	(Z)	6	(Z)	4	1	(Z)	2	1	(Z)	2
Year to date	(percent)	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)

NA Not available. ^pPreliminary. ^rRevised. X Not applicable. Z Less than 0.5 percent.

¹Metropolitan statistical areas.

²Reflects revisions not distributed to months.

³Average 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
END OF YEAR																				
14,000-Place Series																				
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
16,000-Place Series																				
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
17,000-Place Series																				
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
19,000-Place Series																				
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	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	111.1	63.6	3.7	43.8	11.3	7.1	0.4	3.8	14.1	9.2	1.3	3.6	58.7	32.0	1.2	25.5	26.9	15.2	0.8	10.8
END OF MONTH																				
1997: January	131.8	70.7	4.1	56.9	14.8	8.8	0.6	5.4	19.4	11.5	1.3	6.6	71.5	36.2	1.2	34.0	26.1	14.2	1.1	10.8
February	128.1	69.1	3.7	55.3	16.0	8.6	0.4	6.9	16.3	10.6	1.2	4.4	70.3	34.9	1.1	34.3	25.6	14.9	1.0	9.7
March	133.2	69.4	4.6	59.2	15.7	8.7	0.5	6.5	20.2	13.0	1.6	5.5	73.9	34.6	1.3	38.1	23.5	13.0	1.3	9.2
April	128.6	71.5	3.9	53.1	14.5	9.7	0.4	4.3	22.0	14.6	1.3	6.0	69.6	33.5	1.2	34.9	22.5	13.6	1.0	7.9
May	124.7	72.7	3.6	48.5	15.1	10.1	0.4	4.6	19.9	15.2	1.2	3.5	68.4	33.0	1.2	34.2	21.4	14.3	0.8	6.2
June	122.7	71.8	3.5	47.4	16.3	10.1	0.4	5.9	17.7	13.6	1.2	3.0	68.5	33.9	1.1	33.6	20.1	14.2	0.9	5.1
July	121.6	70.4	4.2	47.0	15.1	9.1	0.5	5.6	17.1	11.9	1.3	3.8	66.9	35.4	1.3	30.2	22.4	14.1	1.1	7.3
August	120.0	67.9	3.6	48.5	15.9	8.4	0.5	7.0	15.0	11.1	1.2	2.7	65.5	33.9	1.1	30.4	23.6	14.4	0.9	8.3
September	119.3	62.7	4.2	52.5	13.3	8.3	0.4	4.6	16.6	9.9	1.6	5.2	65.0	30.8	1.1	33.1	24.4	13.7	1.0	9.6
October	122.0	66.5	4.9	50.6	14.3	9.7	0.5	4.1	15.2	9.4	2.2	3.6	65.6	31.8	1.2	32.6	26.9	15.6	1.1	10.3
November	108.8	60.1	3.7	45.0	10.1	7.0	0.4	2.7	13.2	9.1	1.4	2.6	61.3	29.7	1.0	30.6	24.2	14.3	0.9	9.0
December	111.1	63.6	3.7	43.8	11.3	7.1	0.4	3.8	14.1	9.2	1.3	3.6	58.7	32.0	1.2	25.5	26.9	15.2	0.8	10.8
1998: January	114.1	65.4	5.5	43.2	12.4	7.4	0.6	4.4	15.0	8.4	1.6	5.0	63.0	35.6	2.0	25.4	23.7	13.9	1.3	8.5
February	120.5	68.4	4.3	47.8	11.1	7.7	0.5	2.9	16.7	9.8	1.4	5.5	65.1	36.0	1.4	27.7	27.7	14.9	0.9	11.9
March	128.9	73.7	4.9	50.3	11.9	8.4	0.6	3.0	18.9	12.1	1.4	5.4	71.0	38.4	1.8	30.7	27.1	14.8	1.1	11.3
April	135.1	78.4	4.1	52.6	11.9	7.9	0.5	3.5	19.5	13.4	1.3	4.8	72.1	40.0	1.5	30.6	31.7	17.1	0.9	13.7
May ¹	134.2	77.5	4.5	52.2	10.7	7.6	0.5	2.6	21.1	12.6	1.4	7.1	73.2	38.5	1.5	33.2	29.2	18.7	1.1	9.3
June ¹	136.8	79.6	5.3	51.9	12.8	9.2	0.7	2.8	22.5	14.3	1.6	6.7	73.3	39.7	1.8	31.8	28.2	16.4	1.3	10.6
July ^P	134.4	79.1	5.7	49.7	12.6	8.3	0.7	3.6	22.1	13.5	1.7	6.8	72.6	41.4	1.9	29.4	27.1	15.9	1.3	9.9
AVERAGE RELATIVE STANDARD ERRORS¹																				
End of period . . (percent) . .	3	3	14	7	11	14	33	13	9	7	20	23	5	4	31	10	5	6	14	8

^PPreliminary. ¹Revised.

¹Average Relative Standard Errors: Average for the latest 6-month period (January-June or July-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 MSAs ¹			Outside MSAs ¹			Northeast			Midwest			South			West					
	In structures with—		Total ²	In structures with—		Total ²	In structures with—		Total ²	In structures with—		Total ²	In structures with—		Total ²	In structures with—		Total ²	In structures with—		Total ²			
	Total ²	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		
ANNUAL DATA																								
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	1,477	1,161	271	1,211	936	242	265	225	29	132	112	15	321	254	51	662	524	125	361	271	79			
1997	1,474	1,134	296	1,221	923	267	253	211	29	137	111	21	304	238	48	670	507	151	363	278	76			
QUARTERLY DATA																								
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			335	252	69	278	206	62	58	47	8	34	27	5	74	55	14	152	115	34	76	55	17
1997:	1st quarter			297	238	51	255	202	47	42	36	4	26	20	5	49	40	6	143	115	26	80	63	15
	2nd quarter			419	325	83	342	260	74	77	65	9	36	31	5	92	74	14	190	143	43	101	77	21
	3rd quarter			400	315	75	328	252	68	72	62	7	40	33	6	88	72	12	177	134	39	96	75	18
	4th quarter			357	257	86	296	209	78	62	48	8	35	28	6	75	52	16	161	115	43	87	62	22
1998:	1st quarter			325	258	57	279	219	52	46	39	5	28	22	5	55	45	7	157	125	29	84	66	16
	2nd quarter			448	360	75	367	288	69	81	72	6	40	34	4	96	82	10	201	158	38	111	85	23
AVERAGE RELATIVE STANDARD ERRORS³																								
Annual (percent) . .	1	1	2	1	1	2	3	3	10	1	1	6	2	2	7	2	2	4	1	1	2			
Quarterly (percent) . .	2	1	9	2	1	9	4	5	17	12	5	70	4	4	14	2	2	10	2	1	7			

^PPreliminary. ^RRevised.

¹Metropolitan statistical areas.

²Includes units started in structures with two to four units.

³Average 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						
ANNUAL DATA																
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	319.7	15.4	56.6	205.1	42.6	38,400	40,200	39,600	36,100	47,700	110.2	4.8	16.3	75.5	13.6	363.3
1997	296.5	13.7	50.9	188.8	43.1	41,100	43,900	41,600	38,700	50,900	143.4	4.8	19.2	105.1	14.4	353.7
MONTHLY DATA																
Not Seasonally Adjusted																
1997: January	22.7	0.6	2.3	16.8	3.0	38,600	48,600	42,300	36,100	47,900	100.2	4.5	15.7	67.0	13.1	26.7
February	21.2	0.5	2.0	15.2	3.6	39,700	47,400	41,700	37,400	47,600	104.5	4.7	17.1	69.6	13.1	26.3
March	29.1	0.8	3.6	20.7	4.0	38,900	40,700	36,700	37,200	49,700	103.1	5.1	17.5	67.9	12.6	28.8
April	25.0	0.9	4.1	16.1	3.9	39,600	42,000	41,200	37,200	47,800	109.0	5.3	18.1	73.4	12.1	32.5
May	24.8	1.3	4.5	15.5	3.5	40,300	43,800	39,000	38,400	49,200	115.4	5.5	18.9	78.1	12.9	31.3
June	24.6	1.2	4.9	14.7	3.7	41,700	45,500	41,500	38,500	53,400	120.2	5.6	19.1	82.6	13.0	31.0
July	26.9	2.0	5.4	15.9	3.7	41,700	43,200	41,300	39,200	52,800	122.0	5.3	18.9	84.8	13.0	28.9
August	25.0	1.3	5.0	14.9	3.8	41,100	43,700	41,000	38,500	51,000	125.0	5.3	19.1	88.0	12.7	31.4
September	26.2	1.9	5.0	15.7	3.5	43,000	45,100	43,000	40,300	54,700	130.9	5.2	19.6	92.9	13.2	31.3
October	26.7	1.4	5.8	15.1	4.4	43,100	41,600	43,100	40,400	52,700	136.4	5.0	19.5	98.6	13.3	34.3
November	22.9	0.9	5.1	13.8	3.2	43,300	41,300	45,100	40,700	52,700	139.5	4.8	19.1	102.0	13.6	26.3
December	21.4	1.0	3.2	14.4	2.9	42,800	46,600	42,800	41,200	50,300	143.4	4.8	19.2	105.1	14.4	24.9
1998: January	18.0	0.7	2.4	11.9	3.0	42,700	46,100	41,200	40,400	52,500	145.5	4.4	19.1	107.9	14.1	26.7
February	19.8	0.4	2.7	13.9	2.8	40,900	49,600	42,500	39,000	48,800	152.5	4.9	20.3	112.0	15.4	27.7
March	25.5	0.7	2.9	18.2	3.7	41,000	45,300	39,200	38,600	54,000	158.1	5.2	21.8	115.4	15.7	31.7
April	26.2	0.7	3.9	18.2	3.4	42,700	40,700	42,500	40,900	53,600	162.4	5.6	22.2	118.6	15.9	33.2
May ^P	29.7	1.0	4.5	20.2	4.0	42,100	44,300	44,900	39,200	54,000	158.1	5.8	21.8	115.7	14.8	31.3
June	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	33.3
Seasonally Adjusted¹																
1997: January	373	14	52	260	47	(X)	(X)	(X)	(X)	(X)	100	5	17	65	13	348
February	306	11	45	202	48	(X)	(X)	(X)	(X)	(X)	104	5	17	69	13	356
March	335	12	55	221	47	(X)	(X)	(X)	(X)	(X)	101	5	17	67	12	354
April	304	12	56	190	46	(X)	(X)	(X)	(X)	(X)	106	5	17	73	11	366
May	274	14	49	170	41	(X)	(X)	(X)	(X)	(X)	114	5	17	78	12	354
June	254	12	48	154	40	(X)	(X)	(X)	(X)	(X)	119	5	18	83	13	353
July	308	20	53	192	44	(X)	(X)	(X)	(X)	(X)	125	5	19	87	13	356
August	272	12	47	174	38	(X)	(X)	(X)	(X)	(X)	127	5	19	89	13	354
September	295	18	48	189	40	(X)	(X)	(X)	(X)	(X)	133	5	20	94	14	351
October	281	13	54	170	45	(X)	(X)	(X)	(X)	(X)	138	5	20	99	14	349
November	291	10	59	177	44	(X)	(X)	(X)	(X)	(X)	140	5	20	101	14	352
December	290	14	44	191	41	(X)	(X)	(X)	(X)	(X)	144	5	21	104	14	353
1998: January	304	16	54	184	50	(X)	(X)	(X)	(X)	(X)	146	5	20	106	14	362
February	291	9	58	187	38	(X)	(X)	(X)	(X)	(X)	152	5	20	111	15	377
March	287	11	46	187	43	(X)	(X)	(X)	(X)	(X)	156	5	21	115	15	374
April	313	9	52	211	41	(X)	(X)	(X)	(X)	(X)	160	5	21	118	15	370
May ^P	327	11	50	221	46	(X)	(X)	(X)	(X)	(X)	157	5	20	117	14	374
June	(NA)	(NA)	(NA)	(NA)	(NA)	(X)	(X)	(X)	(X)	(X)	(NA)	(NA)	(NA)	(NA)	(NA)	362
AVERAGE RELATIVE STANDARD ERRORS²																
Annual (percent) . .	4	17	9	5	9	3	13	6	4	7	(X) ₁	(X) ₈	(X) ₄	(X) ₂	(X) ₄	(X) ₄
Monthly (percent) . .	4	16	8	5	10	2	11	5	3	6	1	8	4	2	4	(X) ₄

NA Not available. ^PPreliminary (does not apply to shipments). ^rRevised (does not apply to shipments). X Not applicable.

¹Data for placements and shipments of mobile homes are seasonally adjusted at an annual rate.

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

Note: Sales prices of new mobile homes shown in this report are reported by dealers who are instructed to include dealer setup costs. In some cases, there may be additional costs to prepare units for occupancy not included in the sales prices reported.

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 ¹	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						
1998											
April.....	112.5	107.9	118.2	115.5	109.0	106.8	107.3	111.8	114.8	113.8	108.1
May ^f	111.8	113.0	120.4	110.4	107.3	107.2	111.1	111.2	119.5	109.8	109.8
June ^f	118.1	123.5	133.7	113.8	124.1	129.5	102.8	122.7	128.3	110.8	118.9
July ^p	108.8	124.4	121.7	103.4	107.8	107.4	104.5	119.0	116.3	104.2	105.5

^pPreliminary. ^fRevised.

¹The 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 ¹	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						
1998											
April.....	114.4	115.6	127.2	115.7	116.7	114.3	100.2	116.4	121.5	113.3	112.4
May.....	106.8	117.8	121.5	105.6	106.9	103.1	96.0	114.1	115.6	104.0	101.0
June ^f	120.0	127.7	130.1	117.5	123.4	121.6	110.6	127.9	122.6	114.1	124.5
July ^p	111.5	120.0	119.2	107.9	112.4	105.3	109.1	116.8	114.3	108.9	113.3

^pPreliminary. ^fRevised.

¹The 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 ¹	North-east	Midwest	South	West	United States implicit index ¹	North-east	Midwest	South	West	
1998											
February.....	81.6	55.8	55.8	89.3	88.7	100.4	95.4	99.4	100.5	103.5	88.2
March.....	106.6	76.0	76.0	116.6	103.9	101.4	101.4	102.1	100.6	103.9	101.9
April.....	100.4	89.3	89.3	103.7	99.6	101.6	107.6	105.8	100.1	106.2	107.8
May ^p	109.0	108.4	108.4	109.8	104.7	100.8	106.3	107.5	98.9	102.7	100.6
June.....	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	110.3

NA Not available. ^pPreliminary (does not apply to shipments). ^fRevised (does not apply to shipments).

¹The 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.

Table 9. New Privately Owned Housing Units Started, by Purpose of Construction
 [Thousands of units. Detail may not add to total because of rounding]

Period	In structures with—								
	Total	1 unit					2 units or more		
		Total	For sale ¹	For owner occupancy on owner's land		For rent	Total	For sale	For rent
				Contractor built	Owner built				
ANNUAL DATA									
1978.....	2,020	1,433	901	287	231	14	587	131	456
1979.....	1,745	1,194	742	213	222	17	551	173	378
1980.....	1,292	852	526	149	164	12	440	163	277
1981.....	1,084	705	426	122	148	10	379	158	221
1982.....	1,062	663	409	108	133	12	400	140	259
1983.....	1,703	1,068	713	151	179	24	635	210	425
1984.....	1,750	1,084	728	157	165	33	665	206	459
1985.....	1,742	1,072	713	177	157	26	669	154	515
1986.....	1,805	1,179	782	204	166	27	626	143	483
1987.....	1,620	1,146	732	208	178	28	474	130	344
1988.....	1,488	1,081	709	196	154	22	407	99	307
1989.....	1,376	1,003	648	192	144	19	373	87	286
1990.....	1,193	895	529	196	147	22	298	56	241
1991.....	1,014	840	490	198	138	14	174	41	132
1992.....	1,200	1,030	618	224	168	19	170	41	128
1993.....	1,288	1,126	716	225	162	22	162	44	118
1994.....	1,457	1,198	763	245	169	22	259	52	206
1995.....	1,354	1,076	712	199	133	33	278	51	227
1996.....	1,477	1,161	774	218	144	25	316	59	257
1997.....	1,474	1,134	784	189	131	29	341	59	282
QUARTERLY DATA									
1992: 1st quarter.....	262	219	145	42	28	4	44	10	34
2nd quarter.....	341	296	173	67	52	4	44	11	34
3rd quarter.....	322	276	159	64	49	5	46	10	36
4th quarter.....	275	239	145	52	37	5	36	11	25
1993: 1st quarter.....	241	213	142	42	26	3	27	10	18
2nd quarter.....	367	324	204	62	52	6	43	11	32
3rd quarter.....	356	309	192	64	48	5	46	12	34
4th quarter.....	324	279	181	55	38	6	45	11	34
1994: 1st quarter.....	294	253	176	46	26	5	41	12	30
2nd quarter.....	423	354	221	75	54	4	69	14	54
3rd quarter.....	398	326	199	71	50	5	72	16	56
4th quarter.....	342	266	170	52	36	7	77	12	64
1995: 1st quarter.....	270	214	149	37	25	4	56	11	45
2nd quarter.....	371	297	195	54	37	10	74	15	59
3rd quarter.....	387	308	198	59	42	9	79	13	66
4th quarter.....	326	257	177	46	27	8	69	12	57
1996: 1st quarter.....	303	240	175	40	21	4	63	11	52
2nd quarter.....	428	344	229	70	39	5	85	18	67
3rd quarter.....	410	324	210	63	44	7	87	18	68
4th quarter.....	335	252	171	46	30	5	83	16	67
1997: 1st quarter.....	297	238	175	36	22	5	59	13	46
2nd quarter.....	419	325	220	56	40	7	94	18	77
3rd quarter.....	400	315	215	55	38	7	86	17	69
4th quarter.....	357	257	178	42	29	8	101	13	88
1998: 1st quarter/r.....	325	258	195	36	23	5	67	13	53
2nd quarter/p.....	448	360	248	60	44	9	88	16	72
AVERAGE RELATIVE STANDARD ERRORS²									
Annual.....(percent) ..	1	1	2	6	5	14	2	12	3
Quarterly.....(percent) ..	2	1	2	8	8	19	9	15	11

^PPreliminary. ^RRevised.

¹Includes houses already sold when construction started.

²Average 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).

Notes: Housing units for which purpose of construction was not reported have been distributed proportionally to those for which the information was reported. Quarterly estimates may not add to the annual figures as the latter include late reports and corrections.

MONTHLY REVISIONS TO ESTIMATES

Each month the Census Bureau publishes preliminary estimates of housing starts and building permits. The Bureau releases these estimates to provide government and private data users with early measures of new privately owned residential construction activity. A necessary part of the process of issuing these early data involves the issuance of subsequent revisions. The revisions to monthly housing starts and building permit estimates are primarily the result of the replacement of imputed data with data which are reported in subsequent months.

For total housing starts, the range of the difference between the last 12 preliminary and first revision estimates for the same months was from -1.04 percent to 1.98 percent, with a median of 0.00 percent. The range of the difference between preliminary and final estimates was from -1.22 percent to 3.44 percent, with a median of 0.52 percent. The preliminary-to-final difference for total building permits over the last 12 months ranged from -0.80 percent to 1.04 percent, with a median of -0.07 percent.

Analysis of Revisions to Monthly Seasonally Adjusted Estimates of Housing Starts and Building Permits

Series	Percent changes between estimates— last 12 months					
	First revision versus preliminary			Final versus preliminary		
	Range		Median	Range		Median
	From	To		From	To	
HOUSING STARTS						
U. S. total	-1.04	1.98	0.00	-1.22	3.44	0.52
In structures with-						
1 unit.....	-1.14	2.38	-0.21	-1.58	3.48	0.17
2 to 4 units	-12.50	30.00	0.00	-10.91	27.50	7.71
5 units or more	-4.30	3.13	-0.74	-6.45	9.27	-0.46
Northeast.....	-7.01	12.00	-0.33	-7.01	10.30	2.43
Midwest.....	-2.37	5.31	0.74	-5.62	5.78	0.55
South.....	-1.26	2.33	-0.58	-2.79	3.51	0.23
West.....	-3.57	3.03	0.55	-3.32	5.23	0.38
BUILDING PERMITS¹						
U.S. total	-0.80	1.04	-0.07	-0.80	1.04	-0.07
In structures with-						
1 unit.....	-0.65	0.66	0.09	-0.65	0.66	0.09
2 to 4 units	-6.41	0.00	-4.92	-6.41	0.00	-4.92
5 units or more	-2.73	3.86	0.63	-2.73	3.86	0.63
Northeast.....	-6.99	5.51	0.00	-6.99	5.51	0.00
Midwest.....	-2.05	1.61	-0.35	-2.05	1.61	-0.35
South.....	-1.56	2.24	0.49	-1.56	2.24	0.49
West.....	-2.28	2.17	0.00	-2.28	2.17	0.00

¹For the building permit series, the first revision is the final estimate.