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NEW RESIDENTIAL CONSTRUCTION IN MAY 2011

The U.S. Census Bureau and the Department of Housing and Urban Development jointly announced the following new residential construction statistics for May 2011:

BUILDING PERMITS

Privately-owned housing units authorized by building permits in May were at a seasonally adjusted annual rate of 612,000. This is 8.7 percent ($\pm 1.5\%$) above the revised April rate of 563,000 and is 5.2 percent ($\pm 2.4\%$) above the May 2010 estimate of 582,000.

Single-family authorizations in May were at a rate of 405,000; this is 2.5 percent ($\pm 1.1\%$) above the revised April figure of 395,000. Authorizations of units in buildings with five units or more were at a rate of 190,000 in May.

HOUSING STARTS

Privately-owned housing starts in May were at a seasonally adjusted annual rate of 560,000. This is 3.5 percent ($\pm 12.4\%$)* above the revised April estimate of 541,000, but is 3.4 percent ($\pm 8.7\%$)* below the May 2010 rate of 580,000.

Single-family housing starts in May were at a rate of 419,000; this is 3.7 percent ($\pm 9.5\%$)* above the revised April figure of 404,000. The May rate for units in buildings with five units or more was 134,000.

HOUSING COMPLETIONS

Privately-owned housing completions in May were at a seasonally adjusted annual rate of 544,000. This is 0.4 percent ($\pm 14.6\%$)* above the revised April estimate of 542,000, but is 22.5 percent ($\pm 9.2\%$) below the May 2010 rate of 702,000.

Single-family housing completions in May were at a rate of 431,000; this is 2.9 percent ($\pm 17.0\%$)* above the revised April rate of 419,000. The May rate for units in buildings with five units or more was 108,000.

New Residential Construction data for June 2011 will be released on Tuesday, July 19, 2011, at 8:30 A.M. EDT.

Our Internet site is:

<http://www.census.gov/newresconst>

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 2 months to establish an underlying trend for building permit authorizations, 4 months for total starts, and 5 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 does not contain zero, the change is statistically significant. If it does contain zero, the change is not statistically significant; that is, it is uncertain whether there was an increase or decrease. The same policies apply 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 three percent or less. Explanations of confidence intervals and sampling variability can be found on our web site listed above.

* 90% confidence interval includes zero. The Census Bureau does not have sufficient statistical evidence to conclude that the actual change is different from zero.

Table 1. 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 --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Seasonally adjusted annual rate												
2010: May	582	435	20	127	66	47	103	73	300	230	113	85
June	585	423	21	141	79	47	96	74	293	218	117	84
July	575	409	22	144	63	43	102	71	297	213	113	82
August	575	405	21	149	70	43	98	71	280	210	127	81
September	562	403	25	134	68	44	96	70	287	208	111	81
October	555	407	24	124	65	44	111	74	269	207	110	82
November	564	420	20	124	64	48	94	78	283	215	123	79
December	630	445	25	160	114	70	97	66	257	211	162	98
2011: January	568	419	20	129	77	49	94	65	286	216	111	89
February	534	382	15	137	63	39	86	59	288	209	97	75
March	574	392	16	166	60	37	94	64	296	215	124	76
April (r)	563	395	21	147	59	38	94	64	284	210	126	83
May (p)	612	405	17	190	80	36	93	67	294	216	145	86
Average RSE (%) ¹	1	1	8	4	5	4	2	2	1	1	3	2
Percent Change:												
<i>May 2011 from April 2011</i>	<i>8.7%</i>	<i>2.5%</i>	<i>-19.0%</i>	<i>29.3%</i>	<i>35.6%</i>	<i>-5.3%</i>	<i>-1.1%</i>	<i>4.7%</i>	<i>3.5%</i>	<i>2.9%</i>	<i>15.1%</i>	<i>3.6%</i>
<i>90% Confidence Interval³</i>	<i>± 1.5</i>	<i>± 1.1</i>	<i>± 5.4</i>	<i>± 6.4</i>	<i>± 5.6</i>	<i>± 8.1</i>	<i>± 7.0</i>	<i>± 8.0</i>	<i>± 1.8</i>	<i>± 2.1</i>	<i>± 2.1</i>	<i>± 2.7</i>
<i>May 2011 from May 2010</i>	<i>5.2%</i>	<i>-6.9%</i>	<i>-15.0%</i>	<i>49.6%</i>	<i>21.2%</i>	<i>-23.4%</i>	<i>-9.7%</i>	<i>-8.2%</i>	<i>-2.0%</i>	<i>-6.1%</i>	<i>28.3%</i>	<i>1.2%</i>
<i>90% Confidence Interval³</i>	<i>± 2.4</i>	<i>± 1.6</i>	<i>± 6.1</i>	<i>± 7.6</i>	<i>± 7.7</i>	<i>± 11.1</i>	<i>± 3.2</i>	<i>± 3.6</i>	<i>± 4.1</i>	<i>± 4.7</i>	<i>± 2.6</i>	<i>± 3.3</i>
Not seasonally adjusted												
2009:	583.0	441.1	20.7	121.1	68.5	45.8	100.3	74.9	297.4	231.8	116.7	88.7
2010:	604.6	447.3	22.0	135.3	73.8	49.1	103.5	75.4	299.1	232.3	128.2	90.6
RSE (%)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2010: Year to Date ²	255.5	202.4	7.7	45.4	27.1	19.5	40.0	31.6	133.0	109.6	55.4	41.7
2011: Year to Date ²	233.3	166.7	7.2	59.3	25.2	14.9	35.0	25.9	123.0	92.0	50.1	33.9
RSE (%)	1	1	5	(Z)	4	4	2	1	1	1	1	2
Year to Date Percent Change⁴	-8.7%	-17.6%	-6.5%	30.8%	-7.2%	-23.4%	-12.6%	-17.9%	-7.5%	-16.1%	-9.6%	-18.8%
<i>90% Confidence Interval³</i>	<i>± 1.4</i>	<i>± 1.3</i>	<i>± 8.7</i>	<i>± 3.2</i>	<i>± 5.7</i>	<i>± 7.4</i>	<i>± 2.5</i>	<i>± 2.9</i>	<i>± 1.3</i>	<i>± 1.5</i>	<i>± 2.1</i>	<i>± 2.6</i>
2010: May	51.1	39.9	1.7	9.5	5.8	4.4	9.7	7.3	25.8	20.5	9.9	7.8
June	59.2	42.9	2.1	14.2	8.6	4.8	10.0	7.9	28.6	21.3	12.0	8.9
July	51.6	37.5	1.8	12.2	5.8	4.0	9.8	6.8	26.0	19.2	10.0	7.6
August	53.7	37.2	1.9	14.5	6.4	4.1	9.7	6.6	26.2	19.2	11.4	7.3
September	48.5	34.3	2.3	11.9	6.3	4.1	9.0	6.4	23.6	17.0	9.6	6.9
October	43.5	31.5	1.9	10.1	5.6	3.7	10.2	6.5	19.0	15.0	8.6	6.2
November	40.9	29.6	1.7	9.6	5.1	3.8	7.4	5.8	19.9	14.8	8.4	5.3
December	47.6	30.6	2.0	15.0	8.9	5.3	6.3	3.6	19.9	14.8	12.5	6.9
2011: January	36.0	26.3	1.2	8.5	4.6	2.9	4.4	2.7	19.9	15.1	7.2	5.5
February	37.2	26.5	1.0	9.7	3.6	2.0	4.5	3.3	22.0	15.9	7.1	5.2
March	53.7	37.6	1.4	14.7	4.7	3.0	8.0	6.0	29.4	21.3	11.6	7.3
April (r)	49.9	36.9	1.8	11.2	4.9	3.3	9.0	6.8	24.8	19.2	11.2	7.7
May (p)	56.4	39.0	1.6	15.8	7.3	3.5	9.2	7.1	26.7	20.2	13.3	8.2
Average RSE (%) ¹	1	1	8	4	5	4	2	2	1	1	3	2

(p) Preliminary. (r) 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.

¹Average RSE for the latest 6-month period.

²Reflects revisions not distributed to months.

³See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals.

⁴Computed using unrounded data.

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

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

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Not seasonally adjusted												
2010: May	87.7	50.7	3.7	33.4	9.0	5.3	9.2	5.6	48.0	29.7	21.5	10.0
June	92.5	51.3	4.2	37.0	11.5	5.8	9.7	6.2	49.2	29.5	22.1	9.8
July	90.1	50.3	3.5	36.3	10.0	5.5	9.1	6.0	49.0	28.6	22.0	10.1
August	87.0	48.8	3.7	34.4	10.2	6.0	8.0	5.2	48.3	28.3	20.5	9.3
September	80.8	49.3	3.2	28.2	9.9	6.0	7.6	5.3	44.5	29.1	18.7	9.0
October	78.8	47.3	3.0	28.5	8.6	5.1	8.3	5.6	42.6	26.9	19.3	9.6
November	75.0	43.6	2.5	28.9	7.9	5.1	7.0	4.9	40.5	24.0	19.7	9.6
December	84.8	47.2	2.3	35.2	11.9	7.0	7.6	5.3	42.2	24.5	23.1	10.5
2011: January	79.4	46.3	2.3	30.7	11.5	7.6	6.2	4.5	39.5	24.1	22.2	10.2
February	79.3	46.3	2.0	30.9	11.0	7.6	6.9	4.8	38.8	23.7	22.6	10.3
March (r)	81.9	48.6	1.8	31.5	10.1	7.3	8.3	6.0	38.8	24.6	24.6	10.7
April (r)	81.2	48.3	2.1	30.8	9.6	6.7	8.8	6.8	38.4	23.6	24.4	11.2
May (p)	81.1	46.3	2.1	32.7	11.0	6.3	8.1	6.0	37.9	23.0	24.0	10.9
Average RSE (%) ¹	6	7	17	8	14	16	11	13	8	10	11	18
Percent Change:²												
<i>May 2011 from April 2011</i>	<i>-0.2%</i>	<i>-4.2%</i>	<i>0.9%</i>	<i>6.1%</i>	<i>14.8%</i>	<i>-4.8%</i>	<i>-8.0%</i>	<i>-12.1%</i>	<i>-1.2%</i>	<i>-2.5%</i>	<i>-1.6%</i>	<i>-2.7%</i>
<i>90% Confidence Interval³</i>	<i>± 4.0</i>	<i>± 4.0</i>	<i>± 20.9</i>	<i>± 8.3</i>	<i>± 14.1</i>	<i>± 12.4</i>	<i>± 6.7</i>	<i>± 6.3</i>	<i>± 5.5</i>	<i>± 6.2</i>	<i>± 7.5</i>	<i>± 9.6</i>
<i>May 2011 from May 2010</i>	<i>-7.5%</i>	<i>-8.6%</i>	<i>-43.6%</i>	<i>-2.0%</i>	<i>22.0%</i>	<i>19.2%</i>	<i>-11.9%</i>	<i>6.9%</i>	<i>-21.0%</i>	<i>-22.6%</i>	<i>11.9%</i>	<i>9.4%</i>
<i>90% Confidence Interval³</i>	<i>± 9.5</i>	<i>± 7.8</i>	<i>± 18.5</i>	<i>± 20.5</i>	<i>± 33.5</i>	<i>± 36.1</i>	<i>± 15.4</i>	<i>± 17.8</i>	<i>± 12.7</i>	<i>± 8.7</i>	<i>± 16.2</i>	<i>± 21.0</i>

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

¹ Average RSE for the latest 6-month period.² Computed using unrounded data.³ See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals.

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.

Table 3. New Privately-Owned Housing Units Started

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

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Seasonally adjusted annual rate												
2010: May	580	460	(S)	108	71	56	106	80	289	231	114	93
June	539	451	(S)	83	60	49	85	71	286	237	108	94
July	550	429	(S)	102	76	51	92	76	275	225	107	77
August	606	427	(S)	165	72	33	107	83	287	222	140	89
September	597	447	(S)	144	69	58	97	78	298	222	133	89
October	539	434	(S)	93	82	57	95	74	265	227	97	76
November	551	454	(S)	82	78	53	108	82	267	240	98	79
December	526	421	(S)	97	58	49	65	55	269	225	134	92
2011: January	636	437	(S)	187	94	46	115	86	306	208	121	97
February	518	388	(S)	112	55	34	63	61	310	221	90	72
March (r)	593	418	(S)	164	61	38	81	68	337	229	114	83
April (r)	541	404	(S)	123	60	47	98	64	267	216	116	77
May (p)	560	419	(S)	134	58	38	94	72	271	220	137	89
Average RSE (%) ¹	5	4	(X)	17	17	17	11	11	7	6	12	10
<i>Percent Change:</i>												
<i>May 2011 from April 2011</i>	<i>3.5%</i>	<i>3.7%</i>	<i>(S)</i>	<i>8.9%</i>	<i>-3.3%</i>	<i>-19.1%</i>	<i>-4.1%</i>	<i>12.5%</i>	<i>1.5%</i>	<i>1.9%</i>	<i>18.1%</i>	<i>15.6%</i>
<i>90% Confidence Interval</i> ²	<i>± 12.4</i>	<i>± 9.5</i>	<i>(X)</i>	<i>± 44.3</i>	<i>± 56.1</i>	<i>± 48.8</i>	<i>± 20.1</i>	<i>± 24.5</i>	<i>± 16.8</i>	<i>± 13.1</i>	<i>± 27.1</i>	<i>± 17.2</i>
<i>May 2011 from May 2010</i>	<i>-3.4%</i>	<i>-8.9%</i>	<i>(S)</i>	<i>24.1%</i>	<i>-18.3%</i>	<i>-32.1%</i>	<i>-11.3%</i>	<i>-10.0%</i>	<i>-6.2%</i>	<i>-4.8%</i>	<i>20.2%</i>	<i>-4.3%</i>
<i>90% Confidence Interval</i> ²	<i>± 8.7</i>	<i>± 7.8</i>	<i>(X)</i>	<i>± 33.0</i>	<i>± 36.1</i>	<i>± 29.3</i>	<i>± 15.7</i>	<i>± 12.5</i>	<i>± 13.1</i>	<i>± 11.7</i>	<i>± 27.1</i>	<i>± 19.2</i>
Not seasonally adjusted												
2009:	554.0	445.1	11.6	97.3	61.8	44.1	97.1	76.3	278.2	232.0	116.8	92.8
2010:	586.9	471.2	11.4	104.3	71.6	52.3	97.9	79.2	297.5	247.1	119.9	92.6
RSE (%)	1	2	13	4	2	3	1	2	2	3	2	2
2010: Year to Date	252.5	211.1	4.4	37.0	27.8	21.4	38.6	31.3	135.2	115.5	50.9	42.8
2011: Year to Date	229.5	168.5	4.7	56.3	25.1	15.6	33.5	25.4	123.1	92.8	47.8	34.7
RSE (%)	2	2	23	6	4	5	3	3	3	3	4	4
<i>Year to Date Percent Change</i> ³	<i>-9.1%</i>	<i>-20.2%</i>	<i>5.9%</i>	<i>52.2%</i>	<i>-9.7%</i>	<i>-27.4%</i>	<i>-13.2%</i>	<i>-18.8%</i>	<i>-8.9%</i>	<i>-19.7%</i>	<i>-6.2%</i>	<i>-18.9%</i>
<i>90% Confidence Interval</i> ²	<i>± 3.7</i>	<i>± 2.7</i>	<i>± 39.7</i>	<i>± 23.6</i>	<i>± 11.1</i>	<i>± 8.0</i>	<i>± 7.8</i>	<i>± 5.4</i>	<i>± 4.9</i>	<i>± 3.6</i>	<i>± 8.2</i>	<i>± 6.2</i>
2010: May	56.2	44.5	1.1	10.5	7.1	5.6	11.0	8.5	26.8	21.2	11.3	9.2
June	53.8	45.5	0.5	7.8	6.4	5.4	9.1	7.8	27.5	22.9	10.8	9.4
July	51.5	40.7	1.7	9.0	7.2	5.0	9.3	7.9	24.7	20.3	10.2	7.6
August	56.3	39.1	1.3	15.9	6.9	3.1	11.0	8.6	25.3	19.1	13.1	8.2
September	53.0	39.2	0.6	13.2	6.1	5.1	8.8	7.1	26.4	19.4	11.7	7.6
October	45.4	36.0	1.1	8.3	7.5	5.3	8.7	6.8	21.6	18.2	7.7	5.8
November	40.6	33.0	1.2	6.4	5.5	3.6	8.7	6.6	19.4	17.3	6.9	5.4
December	33.8	26.6	0.6	6.6	4.0	3.4	3.7	3.0	17.4	14.4	8.7	5.8
2011: January	40.2	26.6	0.8	12.8	5.8	2.6	5.6	3.6	21.2	14.5	7.6	5.9
February	35.4	26.6	1.2	7.6	3.1	1.7	3.1	2.9	22.8	16.8	6.5	5.2
March (r)	49.9	36.3	0.9	12.6	5.0	3.2	5.9	4.9	29.2	20.8	9.8	7.4
April (r)	48.4	37.1	1.1	10.2	5.3	4.2	8.5	5.7	24.4	20.1	10.3	7.1
May (p)	55.6	41.8	0.7	13.1	5.9	3.9	10.5	8.3	25.5	20.5	13.7	9.0
Average RSE (%) ¹	5	4	42	17	17	17	11	11	7	6	12	10

(p) Preliminary. (r) 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.

¹ Average RSE for the latest 6-month period.

² See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals.

³ Computed using unrounded data.

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

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

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Seasonally adjusted												
2010: May	477	302	(S)	164	106	45	79	58	184	135	108	64
June	447	282	(S)	155	103	42	71	52	176	128	97	60
July	444	278	(S)	155	103	42	71	51	175	126	95	59
August	443	274	(S)	158	102	41	71	51	174	123	96	59
September	439	270	(S)	159	101	41	71	51	174	121	93	57
October	434	264	(S)	160	99	40	70	49	172	119	93	56
November	431	266	(S)	154	99	40	69	49	173	121	90	56
December	430	262	(S)	157	100	40	67	48	171	118	92	56
2011: January	430	259	(S)	160	100	39	68	48	171	116	91	56
February	423	252	(S)	160	99	38	66	47	171	113	87	54
March (r)	420	252	(S)	156	99	37	66	47	169	114	86	54
April (r)	419	251	(S)	157	97	38	66	45	169	115	87	53
May (p)	418	249	(S)	158	96	37	65	45	171	116	86	51
Average RSE (%) ¹	3	4	(X)	4	6	9	7	10	3	5	7	8
Percent Change:												
<i>May 2011 from April 2011</i>	<i>-0.2%</i>	<i>-0.8%</i>	<i>(S)</i>	<i>0.6%</i>	<i>-1.0%</i>	<i>-2.6%</i>	<i>-1.5%</i>	<i>0.0%</i>	<i>1.2%</i>	<i>0.9%</i>	<i>-1.1%</i>	<i>-3.8%</i>
<i>90% Confidence Interval²</i>	<i>± 1.2</i>	<i>± 1.4</i>	<i>(X)</i>	<i>± 2.1</i>	<i>± 2.0</i>	<i>± 3.6</i>	<i>± 3.2</i>	<i>± 3.0</i>	<i>± 2.2</i>	<i>± 2.6</i>	<i>± 3.5</i>	<i>± 3.5</i>
<i>May 2011 from May 2010</i>	<i>-12.4%</i>	<i>-17.5%</i>	<i>(S)</i>	<i>-3.7%</i>	<i>-9.4%</i>	<i>-17.8%</i>	<i>-17.7%</i>	<i>-22.4%</i>	<i>-7.1%</i>	<i>-14.1%</i>	<i>-20.4%</i>	<i>-20.3%</i>
<i>90% Confidence Interval²</i>	<i>± 3.3</i>	<i>± 2.8</i>	<i>(X)</i>	<i>± 7.6</i>	<i>± 4.0</i>	<i>± 5.5</i>	<i>± 5.9</i>	<i>± 5.7</i>	<i>± 4.5</i>	<i>± 3.4</i>	<i>± 8.8</i>	<i>± 5.5</i>
Not seasonally adjusted												
2010: May	482.8	306.0	10.7	166.1	106.5	44.9	78.7	57.5	187.6	138.1	109.9	65.4
June	457.6	290.9	10.2	156.5	105.1	43.6	73.5	54.0	180.5	131.9	98.5	61.4
July	457.2	290.8	10.6	155.8	105.0	43.7	73.7	53.9	180.8	131.4	97.6	61.8
August	458.3	287.5	10.9	159.9	104.2	42.6	75.3	55.1	179.5	127.6	99.2	62.2
September	451.4	280.9	10.3	160.2	102.4	42.2	74.2	54.0	178.6	125.1	96.2	59.5
October	442.3	270.5	10.6	161.2	101.6	41.6	72.4	51.3	174.5	121.0	93.8	56.6
November	432.0	265.0	11.2	155.8	100.0	40.0	70.1	50.3	171.9	119.4	90.0	55.3
December	411.0	247.3	10.7	153.1	97.5	38.9	65.2	46.4	161.3	109.8	87.0	52.2
2011: January	413.8	245.3	10.9	157.6	98.1	37.8	64.8	45.2	164.2	109.7	86.7	52.6
February	408.2	238.4	11.4	158.4	96.5	36.0	61.6	42.8	165.8	108.3	84.3	51.3
March (r)	410.6	243.6	11.9	155.0	97.2	35.9	62.3	43.1	167.4	112.4	83.7	52.1
April (r)	415.6	247.8	11.2	156.6	95.8	36.8	63.8	42.8	169.1	115.3	87.0	52.9
May (p)	420.7	251.5	10.9	158.3	95.6	36.6	64.3	44.5	173.8	118.4	87.0	52.1
Average RSE (%) ¹	3	4	12	4	6	9	7	10	3	5	7	8

(p) Preliminary. (r) 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.

¹Average RSE for the latest 6-month period.

²See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals.

Table 5. New Privately-Owned Housing Units Completed

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

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Seasonally adjusted annual rate												
2010: May	702	517	(S)	180	92	59	120	81	313	264	177	113
June	881	684	(S)	189	82	68	172	136	388	330	239	150
July	581	476	(S)	97	67	45	109	94	289	250	116	87
August	607	482	(S)	119	85	54	100	73	300	263	122	92
September	634	486	(S)	137	88	56	94	76	307	246	145	108
October	601	479	(S)	115	86	57	116	87	287	246	112	89
November	551	432	(S)	114	73	53	120	73	260	226	98	80
December	565	454	(S)	100	59	43	90	74	299	247	117	90
2011: January	509	417	(S)	86	66	48	92	74	246	215	105	80
February	611	482	(S)	121	69	52	96	79	325	250	121	101
March (r)	597	374	(S)	215	69	42	94	65	342	198	92	69
April (r)	542	419	(S)	108	69	42	95	73	276	221	102	83
May (p)	544	431	(S)	108	67	51	99	70	238	205	140	105
Average RSE (%) ¹	6	6	(X)	18	17	18	13	13	8	8	11	10
Percent Change:												
<i>May 2011 from April 2011</i>	<i>0.4%</i>	<i>2.9%</i>	<i>(S)</i>	<i>0.0%</i>	<i>-2.9%</i>	<i>21.4%</i>	<i>4.2%</i>	<i>-4.1%</i>	<i>-13.8%</i>	<i>-7.2%</i>	<i>37.3%</i>	<i>26.5%</i>
<i>90% Confidence Interval²</i>	<i>± 14.6</i>	<i>± 17.0</i>	<i>(X)</i>	<i>± 44.6</i>	<i>± 41.6</i>	<i>± 54.2</i>	<i>± 31.8</i>	<i>± 26.4</i>	<i>± 20.6</i>	<i>± 23.8</i>	<i>± 40.1</i>	<i>± 34.1</i>
<i>May 2011 from May 2010</i>	<i>-22.5%</i>	<i>-16.6%</i>	<i>(S)</i>	<i>-40.0%</i>	<i>-27.2%</i>	<i>-13.6%</i>	<i>-17.5%</i>	<i>-13.6%</i>	<i>-24.0%</i>	<i>-22.3%</i>	<i>-20.9%</i>	<i>-7.1%</i>
<i>90% Confidence Interval²</i>	<i>± 9.2</i>	<i>± 9.3</i>	<i>(X)</i>	<i>± 21.7</i>	<i>± 22.9</i>	<i>± 21.6</i>	<i>± 22.0</i>	<i>± 25.2</i>	<i>± 12.9</i>	<i>± 13.2</i>	<i>± 20.9</i>	<i>± 19.1</i>
Not seasonally adjusted												
2009:	794.4	520.1	14.5	259.8	94.2	53.8	119.2	89.3	393.5	259.0	187.5	118.1
2010:	651.7	496.3	8.9	146.5	80.4	54.0	106.9	81.9	316.7	257.6	147.7	102.8
RSE (%)	2	2	15	5	4	4	3	2	3	3	3	2
2010: Year to Date	256.8	184.2	3.9	68.6	30.5	18.7	34.8	26.5	128.5	98.3	63.0	40.8
2011: Year to Date	208.2	158.1	3.0	47.1	23.9	16.1	34.5	25.9	107.5	82.9	42.3	33.1
RSE (%)	3	3	22	10	8	8	4	5	4	4	4	4
Year to Date Percent Change³	-18.9%	-14.2%	-22.6%	-31.4%	-21.5%	-13.8%	-0.8%	-1.9%	-16.4%	-15.6%	-32.9%	-18.8%
<i>90% Confidence Interval²</i>	<i>± 4.3</i>	<i>± 4.0</i>	<i>± 44.2</i>	<i>± 11.7</i>	<i>± 12.3</i>	<i>± 14.3</i>	<i>± 11.0</i>	<i>± 13.1</i>	<i>± 6.3</i>	<i>± 5.1</i>	<i>± 7.1</i>	<i>± 7.2</i>
2010: May	58.7	43.0	0.5	15.2	7.5	4.7	10.0	6.7	26.2	22.1	14.9	9.5
June	77.7	60.1	0.7	16.9	7.7	6.5	14.8	11.6	33.9	28.7	21.2	13.3
July	48.2	39.2	0.7	8.3	5.8	4.0	8.8	7.5	23.8	20.4	9.8	7.3
August	54.6	41.4	0.6	12.6	7.9	4.6	9.3	6.4	26.6	22.7	10.9	7.7
September	56.7	43.9	1.0	11.8	7.9	5.2	8.8	7.3	26.7	21.4	13.2	10.0
October	54.8	44.7	0.6	9.5	8.2	5.8	10.7	8.3	25.9	22.4	10.0	8.1
November	48.3	38.7	0.4	9.2	6.5	4.9	11.0	7.1	22.4	19.7	8.4	7.0
December	54.7	44.0	1.0	9.6	5.9	4.3	8.7	7.2	28.9	23.9	11.2	8.6
2011: January	35.0	28.4	0.4	6.2	4.2	2.9	6.3	5.0	17.3	15.1	7.2	5.4
February	42.0	32.9	0.5	8.5	4.4	3.2	6.4	5.2	23.1	17.8	8.1	6.7
March (r)	43.8	28.2	0.5	15.1	4.5	2.6	6.5	4.5	25.4	15.3	7.4	5.8
April (r)	42.1	32.7	1.2	8.2	5.4	3.3	7.2	5.5	21.9	17.7	7.6	6.2
May (p)	45.4	35.9	0.4	9.0	5.5	4.1	8.1	5.7	19.8	17.0	12.0	9.1
Average RSE (%) ¹	6	6	49	18	17	18	13	13	8	8	11	10

(p) Preliminary. (r) 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.

¹ Average RSE for the latest 6-month period.

² See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals.

³ Computed using unrounded data.