

U.S. Census Bureau Erica Filipek (301) 763-5160 Raemeka Gant For Release 8:30 A.M. EST, Tuesday, December 16, 2003 CB03-193

# **NEW RESIDENTIAL CONSTRUCTION IN NOVEMBER 2003**

### **BUILDING PERMITS**

Privately-owned housing units authorized by building permits in November were at a seasonally adjusted annual rate of 1,874,000, according to estimates reported today by the U.S. Commerce Department's Census Bureau. This is 5.4 percent ( $\pm 0.7\%$ ) below the revised October rate of 1,981,000, but is 6.2 percent ( $\pm 1.0\%$ ) above the November 2002 estimate of 1,764,000.

Single-family authorizations in November were at a rate of 1,474,000; this is  $4.2 \text{ percent} (\pm 0.8\%)$  below the October figure of 1,539,000. Authorizations of units in buildings with five units or more were at a rate of 312,000 in November.

#### **HOUSING STARTS**

Privately-owned housing starts in November were at a seasonally adjusted annual rate of 2,070,000. This is 4.5 percent ( $\pm 8.6\%$ ) above the revised October estimate of 1,980,000 and is 17.6 percent ( $\pm 10.7\%$ ) above the November 2002 rate of 1,760,000.

Single-family housing starts in November 2003 were at a rate of 1,695,000; this is 3.3 percent ( $\pm$ 9.7%) above the October figure of 1,641,000. The November estimate for units in buildings with five units or more was 335,000.

## HOUSING COMPLETIONS

Privately-owned housing completions in November were at a seasonally adjusted annual rate of 1,704,000, according to estimates released jointly today by the U.S. Census Bureau and the U.S. Department of Housing and Urban Development. This is 1.2 percent  $(\pm 6.2\%)$  below the revised October estimate of 1,725,000 and is 0.1 percent  $(\pm 6.5\%)$  below the November 2002 rate of 1,706,000.

Single-family housing completions in November 2003 were at a rate of 1,453,000; this is 1.4 percent ( $\pm 6.8\%$ ) below the October figure of 1,474,000. The November rate for units in buildings with five units or more was 227,000.

## **EXPLANATORY NOTES**

In interpreting changes in the statistics in this release, note that month-to-month changes in seasonally adjusted statistics often show movements which may be irregular. It may take 4 months to establish an underlying trend for building permit authorizations, 5 months for total starts, and 6 months for total completions. The statistics in this release are estimated from sample surveys and are subject to sampling variability as well as nonsampling error including bias and variance from response, nonreporting, and undercoverage. Estimated relative standard errors of the most recent data are shown in the tables. Whenever a statement such as "2.5 percent  $(\pm 3.2\%)$  above" appears in the text, this indicates the range (-0.7 to +5.7 percent) in which the actual percent change is likely to have occurred. All ranges given for percent changes are 90-percent confidence intervals and account only for sampling variability. If a range contains zero, it is uncertain whether there was an increase or decrease; that is, the change is not statistically significant. The same applies to the confidence intervals for percent changes shown in the tables. On average, the preliminary seasonally adjusted estimates of total building permits, housing starts and housing completions are revised about one percent. Explanations of confidence intervals and sampling variability can be found on our web site listed below.

New Residential Construction data for November will be released on Wednesday, January 21, 2003, at 8:30 A.M. EST.

Our Internet site is: <a href="http://www.census.gov/newresconst">http://www.census.gov/newresconst</a>

Table 1. New Privately-Owned Housing Units Authorized in Permit-Issuing Places

			United	d States		North	neast	Mid	west	Soi	uth	W	est
	Period		In s	tructures wi									
		Total	1 unit	2 to 4 units	5 units or more	Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
						Sea	sonally adju	isted annua	rate				
2002:	November	1,764	1,377	70	317	161	123	340	275	776	616	487	363
	December	1,907	1,420	77	410	180	136	394	287	869	642	464	355
2003:	January	1,777	1,406	87	284	157	119	354	277	796	620	470	390
	February	1,786	1,319	78	389	170	100	308	250	777	595	531	374
	March	1,688	1,311	71	306	150	106	324	257	777	607	437	341
	April	1,724	1,332	82	310	152	110	341	258	784	622	447	342
	May	1,803	1,349	84	370	166	111	343	262	819	627	475	349
	June	1,823	1,427	77	319	158	115	379	282	843	667	443	363
	July	1,800	1,434	77	289	161	118	364	287	810	665	465	364
	August	1,901	1,484	84	333	189	119	377	290	866	700	469	375
	September	1,875	1,487	88	300	164	121	384	298	841	681	486	387
	October <sup>r</sup>	1,981	1,539	81	361	187	124	382	305	885	707	527	403
	November <sup>p</sup>	1,874	1,474	88	312	184	125	381	281	814	674	495	394
Avera	ge RSE (%) <sup>1</sup>	1	1	3	1	1	2	1	1	1	1	1	1
Perce	ent Change:												
	November 2003 from October 2003	-5.4%	-4.2%	8.6%	-13.6%	-1.6%	0.8%	-0.3%	-7.9%	-8.0%	-4.7%	-6.1%	-2.2%
	90% Confidence Interval <sup>3</sup>	± 0.7	± 0.8	± 1.9	± 1.8	± 1.9	± 2.4	± 1.8	± 2.1	± 1.2	± 1.3	± 1.6	± 1.8
	November 2003 from November 2002	6.2%	7.0%	25.7%	-1.6%	14.3%	1.6%	12.1%	2.2%	4.9%	9.4%	1.6%	8.5%
	90% Confidence Interval <sup>3</sup>	± 1.0	± 0.9	± 5.6	± 2.7	± 4.3	± 5.4	± 2.1	± 2.5	± 1.6	± 1.8	± 2.0	± 2.3
							Not season	ally adjusted	i				
2001		1,636.7	1,235.6	66.0	335.2	159.8 173.7	117.7	333.6	252.5	730.3 790.7	556.9	413.0 430.9	308.5 336.2
2002	0()	1,747.7 (X)	1,332.6 (X)	73.7 (X)	341.4 (X)	(X)	126.6 (X)	352.4 (X)	263.4 (X)	(X)	606.5 (X)	430.9 (X)	(X)
RSE (													
	Year to Date <sup>2</sup> Year to Date <sup>2</sup>	1,600.6 1,714.1	1,229.3 1,333.2	68.4 75.9	302.8 305.0	156.5 160.1	113.1 109.4	318.8 337.2	242.3 262.5	728.4 770.7	562.3 612.4	396.9 446.1	311.7 348.8
RSE (	%)	(Z)	(Z)	2	(Z)	1	1	1	1	1	1	1	1
	Year to Date Percent Change <sup>4</sup>	7.1%	8.5%	11.0%	0.7%	2.3%	-3.2%	5.8%	8.4%	5.8%	8.9%	12.4%	11.9%
	90% Confidence Interval <sup>3</sup>	± 0.7	± 0.8	± 3.1	± 0.8	± 1.8	± 2.2	± 0.8	± 0.9	± 0.6	± 0.7	± 1.3	± 1.5
2002:	November December	126.8 135.8	96.0 94.6	5.3 5.6	25.6 35.5	12.4 12.6	9.1 9.0	25.2 26.7	19.7 17.2	55.6 63.0	42.8 44.1	33.5 33.4	24.4 24.3
		133.0	74.0	5.0	33.3	12.0	7.0	20.7	17.2	05.0	77.1	33.4	24.5
2003:	January	121.6	95.3	5.4	20.8	9.3	6.9	18.6	13.9	60.8	47.5	32.9	27.0
	Eshanom:							4=0				37.4	25.7
	February March	124.2 143.5	91.2	5.2 5.8	27.7 23.6	9.4 11.7	5.5 8.4	17.9 26.6	13.7 21.5	59.5 67.5	46.2 54.2		
	March	124.2 143.5		5.2 5.8	27.7 23.6	9.4 11.7	5.5 8.4	17.9 26.6	13.7 21.5	59.5 67.5	54.2	37.8	30.1
	March April	143.5 161.8	91.2 114.1 130.2	5.8 7.5	23.6 24.1	11.7 14.6	8.4 10.6	26.6 34.4	21.5 27.3	67.5 71.5	54.2 58.9	37.8 41.3	30.1
	March	143.5	91.2 114.1	5.8	23.6	11.7	8.4	26.6	21.5	67.5	54.2	37.8	30.1
	March April May June	143.5 161.8 167.1 172.1	91.2 114.1 130.2 129.5 135.5	5.8 7.5 7.4 7.6	23.6 24.1 30.1 29.0	11.7 14.6 16.1 15.7	8.4 10.6 11.3 11.5	26.6 34.4 33.6 36.6	21.5 27.3 27.0 28.1	67.5 71.5 74.3 76.4	54.2 58.9 58.2 60.9	37.8 41.3 43.1 43.4	30.1 33.4 33.1 35.0
	March April May June	143.5 161.8 167.1 172.1 165.7	91.2 114.1 130.2 129.5 135.5	5.8 7.5 7.4 7.6	23.6 24.1 30.1 29.0 24.2	11.7 14.6 16.1 15.7	8.4 10.6 11.3 11.5	26.6 34.4 33.6 36.6 35.1	21.5 27.3 27.0 28.1 28.5	67.5 71.5 74.3 76.4 72.2	54.2 58.9 58.2 60.9	37.8 41.3 43.1 43.4 42.4	30.1 33.4 33.1 35.0
	March April May June	143.5 161.8 167.1 172.1	91.2 114.1 130.2 129.5 135.5	5.8 7.5 7.4 7.6	23.6 24.1 30.1 29.0	11.7 14.6 16.1 15.7	8.4 10.6 11.3 11.5	26.6 34.4 33.6 36.6	21.5 27.3 27.0 28.1	67.5 71.5 74.3 76.4	54.2 58.9 58.2 60.9	37.8 41.3 43.1 43.4	30.1 33.4 33.1 35.0 34.4 31.8
	March April May June July August	143.5 161.8 167.1 172.1 165.7 165.0	91.2 114.1 130.2 129.5 135.5 134.9 128.6	5.8 7.5 7.4 7.6 6.5 7.4	23.6 24.1 30.1 29.0 24.2 29.0	11.7 14.6 16.1 15.7 15.9 17.3	8.4 10.6 11.3 11.5 11.6 10.8	26.6 34.4 33.6 36.6 35.1 33.6	21.5 27.3 27.0 28.1 28.5 26.1	67.5 71.5 74.3 76.4 72.2 74.4	54.2 58.9 58.2 60.9 60.4 59.9	37.8 41.3 43.1 43.4 42.4 39.8	30.1 33.4 33.1 35.0
	March  April  May  June  July  August  September  October <sup>r</sup>	143.5 161.8 167.1 172.1 165.7 165.0 163.1 179.4	91.2 114.1 130.2 129.5 135.5 134.9 128.6 127.3	5.8 7.5 7.4 7.6 6.5 7.4 8.3	23.6 24.1 30.1 29.0 24.2 29.0 27.6 35.9	11.7 14.6 16.1 15.7 15.9 17.3 14.4	8.4 10.6 11.3 11.5 11.6 10.8 10.9	26.6 34.4 33.6 36.6 35.1 33.6 35.8	21.5 27.3 27.0 28.1 28.5 26.1 27.3 29.1	67.5 71.5 74.3 76.4 72.2 74.4 71.1	54.2 58.9 58.2 60.9 60.4 59.9 56.2	37.8 41.3 43.1 43.4 42.4 39.8 41.9	30.1 33.4 33.1 35.0 34.4 31.8 32.9
	March April May June July August September	143.5 161.8 167.1 172.1 165.7 165.0 163.1	91.2 114.1 130.2 129.5 135.5 134.9 128.6 127.3	5.8 7.5 7.4 7.6 6.5 7.4 8.3	23.6 24.1 30.1 29.0 24.2 29.0 27.6	11.7 14.6 16.1 15.7 15.9 17.3 14.4	8.4 10.6 11.3 11.5 11.6 10.8 10.9	26.6 34.4 33.6 36.6 35.1 33.6 35.8	21.5 27.3 27.0 28.1 28.5 26.1 27.3	67.5 71.5 74.3 76.4 72.2 74.4 71.1	54.2 58.9 58.2 60.9 60.4 59.9 56.2	37.8 41.3 43.1 43.4 42.4 39.8 41.9	30.1 33.4 33.1 35.0 34.4 31.8 32.9

Preliminary. Revised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards.

X Not applicable. Z Relative standard error is less than 0.5 percent.

<sup>&</sup>lt;sup>1</sup>Average RSE for the latest 6-month period. <sup>2</sup>Reflects revisions not distributed to months.

 $<sup>^{3}\,\</sup>mbox{See}$  the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals.

<sup>&</sup>lt;sup>4</sup> Computed using unrounded data.

Table 2. New Privately-Owned Housing Units Authorized, but Not Started, at End of Period

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

			United	States		Northeast		Midwest		South		West	
	Period		In structures with										
	10.00	Total	1 unit	2 to 4 units	5 units or more	Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
2002:	November	150.8	96.5	4.7	49.6	16.7	11.5	18.8	15.6	77.5	47.0	37.9	22.4
	December	154.9	97.2	4.7	53.0	16.6	11.8	19.5	15.2	81.7	48.4	37.2	21.8
2003:	January	158.6	101.4	4.2	53.0	18.3	13.3	19.5	14.6	85.4	52.0	35.4	21.5
	February	170.9	108.4	4.8	57.6	19.1	13.7	22.7	16.6	89.8	55.5	39.3	22.6
	March	170.2	107.8	5.1	57.4	18.6	13.7	25.0	19.1	87.9	52.0	38.8	23.0
	April	180.1	113.8	5.7	60.6	19.8	12.9	29.2	21.8	92.4	55.7	38.7	23.4
	May	184.6	116.5	6.0	62.1	21.7	12.9	28.3	21.0	95.1	58.6	39.6	24.0
	June	183.2	114.2	6.7	62.3	21.9	14.0	27.8	19.8	97.2	59.6	36.2	20.8
	July	178.3	114.5	6.2	57.6	19.0	13.2	28.2	19.2	94.8	59.6	36.3	22.5
	August	179.0	114.7	6.1	58.2	20.0	11.8	25.7	18.3	96.1	60.0	37.2	24.6
	September <sup>r</sup>	176.1	113.6	5.1	57.4	19.4	12.2	23.3	16.5	94.9	59.7	38.6	25.2
	October <sup>r</sup>	186.8	122.8	5.5	58.4	22.3	13.9	25.8	18.4	95.8	59.7	43.0	30.9
	November <sup>p</sup>	160.5	102.3	5.4	52.7	19.8	12.3	21.3	14.7	85.3	53.4	34.1	21.9
Avera	ge RSE (%) <sup>1</sup>	4	4	15	7	9	10	10	9	5	5	7	10
Perce	ent Change: <sup>2</sup>												
	November 2003 from October 2003	-14.1%	-16.7%	-2.1%	-9.8%	-10.9%	-11.7%	-17.6%	-19.7%	-10.9%	-10.5%	-20.7%	-29.0%
	90% Confidence Interval <sup>3</sup>	± 5.0	± 6.8	± 23.1	± 6.6	± 11.1	± 7.9	± 9.9	± 11.2	± 4.0	± 6.1	± 16.8	± 20.2
	November 2003 from November 2002	6.4%	6.1%	14.6%	6.3%	18.9%	6.8%	13.3%	-5.7%	10.1%	13.7%	-10.2%	-2.1%
	90% Confidence Interval <sup>3</sup>	± 7.6	$\pm8.0$	± 40.1	± 16.1	± 27.4	± 19.0	± 23.2	± 18.5	± 10.7	$\pm11.0$	± 12.5	± 18.8

 $<sup>^</sup>p Preliminary. \quad ^r Revised. \quad RSE \ Relative \ Standard \ Error.$ 

Note: These data represent the number of housing units authorized in all months up to and including the last day of the reporting period and not started as of that date without regard to the months of original permit issuance. Cancelled, abandoned, expired, and revoked permits are excluded.

<sup>&</sup>lt;sup>1</sup>Average RSE for the latest 6-month period. 

<sup>2</sup> Computed using unrounded data.

<sup>&</sup>lt;sup>3</sup> See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals

Table 3. New Privately-Owned Housing Units Started

			United States			Northeast		Mid	west	So	uth	We	est
	Period		In s	ructures wi	th								
		Total	1 unit	2 to 4 units	5 units or more	Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
					********			sted annual					
2002:	November	1,760	1,403	(S)	323	144	109	379	300	807	658	430	336
	December	1,815	1,462	(S)	318	162	115	386	322	792	645	475	380
2003-	January	1,828	1,509	(2)	278	145	115	349	327	820	646	514	421
2005.	February	1,640	1,309	(S) (S)	278	143	98	279	247	759	602	460	365
	March	1,742	1,393	(S)	313	155	112	351	281	814	680	422	320
	April	1,627	1,357	(S)	239	150	130	319	283	724	589	434	355
	May	1,745	1,389	(S)	329	151	116	357	293	791	620	446	360
	June	1,844	1,499	(S)	317	162	106	353	290	822	683	507	420
	July	1,890	1,533	(S)	321	186	121	392	321	866	728	446	363
	August	1,831	1,490	(S)	309	152	110	401	325	848	711	430	344
	September <sup>1</sup>	1,931	1,547	(S)	339	186	112	428	345	861	705	456	385
	October <sup>r</sup>	1,980	1,641	(S)	315	153	110	389	332	911	745	527	454
	November <sup>p</sup>	2,070	1,695	(S)	335	177	120	420	322	891	741	582	512
							9			4	4	7	8
Avera	ge RSE (%) <sup>1</sup>	3	3	(X)	10	10	9	6	6	4	4	,	8
Perce	ent Change:												
	November 2003 from October 2003	4.5%	3.3%	(S)	6.3%	15.7%	9.1%	8.0%	-3.0%	-2.2%	-0.5%	10.4%	12.8%
	90% Confidence Interval <sup>2</sup>	± 8.6	± 9.7	(X)	± 19.4	± 27.9	± 13.9	± 13.3	± 10.2	± 8.6	± 10.0	± 26.5	± 31.6
	November 2003 from November 2002	17.6%	20.8%	(S)	3.7%	22.9%	10.1%	10.8%	7.3%	10.4%	12.6%	35.3%	52.4%
	90% Confidence Interval <sup>2</sup>	± 10.7	± 12.7	(X)	± 18.7	± 37.6	± 31.2	± 15.5	± 14.4	± 9.8	± 9.0	± 37.1	±51.3
								lly adjusted					
2001 2002		1,602.7 1,704.9	1,273.3 1,358.6	36.6 38.5	292.8 307.9	149.2 158.4	110.8 117.8	330.4 349.6	269.3 276.7	732.0 781.5	590.3 628.2	391.1 415.5	303.0 335.8
RSE (	%)	1	1	12	3	2	1	2	2	1	2	1	2
			1.261.2				100 5			7066		202.2	
	Year to Date Year to Date	1,581.8 1,705.5	1,261.3 1,386.9	35.9 31.1	284.6 287.5	146.8 149.5	109.6 106.0	325.2 347.1	257.0 289.0	726.6 770.6	584.1 631.1	383.3 438.3	310.6 360.8
RSE (	%)	5	6	18	8				-			ı l	18
	_					13	11	7	7	4	4	15	10
	Year to Date Percent Change 3	7 90/	10.00/	12.20/	1.00/								
		7.8%	10.0%	-13.2%	1.0%	1.8%	-3.3%	6.7%	12.4%	6.1%	8.1%	14.4%	16.2%
	90% Confidence Interval <sup>2</sup>	7.8% ± 1.6	10.0% ± 1.7	-13.2% ± 19.1	1.0% ± 5.5								
2002:	90% Confidence Interval <sup>2</sup> November	± 1.6	± 1.7	± 19.1 2.9	± 5.5 27.5	1.8% ± 5.1	-3.3% ± 5.1	6.7% ± 3.1	12.4% ± 3.3	6.1% ± 2.4 59.5	8.1% ± 2.2 46.8	14.4% ± 3.4	16.2% ± 4.2 23.1
2002:	90% Confidence Interval <sup>2</sup>	± 1.6	± 1.7	± 19.1	± 5.5	1.8% ± 5.1	-3.3% ± 5.1	6.7% ± 3.1	12.4% ± 3.3	6.1% ± 2.4	<b>8.1%</b> ± 2.2	14.4% ± 3.4	16.2% ± 4.2
	90% Confidence Interval <sup>2</sup> November  December  January	± 1.6  133.0 123.1  117.8	± 1.7	± 19.1 2.9 2.6 2.8	± 5.5 27.5 23.3	1.8% ± 5.1 12.0 11.6	-3.3% ± 5.1 9.0 8.1	6.7% ± 3.1 30.5 24.4	12.4% ± 3.3 23.8 19.7	6.1% ± 2.4 59.5 54.9	8.1% ± 2.2 46.8 44.1	14.4% ± 3.4	16.2% ± 4.2 23.1 25.3 28.3
	90% Confidence Interval <sup>2</sup> November  December  January February	± 1.6  133.0 123.1  117.8 109.7	± 1.7 102.6 97.2 95.9 88.1	± 19.1 2.9 2.6 2.8 2.0	±5.5 27.5 23.3 19.0 19.6	1.8% ± 5.1 12.0 11.6 7.8 7.9	-3.3% ± 5.1 9.0 8.1 5.8 5.0	6.7% ± 3.1 30.5 24.4 17.7 15.0	12.4% ± 3.3 23.8 19.7 16.2 12.9	6.1% ± 2.4 59.5 54.9 57.6 55.4	8.1% ± 2.2 46.8 44.1 45.7 45.0	14.4% ± 3.4 31.1 32.2 34.7 31.4	16.2% ± 4.2 23.1 25.3 28.3 25.1
	90% Confidence Interval <sup>2</sup> November  December  January	± 1.6  133.0 123.1  117.8	± 1.7 102.6 97.2	± 19.1 2.9 2.6 2.8	± 5.5 27.5 23.3	1.8% ± 5.1 12.0 11.6	-3.3% ± 5.1 9.0 8.1	6.7% ± 3.1 30.5 24.4	12.4% ± 3.3 23.8 19.7	6.1% ± 2.4 59.5 54.9	8.1% ± 2.2 46.8 44.1	14.4% ± 3.4 31.1 32.2 34.7	16.2% ± 4.2 23.1 25.3 28.3
	90% Confidence Interval <sup>2</sup> November  December  January February March  April	± 1.6  133.0 123.1  117.8 109.7 147.2	± 1.7  102.6  97.2  95.9  88.1  120.1	± 19.1 2.9 2.6 2.8 2.0 2.8 2.7	± 5.5  27.5  23.3  19.0  19.6  24.3  20.4	1.8% ±5.1 12.0 11.6 7.8 7.9 12.0	-3.3% ± 5.1 9.0 8.1 5.8 5.0 8.7	6.7% ± 3.1 30.5 24.4 17.7 15.0 26.8 30.7	12.4% ±3.3 23.8 19.7 16.2 12.9 21.4	6.1% ± 2.4 59.5 54.9 57.6 55.4 71.8	8.1% ± 2.2 46.8 44.1 45.7 45.0 61.4	14.4% ± 3.4 31.1 32.2 34.7 31.4 36.6 40.4	16.2% ± 4.2 23.1 25.3 28.3 25.1 28.6
	90% Confidence Interval <sup>2</sup> November  December  January February March	± 1.6  133.0 123.1  117.8 109.7 147.2  151.2 165.0	± 1.7  102.6  97.2  95.9  88.1  120.1  128.2  133.7	± 19.1  2.9  2.6  2.8  2.0  2.8  2.7  2.4	±5.5  27.5  23.3  19.0  19.6  24.3  20.4  29.0	1.8% ± 5.1 12.0 11.6 7.8 7.9 12.0	-3.3% ± 5.1 9.0 8.1 5.8 5.0 8.7 11.4 11.3	6.7% ± 3.1 30.5 24.4 17.7 15.0 26.8 30.7 36.0	12.4% ± 3.3 23.8 19.7 16.2 12.9 21.4 27.6 30.4	6.1% ± 2.4 59.5 54.9 57.6 55.4 71.8 66.9 72.6	8.1% ± 2.2 46.8 44.1 45.7 45.0 61.4 55.4 57.5	14.4% ±3.4 31.1 32.2 34.7 31.4 36.6 40.4 42.0	16.2% ± 4.2 23.1 25.3 28.3 25.1 28.6 33.7 34.4
	90% Confidence Interval <sup>2</sup> November  December  January February March  April May June	± 1.6  133.0 123.1  117.8 109.7 147.2  151.2 165.0 174.5	± 1.7  102.6  97.2  95.9  88.1  120.1  128.2  133.7  144.4	± 19.1  2.9  2.6  2.8  2.0  2.8  2.7  2.4  2.5	±5.5  27.5  23.3  19.0  19.6  24.3  20.4  29.0  27.6	$1.8\%$ $\pm 5.1$ $12.0$ $11.6$ $7.8$ $7.9$ $12.0$ $13.2$ $14.4$ $15.8$	-3.3% ± 5.1 9.0 8.1 5.8 5.0 8.7	6.7% ± 3.1 30.5 24.4 17.7 15.0 26.8 30.7 36.0 36.1	12.4% ± 3.3 23.8 19.7 16.2 12.9 21.4 27.6 30.4 30.6	6.1% ± 2.4 59.5 54.9 57.6 55.4 71.8 66.9 72.6 75.2	8.1% ± 2.2 46.8 44.1 45.7 45.0 61.4	14.4% ±3.4 31.1 32.2 34.7 31.4 36.6 40.4 42.0 47.5	16.2% ± 4.2 23.1 25.3 28.3 25.1 28.6 33.7 34.4 39.9
	90% Confidence Interval <sup>2</sup> November  December  January February March  April May June  July	± 1.6  133.0 123.1  117.8 109.7 147.2  151.2 165.0 174.5	± 1.7  102.6  97.2  95.9  88.1  120.1  128.2  133.7  144.4	± 19.1  2.9  2.6  2.8  2.0  2.8  2.7  2.4  2.5  3.3	±5.5  27.5  23.3  19.0  19.6  24.3  20.4  29.0  27.6	1.8% ± 5.1 12.0 11.6 7.8 7.9 12.0 13.2 14.4 15.8	-3.3% ± 5.1 9.0 8.1 5.8 5.0 8.7 11.4 11.3 10.8	6.7% ± 3.1 30.5 24.4 17.7 15.0 26.8 30.7 36.0 36.1 37.8	12.4% ± 3.3 23.8 19.7 16.2 12.9 21.4 27.6 30.4 30.6 31.2	6.1% ± 2.4 59.5 54.9 57.6 55.4 71.8 66.9 72.6 75.2	8.1% ± 2.2 46.8 44.1 45.7 45.0 61.4 55.4 57.5 63.1 64.8	14.4% ±3.4 31.1 32.2 34.7 31.4 36.6 40.4 42.0 47.5 42.8	16.2% ± 4.2 23.1 25.3 28.3 25.1 28.6 33.7 34.4 39.9
	90% Confidence Interval <sup>2</sup> November  December  January February March  April May June	± 1.6  133.0 123.1  117.8 109.7 147.2  151.2 165.0 174.5	± 1.7  102.6  97.2  95.9  88.1  120.1  128.2  133.7  144.4	± 19.1  2.9  2.6  2.8  2.0  2.8  2.7  2.4  2.5	±5.5  27.5  23.3  19.0  19.6  24.3  20.4  29.0  27.6	$1.8\%$ $\pm 5.1$ $12.0$ $11.6$ $7.8$ $7.9$ $12.0$ $13.2$ $14.4$ $15.8$	-3.3% ± 5.1 9.0 8.1 5.8 5.0 8.7 11.4 11.3 10.8	6.7% ± 3.1 30.5 24.4 17.7 15.0 26.8 30.7 36.0 36.1	12.4% ± 3.3 23.8 19.7 16.2 12.9 21.4 27.6 30.4 30.6	6.1% ± 2.4 59.5 54.9 57.6 55.4 71.8 66.9 72.6 75.2	8.1% ± 2.2 46.8 44.1 45.7 45.0 61.4 55.4 57.5 63.1	14.4% ±3.4 31.1 32.2 34.7 31.4 36.6 40.4 42.0 47.5	16.2% ± 4.2 23.1 25.3 28.3 25.1 28.6 33.7 34.4 39.9
	90% Confidence Interval <sup>2</sup> November December  January February March  April May June  July August September <sup>r</sup>	± 1.6  133.0 123.1  117.8 109.7 147.2  151.2 165.0 174.5  175.8 163.8 171.3	±1.7  102.6  97.2  95.9  88.1  120.1  128.2  133.7  144.4  142.8  132.2  137.0	± 19.1  2.9 2.6  2.8 2.0 2.8 2.7 2.4 2.5 3.3 2.9 4.0	±5.5  27.5  23.3  19.0  19.6  24.3  20.4  29.0  27.6  29.7  28.7  30.2	1.8% ± 5.1 12.0 11.6 7.8 7.9 12.0 13.2 14.4 15.8 17.6 15.0 16.9	-3.3% ± 5.1 9.0 8.1 5.8 5.0 8.7 11.4 11.3 10.8 11.6 11.1 10.3	6.7% ± 3.1 30.5 24.4 17.7 15.0 26.8 30.7 36.0 36.1 37.8 36.8 40.7	12.4% ± 3.3 23.8 19.7 16.2 12.9 21.4 27.6 30.4 30.6 31.2 29.7 33.3	6.1% ± 2.4 59.5 54.9 57.6 55.4 71.8 66.9 72.6 75.2 77.6 75.0 74.0	8.1% ± 2.2 46.8 44.1 45.7 45.0 61.4 55.4 57.5 63.1 64.8 62.3 60.1	14.4% ±3.4 31.1 32.2 34.7 31.4 36.6 40.4 42.0 47.5 42.8 37.1 39.7	16.2% ±4.2 23.1 25.3 28.3 25.1 28.6 33.7 34.4 39.9 35.1 29.1 33.3
	90% Confidence Interval <sup>2</sup> November December  January February March  April May June  July August	± 1.6  133.0 123.1  117.8 109.7 147.2  151.2 165.0 174.5  175.8 163.8	± 1.7  102.6  97.2  95.9  88.1  120.1  128.2  133.7  144.4  142.8  132.2	± 19.1  2.9  2.6  2.8  2.0  2.8  2.7  2.4  2.5  3.3  2.9	±5.5  27.5  23.3  19.0  19.6  24.3  20.4  29.0  27.6  29.7  28.7	1.8% ± 5.1 12.0 11.6 7.8 7.9 12.0 13.2 14.4 15.8	-3.3% ± 5.1 9.0 8.1 5.8 5.0 8.7 11.4 11.3 10.8	6.7% ± 3.1 30.5 24.4 17.7 15.0 26.8 30.7 36.0 36.1 37.8 36.8	12.4% ± 3.3 23.8 19.7 16.2 12.9 21.4 27.6 30.4 30.6 31.2 29.7	6.1% ± 2.4 59.5 54.9 57.6 55.4 71.8 66.9 72.6 75.2	8.1% ± 2.2 46.8 44.1 45.7 45.0 61.4 55.4 57.5 63.1 64.8 62.3	14.4% ±3.4 31.1 32.2 34.7 31.4 36.6 40.4 42.0 47.5 42.8 37.1	16.2% ±4.2 23.1 25.3 28.3 25.1 28.6 33.7 34.4 39.9 35.1 29.1
	90% Confidence Interval <sup>2</sup> November December  January February March  April May June  July August September <sup>r</sup>	± 1.6  133.0 123.1  117.8 109.7 147.2  151.2 165.0 174.5  175.8 163.8 171.3	±1.7  102.6  97.2  95.9  88.1  120.1  128.2  133.7  144.4  142.8  132.2  137.0	± 19.1  2.9 2.6  2.8 2.0 2.8 2.7 2.4 2.5 3.3 2.9 4.0	±5.5  27.5  23.3  19.0  19.6  24.3  20.4  29.0  27.6  29.7  28.7  30.2	1.8% ± 5.1 12.0 11.6 7.8 7.9 12.0 13.2 14.4 15.8 17.6 15.0 16.9	-3.3% ± 5.1 9.0 8.1 5.8 5.0 8.7 11.4 11.3 10.8 11.6 11.1 10.3	6.7% ± 3.1 30.5 24.4 17.7 15.0 26.8 30.7 36.0 36.1 37.8 36.8 40.7	12.4% ± 3.3 23.8 19.7 16.2 12.9 21.4 27.6 30.4 30.6 31.2 29.7 33.3	6.1% ± 2.4 59.5 54.9 57.6 55.4 71.8 66.9 72.6 75.2 77.6 75.0 74.0	8.1% ± 2.2 46.8 44.1 45.7 45.0 61.4 55.4 57.5 63.1 64.8 62.3 60.1	14.4% ±3.4 31.1 32.2 34.7 31.4 36.6 40.4 42.0 47.5 42.8 37.1 39.7	16.2% ±4.2 23.1 25.3 28.3 25.1 28.6 33.7 34.4 39.9 35.1 29.1 33.3

PPreliminary. Prevised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards. X Not applicable.

<sup>&</sup>lt;sup>1</sup>Average RSE for the latest 6-month period. <sup>3</sup> Computed using unrounded data.

 $<sup>^2\,\</sup>mathrm{See}$  the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals.

Table 4. New Privately-Owned Housing Units Under Construction at End of Period

			United States		Northeast		Midwest		South		West		
	Davie J		In st	ructures wi	th								
	Period			2 to 4	5 units								
		Total	1 unit	units	or more	Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
							Seasonall	ly adjusted					
2002:	November	1,030	694	(S)	309	125	73	211	149	429	296	265	176
	December	1,039	703	(S)	309	127	75		151	432	299	266	178
2003:	January	1,054	721	(S)	307	126	76	218	156	436	302	274	187
	February	1,052	719	(S)	307	121	74	217	154	437	303	277	188
	March	1,053	724	(S)	304	124	76	214	154	441	309	274	185
	April	1,046	724	(S)	298	122	77	211	154	436	304	277	189
	May	1,044	721	(S)	299	118	76	210	155	439	303	309 274 304 277 303 277 305 284 314 282 322 288 331 286 336 292 337 304 2 3 0.3% 4.1%	187
	June	1,058	732	(S)	302	119	76	211	158	444	305	284	193
	July	1,073	741	(S)	308	124	77	212	160	455	314	299 266 299 266 302 274 303 277 309 274 304 277 305 284 314 282 288 331 286 336 292 37 304 2 3 38% 4.1% 4.1% 4.4 ±3.5 14.7% 2.8 ±5.3	190
	August	1,097	755	(S)	318	123	76	219	165	467	322		192
	September <sup>r</sup>	1,117	768	(S)	325	127	75	225	170	479	331		192
	October <sup>r</sup>	1,137	783	(S)	330	126	74	231	175	488	336	292	198
	November <sup>p</sup>	1,160	798	(S)	337	125	72	240	180	491	337	304	209
Avera	ge RSE (%) <sup>1</sup>	2	2	(X)	3	4	6	4	4	3	2	3	5
Perce	ent Change:												
	November 2003 from October 2003	2.0%	1.9%	(S)	2.1%	-0.8%	-2.7%	3.9%	2.9%	0.6%	0.3%	4.1%	5.6%
	90% Confidence Interval <sup>2</sup>	± 1.1	$\pm 1.5$	(X)	± 1.2	$\pm 2.5$	± 2.6	± 1.5	± 1.6	± 1.1	± 1.4	± 3.5	$\pm 5.0$
	November 2003 from November 2002	12.6%	15.0%	(S)	9.1%	0.0%	-1.4%	13.7%	20.8%	14.5%	13.9%	14.7%	18.8%
	90% Confidence Interval <sup>2</sup>	± 2.7	± 3.1	(X)	± 5.5	± 5.6	± 7.1	± 6.4	± 6.4	± 4.5	± 3.8	3 277 9 274 4 277 3 277 5 284 4 282 2 288 1 286 6 292 7 304 2 3 6 4.1% 2 ± 3.5 14.7% 2 ± 5.3 2 266.5 8 256.0 6 261.3 8 263.9	± 8.7
							Not season:	ally adjusted	i				
2002:	November	1,039.7	700.1	27.2	312.3	128.3	75.9	214.2	151.4	430.7	296.2	266.5	176.6
	December	1,001.2	668.8	26.3	306.0	125.0	73.8		145.0	413.0	280.8		169.2
		,											
2003:	January	1,005.2	675.2	25.4	304.6	122.2	72.6	206.1	144.8	415.6	282.6	261.3	175.2
	February	999.4	671.6	25.6	302.2	115.0	68.7	201.9	140.2	418.6	286.8	263.9	175.9
	March	1,014.2	687.6	24.4	302.3	119.6	71.8	200.9	141.0	429.3	298.5	264.5	176.3
	April	1,032.2	708.8	23.8	299.6	120.7	75.2	202.8	146.0	435.3	302.7	273.4	185.0
	May	1,055.6	729.6	23.8	302.3	118.3	75.6		155.7	446.5	309.2	279.3	189.1
	June	1,083.9	756.6	23.7	303.7	120.3	77.1	218.1	165.1	455.1	315.5	290.4	198.9
	July	1,117.3	782.7	24.1	310.5	126.8	79.9	224.1	171.7	470.9	328.7	295.5	202.5
	August	1,136.0	795.9	24.1	315.9	126.8	79.6		176.8	481.6	337.3	297.3	202.2
	September <sup>r</sup>	1,152.4	805.2	24.3	322.9	129.7	78.3	236.3	181.3	490.8	343.9	295.7	201.7
	October <sup>r</sup>	1,169.0	812.0	24.4	332.6	129.3	77.1	241.6	184.6	499.4	346.2	298.7	204.0
	November <sup>p</sup>	1,174.5	805.9	25.5	343.1	128.7	74.8	245.7	184.4	495.5	338.4	304.7	208.3
Avera	ge RSE (%) <sup>1</sup>	2	2	9	3	4	6	4	4	3	2	3	5

<sup>&</sup>lt;sup>p</sup>Preliminary. <sup>r</sup>Revised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards. X Not applicable.

<sup>&</sup>lt;sup>1</sup>Average RSE for the latest 6-month period.

<sup>&</sup>lt;sup>2</sup> See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals

Table 5. New Privately-Owned Housing Units Completed

		United		States		Nort	heast	Midwest		So	uth	West	
	Period		In st	tructures wi	th								
		Total	1 unit	2 to 4 units	5 units or more	Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
						Seas	sonally adju	ısted annual	rate				
2002:	November	1,706	1,394	(S)	284	157	112	356	302	731	608	462	372
	December	1,674	1,353	(S)	290	134	102	339	289	763	623	438	339
2002	Y												
2003:	January February	1,647 1,672	1,314 1,326	(S) (S)	284 321	140 210	99 128	282 309	248 283	795 732	628 568	430 421	339 347
	March	1,621	1,293	(S)	281	118	77	348	275	729	598	426	343
	April	1 (00	1 271	(6)	270	140	106	250	200	766	647	406	220
	May	1,680 1,742	1,371 1,385	(S) (S)	270 325	149 191	106 125	359 349	289 257	766 746	647 623	406 456	329 380
	June	1,663	1,363	(S)	274	156	103	332	246	744	645	431	369
	July	1,678	1,415	(S)	234	138	114	352	283	720	618	468	400
	August	1,573	1,325	(S)	228	151	124	326	265	695	599	401	337
	September <sup>r</sup>	1,709	1,406	(S)	259	145	115	355	297	729	599	480	395
	October r	1,725	1,474	(S)	230	157	125	318	281	772	666	478	402
			, ,	(-/									
	November <sup>p</sup>	1,704	1,453	(S)	227	161	135	311	257	826	719	406	342
Avera	ge RSE (%) <sup>1</sup>	3	4	(X)	10	9	9	8	8	5	5	6	7
Perce	ent Change:												
	November 2003 from October 2003	-1.2%	-1.4%	(S)	-1.3%	2.5%	8.0%	-2.2%	-8.5%	7.0%	8.0%	-15.1%	-14.9%
	90% Confidence Interval <sup>2</sup>	± 6.2	± 6.8	(X)	± 17.4	± 21.8	$\pm23.0$	± 14.7	± 14.3	± 9.2	$\pm10.3$	± 11.3	± 12.9
	November 2003 from November 2002	-0.1%	4.2%	(S)	-20.1%	2.5%	20.5%	-12.6%	-14.9%	13.0%	18.3%	-12.1%	-8.1%
	90% Confidence Interval <sup>2</sup>	± 6.5	± 7.1	(X)	± 17.9	± 23.7	± 18.6	± 10.7	± 12.2	± 11.0	$\pm 13.4$	± 11.7	± 11.9
							Not seasona	ally adjusted	l				
2001		1,570.8	1,255.9	33.9	281.0	144.8	113.7	316.4	261.1	726.3	578.2	383.3	302.9
2002		1,648.4	1,325.1	35.0	288.2	147.9	113.3	329.8	272.0	757.8	614.8	412.8	325.0
RSE (	%)	1	1	11	3	3	4	3	3	1	2	1	1
	Year to Date	1,488.0	1,193.8	32.2	262.0	134.6	102.9	298.5	245.2	684.8	554.5	370.1	291.2
2003:	Year to Date	1,513.2	1,245.1	28.7	239.4	140.5	103.1	300.9	245.6	677.1	568.6	394.7	327.8
RSE (	%)	3	3	36	9	8	8	6	7	5	6	5	5
	Year to Date Percent Change 3	1.7%	4.3%	-10.8%	-8.6%	4.4%	0.2%	0.8%	0.2%	-1.1%	2.5%	6.6%	12.6%
	90% Confidence Interval <sup>2</sup>	± 2.1	± 2.1	± 17.6	± 6.9	± 6.5	± 5.4	± 5.0	± 4.8	± 3.3	± 3.3	± 3.9	± 4.0
2002:	November	149.7	125.6	2.2	22.0	13.8	10.3	33.6	29.5	61.3	51.8	41.0	34.0
	December	160.4	131.3	2.8	26.2	13.3	10.4	31.3	26.8	73.0	60.3	42.7	33.8
2003:	January	113.3	90.1	3.4	19.8	9.5	6.6	18.4	16.0	56.3	44.7	29.2	22.8
	February	115.7	92.3	1.7	21.7	14.3	8.7	19.2	17.4	52.2	41.1	30.0	25.0
	March	125.4	101.0	3.5	20.9	8.6	5.5	25.3	19.9	57.7	47.9	33.8	27.7
	April	129.5	105.2	3.1	21.3	11.0	7.6	27.4	22.0	59.7	50.3	31.4	25.3
	May	142.9	113.4	2.6	26.9	16.0	10.5	28.3	20.7	61.1	50.9	37.5	31.3
	June	144.2	117.1	2.3	24.8	13.8	9.0	28.6	20.9	64.8	55.9	36.9	31.3
	July	141.6	117.5	2.7	21.4	11.4	9.2	30.6	24.2	60.8	51.5	38.7	32.5
	August	143.2	117.1	2.1	24.0	14.0	11.2	30.2	23.7	62.4	52.3	36.6	29.9
	September <sup>r</sup>	152.5	126.6	3.7	22.1	13.8	11.2	33.6	28.7	63.2	52.1	41.9	34.6
	October <sup>r</sup>	156.3	135.5	1.8	19.0	13.6	11.0	30.3	27.3	69.5	60.7	42.8	36.5
	November <sup>p</sup>	148.6	129.3	1.8	17.4	14.5	12.5	29.0	24.8	69.4	61.2	35.7	30.8

PPreliminary. 'Revised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards. X Not applicable.

<sup>&</sup>lt;sup>1</sup>Average RSE for the latest 6-month period. <sup>3</sup> Computed using unrounded data.

 $<sup>^2\,\</sup>mathrm{See}$  the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals.