

Housing Starts

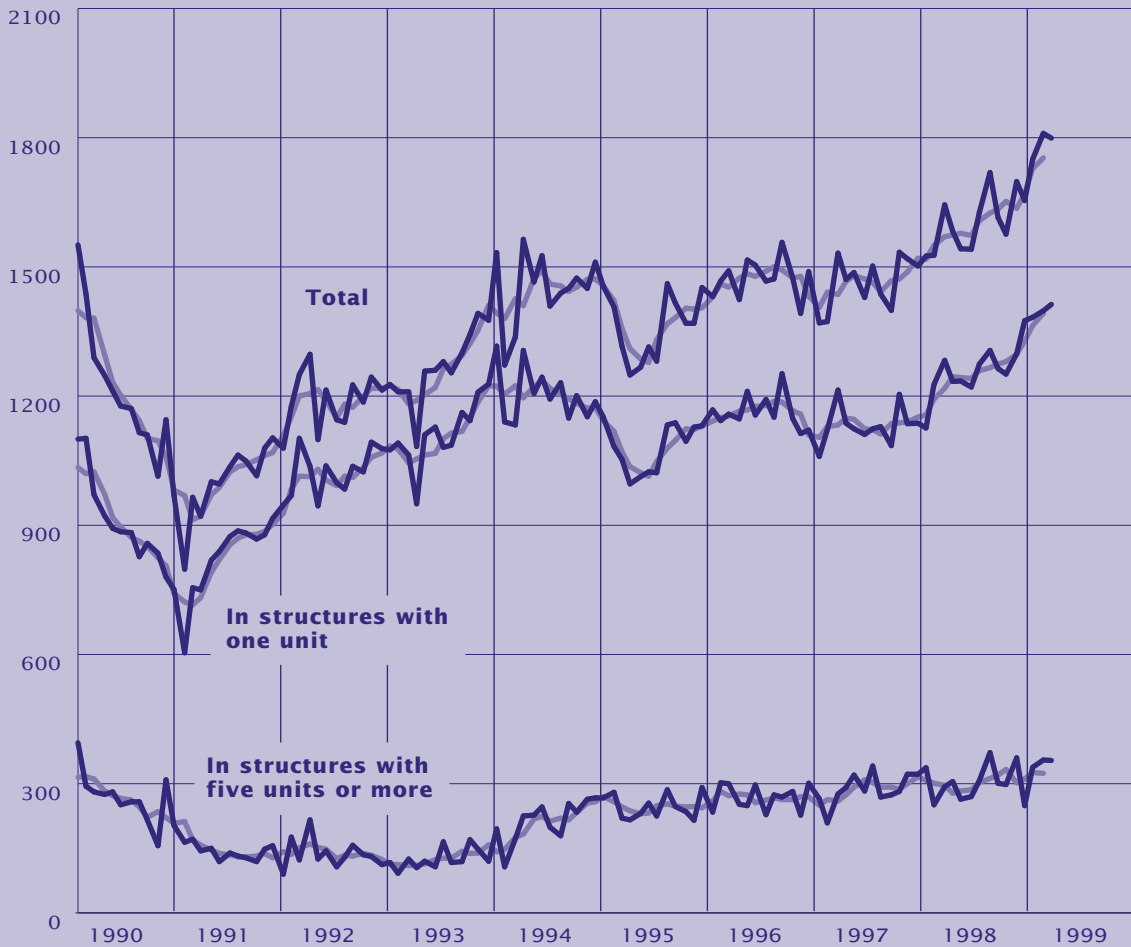
Current Construction Reports

This issue contains a supplement on new privately owned housing units started in 1998, 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. Census Bureau, Housing Starts.

Questions regarding these data may be directed to Residential Construction Branch, Manufacturing and Construction Division, telephone: 301-457-1321.
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HOUSING STARTS AND BUILDING PERMITS

Privately owned housing starts in February were at a seasonally adjusted annual rate of 1,799,000. This is 1 (± 6) percent below the revised January rate of 1,810,000 but 9 (± 7) percent above the February 1998 rate of 1,644,000.

Single-family housing starts in February 1999 were at a rate of 1,413,000; this is 1 (± 6) percent above the January figure of 1,398,000. The February rate for units in buildings with five units or more was 354,000. The February rate for units in buildings with two to four units was 32,000.

During the first 2 months of this year, 222,100 housing units were started compared with 192,300 units for the same period in 1998. This is an increase of 15 (± 6) percent.

New privately owned housing construction was authorized in February in the 19,000 permit-issuing places at a seasonally adjusted annual rate of 1,745,000 units; this is 2 (± 1) percent below the revised January rate of 1,778,000, but 7 (± 1) percent above the February 1998 rate of 1,635,000.

Single-family authorizations in February 1999 were at a rate of 1,309,000; this is 3 (± 1) percent above the January figure of 1,275,000. Authorizations of units in buildings with five units or more were at a rate of 363,000 in February; this is 14 percent below the January figure of 424,000. The February rate of permit-authorized units in buildings with two to four units was 73,000.

During the first 2 months of this year, 219,100 housing units were authorized by permits in the 19,000 places compared with 200,200 units for the same period in 1998. This is an increase of 9 (± 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 5 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 (± 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 1999 Current Construction Reports, C20/99-1. 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 Construction Starts Branch, Manufacturing and Construction Division, Bureau of the Census, Washington, DC 20233-6900. Telephone 301-457-1321.

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).....	99-1	98-10	98-7	98-4	98-1
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)	99-2	98-2	97-2	96-2	95-2
New mobile homes (quarterly and annual data).....	98-12	98-9	98-6	98-5	98-4

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 MSAs ¹	Outside MSAs ¹	North-east	Midwest	South	West
		1 unit	2 units	3 and 4 units	5 units or more						
ANNUAL DATA											
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
1998 ^f	1,616.9	1,271.4	15.7	26.9	302.9	1,349.9	267.0	148.5	330.5	743.0	394.9
MONTHLY DATA											
Not Seasonally Adjusted											
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	143.3	114.4	1.9	2.6	24.3	117.6	25.7	14.1	29.7	64.5	34.9
June	159.6	128.7	1.7	3.0	26.1	129.2	30.4	14.0	33.7	70.4	41.5
July	156.0	120.5	1.5	2.3	31.7	130.2	25.7	15.3	31.2	70.6	38.8
August	147.5	115.1	1.4	3.2	27.8	122.3	25.2	12.9	31.3	67.7	35.5
September	141.5	112.4	1.0	1.3	26.9	116.7	24.8	13.1	29.8	62.3	36.3
October	155.5	113.5	1.2	3.0	37.7	131.6	23.9	16.0	36.4	71.9	31.3
November	124.2	101.3	0.9	1.9	20.1	102.8	21.4	12.0	25.1	58.8	28.3
December ^f	119.6	89.8	0.9	0.8	28.0	101.8	17.8	10.7	25.0	54.0	29.9
1999: January ^f	107.2	82.3	0.7	1.9	22.2	94.8	12.4	8.1	12.9	56.6	29.6
February ^p	114.9	91.0	0.9	1.1	21.9	99.9	15.0	9.6	17.1	63.7	24.4
Year to date: 1998	192.3	151.2	1.7	4.8	34.6	165.1	27.2	17.4	31.7	94.1	49.1
1999	222.1	173.4	1.6	3.0	44.1	194.7	27.3	17.7	30.1	120.3	54.0
Seasonally Adjusted Annual Rate											
1998: January	1,527	1,227	49		251	(NA)	(NA)	158	330	663	376
February	1,644	1,283	68		293	(NA)	(NA)	209	367	721	347
March	1,583	1,234	44		305	(NA)	(NA)	140	320	728	395
April	1,542	1,235	43		264	(NA)	(NA)	127	345	688	382
May	1,541	1,221	50		270	(NA)	(NA)	151	299	708	383
June	1,626	1,274	45		307	(NA)	(NA)	139	315	756	416
July	1,719	1,306	41		372	(NA)	(NA)	154	314	818	433
August	1,615	1,264	50		301	(NA)	(NA)	142	316	770	387
September	1,576	1,251	27		298	(NA)	(NA)	135	316	717	408
October	1,698	1,298	40		360	(NA)	(NA)	155	350	835	358
November	1,654	1,375	30		249	(NA)	(NA)	153	324	759	418
December ^f	1,750	1,383	29		338	(NA)	(NA)	157	416	747	430
1999: January ^f	1,810	1,398	57		355	(NA)	(NA)	154	323	894	439
February ^p	1,799	1,413	32		354	(NA)	(NA)	209	349	872	369
AVERAGE RELATIVE STANDARD ERRORS²											
Annual (percent)	1	1	7	11	3	1	3	3	2	1	1
Monthly (percent)	3	2	15	20	9	3	8	7	7	4	3
Year to date (percent)	3	2	13	25	11	3	7	19	5	3	3

NA Not available. ^pPreliminary. ^fRevised.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																			
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
1998 ²	1,604.3	1,183.7	32.1	36.4	352.1	1,369.9	234.4	157.2	122.3	34.9	323.2	244.1	79.0	727.1	525.2	202.0	396.8	292.1	104.6
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	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	146.8	109.9	3.1	3.5	30.3	123.9	22.9	14.9	11.3	3.6	29.6	23.0	6.6	65.3	47.6	17.7	37.0	28.1	8.9
August	142.2	103.3	3.0	3.1	32.7	120.8	21.3	13.2	10.4	2.7	28.7	21.5	7.1	66.3	46.6	19.7	34.0	24.6	9.3
September	140.2	102.1	2.9	3.3	31.9	118.9	21.3	14.4	10.7	3.7	29.8	21.7	8.1	62.1	44.6	17.5	33.9	25.0	8.9
October	147.6	103.4	2.8	3.5	37.9	124.9	22.7	15.5	10.9	4.6	32.6	23.3	9.3	65.3	44.4	20.9	34.1	24.8	9.3
November	118.2	85.6	2.4	2.3	28.0	102.0	16.3	12.8	9.4	3.5	24.7	18.4	6.3	51.9	37.2	14.7	28.8	20.6	8.2
December	125.3	89.1	2.8	2.8	30.5	108.8	16.4	12.2	9.3	2.9	26.9	17.4	9.6	56.1	41.2	14.8	30.1	21.2	8.8
1999:																			
January ^f	105.3	73.7	2.2	2.3	27.1	93.7	11.6	9.0	6.6	2.3	13.3	10.3	3.1	55.9	37.6	18.3	27.1	19.2	7.8
February ^p	113.8	86.4	2.3	2.3	22.8	99.6	14.2	9.3	7.6	1.7	18.7	14.5	4.2	59.4	43.4	16.0	26.3	20.9	5.5
Year to date:																			
1998 ²	200.2	145.5	4.1	4.6	46.0	175.1	25.1	18.2	13.6	4.6	33.2	24.5	8.7	97.6	71.6	26.0	51.3	35.8	15.5
1999	219.1	160.1	4.5	4.6	49.9	193.3	25.8	18.3	14.2	4.1	32.1	24.8	7.3	115.3	81.0	34.3	53.4	40.1	13.3

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	1,517	1,128	74	315	(NA)	(NA)	151	119	32	307	231	76	675	499	176	384	279	105	
July	1,581	1,173	74	334	(NA)	(NA)	154	113	41	310	231	79	724	529	195	393	300	93	
August	1,618	1,180	72	366	(NA)	(NA)	144	116	28	302	235	67	784	548	236	388	281	107	
September	1,544	1,164	69	311	(NA)	(NA)	154	117	37	309	235	74	710	527	183	371	285	86	
October	1,690	1,198	65	427	(NA)	(NA)	169	119	50	335	251	84	789	533	256	397	295	102	
November	1,656	1,238	62	356	(NA)	(NA)	171	126	45	332	262	70	728	543	185	425	307	118	
December	1,729	1,306	77	346	(NA)	(NA)	172	134	38	413	293	120	743	580	163	401	299	102	
1999: January ^r	1,778	1,275	79	424	(NA)	(NA)	169	132	37	322	257	65	838	566	272	449	320	129	
February ^p	1,745	1,309	73	363	(NA)	(NA)	183	149	34	356	270	86	820	580	240	386	310	76	
AVERAGE RELATIVE STANDARD ERRORS³																			
Annual (percent) . .	(Z)	(Z)	2	4	(Z)	(Z)	2	1	1	5	1	1	3	1	1	1	1	1	1
Monthly (percent) . .	1	1	4	3	1	(Z)	3	2	2	3	2	1	4	1	1	1	1	1	1
Year to date (percent) . .	1	(Z)	3	7	(Z)	1	3	3	2	10	1	1	3	1	1	2	1	1	1

NA Not available. ^pPreliminary. ^rRevised. 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																				
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
1998 ^P	137.1	79.5	3.1	54.5	16.0	10.2	0.5	5.3	18.2	11.8	1.1	5.3	75.9	41.4	0.8	33.7	27.1	16.2	0.7	10.2
END OF MONTH																				
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	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	135.3	78.7	4.7	51.9	12.5	9.1	0.6	2.8	22.0	14.0	1.4	6.6	72.3	39.0	1.6	31.7	28.4	16.6	1.1	10.7
July	130.0	77.2	5.4	47.4	12.0	7.8	0.6	3.6	22.0	13.4	1.7	7.0	70.0	40.2	1.8	28.0	25.9	15.9	1.2	8.8
August	128.4	78.1	3.5	46.8	12.1	7.5	0.5	4.2	20.2	14.4	1.1	4.7	71.4	41.0	1.2	29.3	24.6	15.2	0.8	8.7
September	131.8	78.0	3.3	50.5	13.5	8.4	0.4	4.7	21.5	15.0	1.2	5.3	74.9	41.1	1.0	32.9	21.8	13.5	0.8	7.6
October	129.7	76.6	3.3	49.9	13.0	8.1	0.4	4.5	19.0	12.6	1.0	5.4	72.8	41.2	1.0	30.6	24.9	14.7	0.8	9.5
November	127.2	70.0	3.1	54.1	13.6	6.9	0.5	6.3	17.9	11.4	1.1	5.4	69.7	36.5	1.0	32.3	26.0	15.2	0.6	10.1
December	137.1	79.5	3.1	54.5	16.0	10.2	0.5	5.3	18.2	11.8	1.1	5.3	75.9	41.4	0.8	33.7	27.1	16.2	0.7	10.2
1999: January ^P	134.6	75.4	2.8	56.4	16.2	10.6	0.4	5.1	18.4	11.4	0.8	6.1	75.6	38.2	0.9	36.4	24.5	15.2	0.6	8.7
February ^P	136.6	78.9	3.5	54.2	15.9	11.5	0.6	3.9	20.2	11.9	1.0	7.3	73.8	38.4	1.1	34.3	26.6	17.2	0.8	8.6
AVERAGE RELATIVE STANDARD ERRORS¹																				
End of period . . . (percent) . .	4	3	9	8	10	12	24	13	10	10	17	30	5	3	18	11	6	7	11	8

^PPreliminary. ^RRevised.

¹Average 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 MSAs ¹			Outside MSAs ¹			Northeast			Midwest			South			West			
	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	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
ANNUAL DATA																						
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	
1998 [†]	1,617	1,271	303	1,350	1,036	280	267	235	23	148	122	21	330	273	45	743	574	155	395	303	83	
QUARTERLY DATA																						
1995:	1st quarter	270	214	48	226	177	44	37	4	22	19	2	45	36	8	134	106	24	69	54	14	
	2nd quarter	371	297	65	298	232	59	73	6	36	29	5	85	70	12	160	127	30	91	70	19	
	3rd quarter	387	308	69	314	245	62	73	6	33	30	2	89	72	14	170	133	35	95	73	19	
	4th quarter	326	257	62	268	207	56	58	50	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	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	74	366	287	68	82	73	6	40	34	4	97	83	9	200	158	38	111	85	23
	3rd quarter	445	348	86	369	281	80	76	67	7	41	35	5	92	76	13	201	153	44	111	84	24
	4th quarter	399	305	86	336	250	63	55	6	39	31	7	86	68	15	185	138	44	89	68	20	
AVERAGE RELATIVE STANDARD ERRORS³																						
Annual	1	1	3	1	1	3	3	4	9	3	2	17	2	3	5	1	2	4	1	1	2	
Quarterly	1	1	5	1	1	5	4	5	26	4	3	20	3	4	15	2	2	7	1	1	5	

[†]Revised.

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																
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
1998 ^{P1}	331.0	13.4	53.9	216.5	47.1	43,800	45,900	44,100	41,600	53,700	159.1	4.9	20.2	120.2	13.8	373.1
MONTHLY DATA																
Not Seasonally Adjusted																
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	26.6	0.8	3.9	18.4	3.6	42,400	46,100	41,800	40,400	52,700	149.1	5.1	20.8	108.7	14.5	33.2
May	28.9	1.0	4.5	19.5	3.8	42,000	43,200	44,500	39,200	53,600	150.4	5.5	21.1	109.2	14.6	31.3
June	30.3	1.3	4.8	20.0	4.2	43,300	42,900	44,100	40,800	55,000	152.7	5.6	21.6	110.3	15.2	33.3
July	29.2	1.5	5.2	18.6	3.9	45,300	52,100	43,100	44,000	52,200	149.5	5.1	21.0	109.1	14.4	30.9
August	30.6	1.1	5.5	20.0	3.9	44,500	47,300	45,500	42,000	54,900	151.1	5.4	20.8	110.1	14.8	32.4
September	31.3	1.5	6.0	19.4	4.4	44,200	45,600	43,300	41,900	54,700	154.4	5.6	21.0	112.6	15.2	33.1
October	28.3	1.7	5.7	16.1	4.8	46,700	44,800	46,100	44,600	55,400	159.3	5.2	20.4	119.0	14.7	35.4
November	27.5	1.1	5.5	18.0	3.0	44,100	48,200	46,400	41,200	56,600	156.5	5.5	19.7	117.8	13.4	30.1
December ^P	25.6	1.3	4.9	15.8	3.7	45,600	43,600	44,900	43,500	56,500	159.1	4.9	20.2	120.2	13.8	27.3
1999: January	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	27.5
Seasonally Adjusted²																
1998: January	304	16	54	184	50	(X)	(X)	(X)	(X)	(X)	146	5	20	106	14	361
February	291	9	58	187	38	(X)	(X)	(X)	(X)	(X)	152	5	20	111	15	370
March	287	11	46	187	43	(X)	(X)	(X)	(X)	(X)	156	5	21	115	15	370
April	318	11	52	213	43	(X)	(X)	(X)	(X)	(X)	148	5	20	109	14	369
May	322	11	50	216	44	(X)	(X)	(X)	(X)	(X)	149	5	20	110	14	372
June	316	13	48	209	46	(X)	(X)	(X)	(X)	(X)	152	5	21	112	15	366
July	323	15	51	212	45	(X)	(X)	(X)	(X)	(X)	152	5	21	112	15	380
August	321	10	50	220	40	(X)	(X)	(X)	(X)	(X)	156	5	21	114	15	371
September	351	14	57	230	49	(X)	(X)	(X)	(X)	(X)	158	6	22	115	16	373
October	309	16	53	191	49	(X)	(X)	(X)	(X)	(X)	161	5	21	119	15	379
November	341	13	63	226	40	(X)	(X)	(X)	(X)	(X)	157	6	21	117	14	389
December ^P	361	19	73	219	50	(X)	(X)	(X)	(X)	(X)	160	5	22	119	14	382
1999: January	(NA)	(NA)	(NA)	(NA)	(NA)	(X)	(X)	(X)	(X)	(X)	(NA)	(NA)	(NA)	(NA)	(NA)	390
AVERAGE RELATIVE STANDARD ERRORS³																
Annual(percent) . .	4	17	9	5	9	3	13	6	4	7	(X) ₁	(X) ₈	(X) ₄	(X) ₂	(X) ₄	(X)
Monthly(percent) . .	4	16	8	5	10	3	11	5	4	6	1	8	4	2	4	(X)

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

¹Reflects revisions not distributed to months.

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

³Average 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).

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											
November	90.1	104.3	87.2	89.4	81.6	107.3	97.0	90.5	89.8	90.1	78.3
December ^r	82.0	82.4	69.6	80.1	80.4	74.4	99.2	81.1	71.4	86.2	82.6
1999											
January ^r	71.1	58.3	49.6	76.6	81.8	56.7	75.0	63.2	48.2	76.1	81.1
February ^p	76.6	62.8	61.1	87.1	79.0	72.1	74.4	54.2	57.5	86.0	77.8

^pPreliminary. ^rRevised.

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											
November	85.6	89.4	84.0	82.3	80.6	91.5	94.3	89.8	88.9	85.6	81.3
December	86.9	82.8	71.2	85.3	85.3	88.0	105.7	85.5	78.6	90.9	90.4
1999											
January ^r	71.0	60.6	47.9	79.8	72.0	67.5	76.8	63.8	49.6	79.9	72.1
February ^p	78.2	61.0	64.5	89.8	80.9	75.1	75.4	61.4	63.3	87.3	82.4

^pPreliminary. ^rRevised.

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											
September	107.0	125.7	125.7	101.0	107.4	97.8	100.5	97.0	98.2	95.6	106.6
October	110.0	128.9	128.9	101.2	117.2	99.0	99.2	95.5	99.7	95.3	112.1
November	96.8	105.2	105.2	95.7	90.1	99.6	97.5	93.9	100.6	97.5	92.8
December ^p	85.0	81.0	81.0	86.7	88.8	99.4	94.1	93.7	101.0	99.4	85.7
1999											
January	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	84.6

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

Supplement.

New Privately Owned Housing Units By Intended Use and Design at Time of Start: 1998

SUMMARY

Approximately 58 percent of all privately owned housing units started in 1998 were built for sale and, of these, about 12 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 83 percent of the units in structures with two units or more were intended for rent, while only about 3 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 1998 were attached units. About 4 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 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, C20/99-1.

Table S-1. **New Privately Owned Housing Units by Intended Use at Time of Start: 1998**

[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	1,617	148	330	743	395	1	5	2	2	1
For sale, total	941	85	173	427	256	2	6	5	3	2
Condominium ¹	113	16	32	37	28	9	18	19	20	6
Not condominium	828	69	140	390	228	2	6	8	3	2
For rent	323	24	55	164	79	4	29	8	6	2
For owner occupancy on owner's land, single-family units only ²	353	40	102	152	60	5	11	10	9	7
In structures with—										
1 unit	1,271	122	273	574	303	1	2	3	2	1
For sale, total	882	79	160	403	240	2	6	6	3	2
Condominium	59	13	20	14	12	10	26	23	11	11
Not condominium	824	66	140	389	228	2	6	8	3	2
For rent	36	4	10	18	3	12	44	26	14	21
For owner occupancy on owner's land ²	353	40	102	152	60	5	11	10	9	7
2 to 4 units	43	5	13	15	9	10	17	19	22	10
For sale, total	17	3	6	3	5	12	17	21	25	15
Condominium ¹	13	(Z)	5	2	4	15	12	29	31	18
Not condominium	4	3	1	(Z)	1	13	54	18	16	17
For rent	26	2	7	12	4	12	24	22	26	12
5 units or more	303	21	45	155	83	4	31	10	5	2
For sale, condominium ¹	42	3	7	21	12	18	20	33	37	7
For rent	261	18	38	134	71	5	36	14	7	2

Z Less than 500 units or less than 0.5 percent.

¹Includes a small number of units to be cooperatively owned.²Includes contractor-built and owner-built houses.Table S-2. **New Privately Owned Housing Units by Design at Time of Start: 1998**

[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	1,617	148	330	743	395	1	5	2	2	1
In structures with—										
1 unit	1,271	122	273	574	303	1	2	3	2	1
Attached ¹	117	24	31	45	17	6	18	12	6	14
Detached	1,154	98	242	529	286	1	4	3	2	1
2 to 4 units ²	43	5	13	15	9	10	17	19	22	10
5 units or more	303	21	45	155	83	4	31	10	5	2
Townhouse apartments	11	(Z)	4	4	3	14	41	34	14	16
Conventional apartments	292	20	41	151	79	4	45	11	5	2

Z Less than 500 units or less than 0.5 percent.

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