

June 2008 New Residential Construction Press Release Special Notes

Building permits and housing starts for June showed large increases of 11.6% and 9.1%, respectively. Northeast multifamily activity showed the largest gains. New York City enacted a new set of construction codes effective for permits authorized as of July 1, 2008. In June, there was a large increase in building permits issued for multifamily residential buildings in New York City. Excluding the Northeast multifamily data, there was a 0.7% increase in permit authorizations and a 4.0% decrease in housing starts in June 2008.

Building Permits

Detailed building permit data for individual municipalities will be released on July 25th. From the unadjusted data in Table 1, you can derive that there were almost 12,000 more permits issued in the Northeast multifamily in June than in May.

When this number is seasonally adjusted and expressed as an annual rate, the increase is 107,000 units. The U.S. seasonally adjusted annual rate of permit authorizations increased 11.6%. Excluding the Northeast multifamily data, there was a 0.7% increase in permit authorizations in June 2008.

Housing Starts

Since housing starts are ratio adjusted to the building permits data shown in Table 1, this increase in permit authorizations had a direct impact on housing starts. From the unadjusted data in Table 3, you can derive that there were over 11,000 more housing starts in the Northeast multifamily in June than in May.

When this number is seasonally adjusted and expressed as an annual rate, the increase is 126,000 units. The U.S. seasonally adjusted annual rate of housing starts increased 9.1%. Excluding the Northeast multifamily data, there was a 4.0% decrease in housing starts in June 2008.