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Erica Filipek or Stephen Cooper
Manufacturing and Construction Division
(301) 763-5160

NEW RESIDENTIAL CONSTRUCTION IN DECEMBER 2010

The U.S. Census Bureau and the Department of Housing and Urban Development jointly announced the following new residential construction statistics for December 2010:

BUILDING PERMITS

Privately-owned housing units authorized by building permits in December were at a seasonally adjusted annual rate of 635,000. This is 16.7 percent ($\pm 2.1\%$) above the revised November rate of 544,000, but is 6.8 percent ($\pm 2.8\%$) below the December 2009 estimate of 681,000.

Single-family authorizations in December were at a rate of 440,000; this is 5.5 percent ($\pm 2.3\%$) above the revised November figure of 417,000. Authorizations of units in buildings with five units or more were at a rate of 172,000 in December.

HOUSING STARTS

Privately-owned housing starts in December were at a seasonally adjusted annual rate of 529,000. This is 4.3 percent ($\pm 14.1\%$)* below the revised November estimate of 553,000 and is 8.2 percent ($\pm 14.4\%$)* below the December 2009 rate of 576,000.

Single-family housing starts in December were at a rate of 417,000; this is 9.0 percent ($\pm 11.7\%$)* below the revised November figure of 458,000. The December rate for units in buildings with five units or more was 102,000.

HOUSING COMPLETIONS

Privately-owned housing completions in December were at a seasonally adjusted annual rate of 585,000. This is 4.1 percent ($\pm 17.7\%$)* above the revised November estimate of 562,000, but is 22.2 percent ($\pm 11.3\%$) below the December 2009 rate of 752,000.

Single-family housing completions in December were at a rate of 463,000; this is 5.5 percent ($\pm 15.3\%$)* above the revised November rate of 439,000. The December rate for units in buildings with five units or more was 111,000.

New Residential Construction data for January 2011 will be released on Wednesday, February 16, 2011, at 8:30 A.M. EST.

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 3 months to establish an underlying trend for building permit authorizations, 3 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 two percent or less. Explanations of confidence intervals and sampling variability can be found on our web site listed above.

Increases in the numbers of housing units authorized by building permits in the Northeast and West in December 2010 may be related to changes to state building codes for new residential construction effective in January 2011 in California, Pennsylvania, and New York.

* 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 | | | | | | | | | | | | |
| 2009: December | 681 | 517 | 19 | 145 | 106 | 57 | 117 | 82 | 325 | 268 | 133 | 110 |
| 2010: January | 629 | 509 | 19 | 101 | 74 | 51 | 95 | 82 | 317 | 267 | 143 | 109 |
| February | 650 | 523 | 20 | 107 | 85 | 68 | 106 | 85 | 311 | 258 | 148 | 112 |
| March | 685 | 542 | 22 | 121 | 68 | 52 | 117 | 90 | 356 | 287 | 144 | 113 |
| April | 610 | 486 | 17 | 107 | 68 | 47 | 114 | 84 | 310 | 258 | 118 | 97 |
| May | 574 | 436 | 18 | 120 | 65 | 48 | 102 | 72 | 294 | 232 | 113 | 84 |
| June | 583 | 421 | 20 | 142 | 85 | 49 | 93 | 74 | 283 | 215 | 122 | 83 |
| July | 559 | 406 | 19 | 134 | 66 | 44 | 94 | 69 | 283 | 209 | 116 | 84 |
| August | 571 | 403 | 18 | 150 | 68 | 42 | 92 | 70 | 279 | 208 | 132 | 83 |
| September | 547 | 402 | 25 | 120 | 75 | 46 | 91 | 70 | 267 | 204 | 114 | 82 |
| October | 552 | 404 | 24 | 124 | 72 | 44 | 108 | 73 | 259 | 202 | 113 | 85 |
| November (r) | 544 | 417 | 20 | 107 | 67 | 50 | 90 | 77 | 264 | 209 | 123 | 81 |
| December (p) | 635 | 440 | 23 | 172 | 121 | 75 | 93 | 64 | 244 | 205 | 177 | 96 |
| Average RSE (%) ¹ | 1 | 1 | 8 | 4 | 5 | 4 | 2 | 2 | 1 | 1 | 3 | 2 |
| Percent Change: | | | | | | | | | | | | |
| <i>December 2010 from November 2010</i> | 16.7% | 5.5% | 15.0% | 60.7% | 80.6% | 50.0% | 3.3% | -16.9% | -7.6% | -1.9% | 43.9% | 18.5% |
| <i>90% Confidence Interval³</i> | ± 2.1 | ± 2.3 | ± 5.2 | ± 4.9 | ± 9.8 | ± 12.7 | ± 5.2 | ± 6.9 | ± 1.4 | ± 1.6 | ± 5.8 | ± 8.3 |
| <i>December 2010 from December 2009</i> | -6.8% | -14.9% | 21.1% | 18.6% | 14.2% | 31.6% | -20.5% | -22.0% | -24.9% | -23.5% | 33.1% | -12.7% |
| <i>90% Confidence Interval³</i> | ± 2.8 | ± 1.8 | ± 23.3 | ± 7.0 | ± 10.4 | ± 13.5 | ± 2.9 | ± 3.8 | ± 3.7 | ± 4.2 | ± 5.9 | ± 8.4 |
| 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: (p) | 598.2 | 446.4 | 20.8 | 130.9 | 76.1 | 50.0 | 100.1 | 75.1 | 292.5 | 230.1 | 129.4 | 91.2 |
| RSE (%) | 1 | 1 | 5 | (Z) | 3 | 3 | 1 | 1 | 1 | 1 | 2 | 2 |
| Year to Year Percent Change⁴ | 2.6% | 1.2% | 0.5% | 8.1% | 11.1% | 9.2% | -0.2% | 0.3% | (Z) | -0.7% | 10.9% | 2.8% |
| <i>90% Confidence Interval³</i> | ± 1.4 | ± 1.3 | ± 7.6 | ± 2.6 | ± 5.8 | ± 7.2 | ± 2.0 | ± 2.3 | ± 0.9 | ± 1.0 | ± 3.2 | ± 3.8 |
| 2009: December | 49.2 | 34.7 | 1.4 | 13.1 | 7.8 | 4.0 | 7.6 | 4.6 | 24.4 | 18.7 | 9.4 | 7.4 |
| 2010: January | 39.5 | 30.8 | 1.3 | 7.4 | 4.0 | 2.9 | 4.5 | 3.4 | 21.9 | 18.0 | 9.1 | 6.5 |
| February | 44.1 | 35.0 | 1.3 | 7.8 | 4.8 | 3.6 | 5.3 | 4.6 | 23.0 | 19.2 | 10.9 | 7.6 |
| March | 62.1 | 49.9 | 2.2 | 10.0 | 5.6 | 4.2 | 9.7 | 7.7 | 33.6 | 27.5 | 13.1 | 10.4 |
| April | 56.3 | 46.3 | 1.6 | 8.5 | 6.2 | 4.4 | 11.0 | 8.5 | 28.3 | 24.0 | 10.8 | 9.3 |
| May | 51.0 | 40.1 | 1.6 | 9.3 | 5.9 | 4.5 | 9.4 | 7.2 | 25.5 | 20.5 | 10.2 | 7.9 |
| June | 58.9 | 43.0 | 1.9 | 14.0 | 9.2 | 5.0 | 9.6 | 7.9 | 27.4 | 21.1 | 12.6 | 9.0 |
| July | 50.4 | 37.5 | 1.7 | 11.2 | 6.2 | 4.2 | 9.1 | 6.8 | 24.8 | 18.7 | 10.3 | 7.8 |
| August | 53.2 | 37.2 | 1.7 | 14.3 | 6.3 | 4.1 | 9.1 | 6.8 | 25.9 | 18.9 | 11.9 | 7.4 |
| September | 47.1 | 34.5 | 2.1 | 10.5 | 7.0 | 4.3 | 8.5 | 6.4 | 21.7 | 16.8 | 9.8 | 7.0 |
| October | 44.0 | 31.8 | 1.9 | 10.4 | 6.2 | 3.8 | 10.0 | 6.5 | 19.0 | 15.1 | 8.8 | 6.3 |
| November (r) | 39.6 | 29.4 | 1.7 | 8.5 | 5.3 | 3.9 | 7.2 | 5.7 | 18.8 | 14.5 | 8.3 | 5.3 |
| December (p) | 47.7 | 30.2 | 1.8 | 15.7 | 9.1 | 5.4 | 6.1 | 3.5 | 18.9 | 14.5 | 13.6 | 6.7 |
| 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

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 |
| | | 1 unit | 2 to 4 units | 5 units or more | | | | | | | | |
| Not seasonally adjusted | | | | | | | | | | | | |
| 2009: December | 95.4 | 55.3 | 3.3 | 36.7 | 10.4 | 6.5 | 10.1 | 5.1 | 52.9 | 33.7 | 22.0 | 10.1 |
| 2010: January | 93.6 | 55.1 | 3.6 | 34.9 | 9.8 | 6.3 | 9.8 | 5.2 | 51.4 | 33.5 | 22.6 | 10.2 |
| February | 96.2 | 55.3 | 3.3 | 37.7 | 10.5 | 6.8 | 9.1 | 4.8 | 53.9 | 33.7 | 22.8 | 10.0 |
| March | 100.8 | 58.6 | 3.6 | 38.6 | 11.0 | 7.1 | 11.4 | 7.1 | 54.8 | 33.8 | 23.5 | 10.6 |
| April | 93.3 | 53.0 | 3.6 | 36.7 | 9.9 | 6.3 | 10.9 | 6.8 | 49.7 | 29.2 | 22.8 | 10.7 |
| 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 (r) | 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 (r) | 74.7 | 43.7 | 2.4 | 28.6 | 7.8 | 5.0 | 6.9 | 4.9 | 40.3 | 24.1 | 19.7 | 9.7 |
| December (p) | 84.4 | 47.8 | 2.4 | 34.2 | 12.1 | 7.1 | 7.1 | 5.1 | 41.7 | 25.0 | 23.5 | 10.5 |
| Average RSE (%) ¹ | 7 | 9 | 18 | 10 | 18 | 21 | 14 | 16 | 9 | 11 | 13 | 18 |
| Percent Change:² | | | | | | | | | | | | |
| <i>December 2010 from November 2010</i> | <i>12.9%</i> | <i>9.2%</i> | <i>1.1%</i> | <i>19.5%</i> | <i>55.4%</i> | <i>40.9%</i> | <i>2.4%</i> | <i>4.5%</i> | <i>3.3%</i> | <i>3.8%</i> | <i>19.4%</i> | <i>8.6%</i> |
| <i>90% Confidence Interval³</i> | <i>± 5.6</i> | <i>± 5.5</i> | <i>± 13.6</i> | <i>± 10.1</i> | <i>± 27.0</i> | <i>± 24.4</i> | <i>± 9.9</i> | <i>± 10.6</i> | <i>± 6.1</i> | <i>± 5.8</i> | <i>± 13.5</i> | <i>± 12.7</i> |
| <i>December 2010 from December 2009</i> | <i>-11.5%</i> | <i>-13.7%</i> | <i>-25.3%</i> | <i>-7.0%</i> | <i>16.7%</i> | <i>9.7%</i> | <i>-29.9%</i> | <i>1.5%</i> | <i>-21.2%</i> | <i>-25.7%</i> | <i>6.8%</i> | <i>3.7%</i> |
| <i>90% Confidence Interval³</i> | <i>± 6.6</i> | <i>± 7.5</i> | <i>± 22.9</i> | <i>± 12.5</i> | <i>± 15.9</i> | <i>± 21.8</i> | <i>± 17.4</i> | <i>± 29.7</i> | <i>± 9.5</i> | <i>± 9.4</i> | <i>± 11.3</i> | <i>± 15.2</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.

¹Average 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 |
| | | 1 unit | 2 to 4 units | 5 units or more | | | | | | | | |
| Seasonally adjusted annual rate | | | | | | | | | | | | |
| 2009: December | 576 | 486 | (S) | 78 | 61 | 48 | 94 | 81 | 312 | 262 | 109 | 95 |
| 2010: January | 612 | 511 | (S) | 94 | 70 | 58 | 91 | 76 | 326 | 274 | 125 | 103 |
| February | 605 | 527 | (S) | 62 | 72 | 55 | 105 | 94 | 285 | 262 | 143 | 116 |
| March | 634 | 535 | (S) | 91 | 66 | 57 | 93 | 82 | 339 | 285 | 136 | 111 |
| April | 679 | 563 | (S) | 104 | 84 | 57 | 118 | 93 | 367 | 312 | 110 | 101 |
| May | 588 | 459 | (S) | 117 | 72 | 56 | 109 | 81 | 291 | 229 | 116 | 93 |
| June | 539 | 450 | (S) | 84 | 60 | 48 | 83 | 69 | 287 | 238 | 109 | 95 |
| July | 550 | 427 | (S) | 103 | 75 | 50 | 92 | 76 | 275 | 224 | 108 | 77 |
| August | 614 | 432 | (S) | 168 | 75 | 35 | 111 | 86 | 289 | 223 | 139 | 88 |
| September | 601 | 447 | (S) | 148 | 69 | 58 | 97 | 78 | 301 | 223 | 134 | 88 |
| October (r) | 533 | 433 | (S) | 88 | 81 | 57 | 94 | 74 | 263 | 227 | 95 | 75 |
| November (r) | 553 | 458 | (S) | 81 | 77 | 54 | 112 | 84 | 268 | 242 | 96 | 78 |
| December (p) | 529 | 417 | (S) | 102 | 58 | 50 | 69 | 54 | 262 | 217 | 140 | 96 |
| Average RSE (%) ¹ | 5 | 5 | (X) | 16 | 14 | 16 | 11 | 11 | 9 | 8 | 10 | 9 |
| <i>Percent Change:</i> | | | | | | | | | | | | |
| <i>December 2010 from November 2010</i> | <i>-4.3%</i> | <i>-9.0%</i> | <i>(S)</i> | <i>25.9%</i> | <i>-24.7%</i> | <i>-7.4%</i> | <i>-38.4%</i> | <i>-35.7%</i> | <i>-2.2%</i> | <i>-10.3%</i> | <i>45.8%</i> | <i>23.1%</i> |
| <i>90% Confidence Interval²</i> | <i>± 14.1</i> | <i>± 11.7</i> | <i>(X)</i> | <i>± 50.5</i> | <i>± 25.8</i> | <i>± 37.6</i> | <i>± 15.0</i> | <i>± 8.9</i> | <i>± 25.3</i> | <i>± 20.3</i> | <i>± 41.3</i> | <i>± 28.6</i> |
| <i>December 2010 from December 2009</i> | <i>-8.2%</i> | <i>-14.2%</i> | <i>(S)</i> | <i>30.8%</i> | <i>-4.9%</i> | <i>4.2%</i> | <i>-26.6%</i> | <i>-33.3%</i> | <i>-16.0%</i> | <i>-17.2%</i> | <i>28.4%</i> | <i>1.1%</i> |
| <i>90% Confidence Interval²</i> | <i>± 14.4</i> | <i>± 10.8</i> | <i>(X)</i> | <i>± 66.8</i> | <i>± 42.8</i> | <i>± 42.0</i> | <i>± 20.8</i> | <i>± 12.6</i> | <i>± 17.6</i> | <i>± 14.0</i> | <i>± 46.6</i> | <i>± 31.1</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: (p) | 587.6 | 470.9 | 11.5 | 105.2 | 71.6 | 52.5 | 98.4 | 79.1 | 297.2 | 246.6 | 120.3 | 92.8 |
| RSE (%) | 1 | 2 | 13 | 4 | 2 | 3 | 1 | 2 | 2 | 3 | 2 | 2 |
| <i>Year to Year Percent Change³</i> | <i>6.1%</i> | <i>5.8%</i> | <i>-0.4%</i> | <i>8.1%</i> | <i>15.8%</i> | <i>19.0%</i> | <i>1.3%</i> | <i>3.7%</i> | <i>6.8%</i> | <i>6.3%</i> | <i>3.0%</i> | <i>0.0%</i> |
| <i>90% Confidence Interval²</i> | <i>± 2.7</i> | <i>± 2.2</i> | <i>± 24.4</i> | <i>± 10.4</i> | <i>± 6.2</i> | <i>± 7.0</i> | <i>± 4.8</i> | <i>± 4.6</i> | <i>± 4.3</i> | <i>± 3.2</i> | <i>± 4.9</i> | <i>± 4.6</i> |
| 2009: December | 36.6 | 30.1 | 0.9 | 5.7 | 4.4 | 3.4 | 5.6 | 4.6 | 19.8 | 16.2 | 6.9 | 5.9 |
| 2010: January | 38.9 | 31.7 | 0.5 | 6.7 | 4.1 | 3.3 | 4.3 | 3.2 | 22.5 | 18.8 | 7.9 | 6.4 |
| February | 40.7 | 35.2 | 1.1 | 4.3 | 3.9 | 2.7 | 5.4 | 4.7 | 21.2 | 19.6 | 10.2 | 8.3 |
| March | 54.7 | 47.4 | 0.6 | 6.7 | 5.3 | 4.7 | 7.0 | 6.2 | 30.8 | 26.8 | 11.5 | 9.7 |
| April | 62.0 | 52.2 | 1.0 | 8.8 | 7.3 | 5.1 | 10.8 | 8.7 | 33.8 | 29.2 | 10.0 | 9.2 |
| 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 (r) | 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 (r) | 40.8 | 33.1 | 1.1 | 6.6 | 5.5 | 3.6 | 8.9 | 6.6 | 19.5 | 17.4 | 6.9 | 5.4 |
| December (p) | 34.3 | 26.2 | 0.7 | 7.3 | 4.1 | 3.5 | 4.0 | 2.9 | 17.0 | 13.8 | 9.2 | 6.0 |
| Average RSE (%) ¹ | 5 | 5 | 38 | 16 | 14 | 16 | 11 | 11 | 9 | 8 | 10 | 9 |

(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

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 |
| | | 1 unit | 2 to 4 units | 5 units or more | | | | | | | | |
| Seasonally adjusted | | | | | | | | | | | | |
| 2009: December | 514 | 298 | (S) | 204 | 115 | 45 | 79 | 55 | 193 | 130 | 127 | 68 |
| 2010: January | 503 | 300 | (S) | 192 | 111 | 45 | 79 | 55 | 191 | 133 | 122 | 67 |
| February | 496 | 304 | (S) | 181 | 110 | 45 | 79 | 57 | 188 | 135 | 119 | 67 |
| March | 494 | 308 | (S) | 175 | 108 | 45 | 80 | 58 | 189 | 138 | 117 | 67 |
| April | 487 | 308 | (S) | 169 | 108 | 45 | 79 | 58 | 186 | 138 | 114 | 67 |
| May | 477 | 302 | (S) | 164 | 106 | 45 | 79 | 58 | 184 | 135 | 108 | 64 |
| June | 448 | 283 | (S) | 155 | 103 | 42 | 72 | 53 | 176 | 128 | 97 | 60 |
| July | 444 | 278 | (S) | 155 | 103 | 42 | 71 | 51 | 175 | 126 | 95 | 59 |
| August | 444 | 274 | (S) | 159 | 102 | 41 | 71 | 51 | 175 | 123 | 96 | 59 |
| September | 438 | 269 | (S) | 159 | 100 | 40 | 71 | 51 | 174 | 121 | 93 | 57 |
| October (r) | 433 | 263 | (S) | 160 | 99 | 40 | 70 | 49 | 172 | 119 | 92 | 55 |
| November (r) | 431 | 264 | (S) | 156 | 99 | 40 | 69 | 49 | 172 | 120 | 91 | 55 |
| December (p) | 428 | 261 | (S) | 156 | 100 | 40 | 67 | 48 | 169 | 117 | 92 | 56 |
| Average RSE (%) ¹ | 3 | 4 | (X) | 5 | 7 | 9 | 7 | 10 | 4 | 6 | 7 | 9 |
| Percent Change: | | | | | | | | | | | | |
| <i>December 2010 from November 2010</i> | <i>-0.7%</i> | <i>-1.1%</i> | <i>(S)</i> | <i>0.0%</i> | <i>1.0%</i> | <i>0.0%</i> | <i>-2.9%</i> | <i>-2.0%</i> | <i>-1.7%</i> | <i>-2.5%</i> | <i>1.1%</i> | <i>1.8%</i> |
| <i>90% Confidence Interval²</i> | <i>± 1.2</i> | <i>± 1.5</i> | <i>(X)</i> | <i>± 2.2</i> | <i>± 1.6</i> | <i>± 3.4</i> | <i>± 2.2</i> | <i>± 2.8</i> | <i>± 1.7</i> | <i>± 2.3</i> | <i>± 3.9</i> | <i>± 2.8</i> |
| <i>December 2010 from December 2009</i> | <i>-16.7%</i> | <i>-12.4%</i> | <i>(S)</i> | <i>-23.5%</i> | <i>-13.0%</i> | <i>-11.1%</i> | <i>-15.2%</i> | <i>-12.7%</i> | <i>-12.4%</i> | <i>-10.0%</i> | <i>-27.6%</i> | <i>-17.6%</i> |
| <i>90% Confidence Interval²</i> | <i>± 2.8</i> | <i>± 2.9</i> | <i>(X)</i> | <i>± 5.9</i> | <i>± 6.9</i> | <i>± 10.4</i> | <i>± 5.6</i> | <i>± 4.7</i> | <i>± 5.2</i> | <i>± 5.3</i> | <i>± 5.5</i> | <i>± 4.2</i> |
| Not seasonally adjusted | | | | | | | | | | | | |
| 2009: December | 495.4 | 283.1 | 11.9 | 200.4 | 112.2 | 43.7 | 76.4 | 53.0 | 183.6 | 121.7 | 123.2 | 64.6 |
| 2010: January | 483.5 | 283.4 | 10.5 | 189.6 | 107.8 | 42.8 | 74.9 | 51.8 | 183.1 | 125.7 | 117.7 | 63.1 |
| February | 476.2 | 287.0 | 10.6 | 178.6 | 105.8 | 42.2 | 73.8 | 52.3 | 181.0 | 128.4 | 115.6 | 64.0 |
| March | 480.8 | 295.8 | 10.7 | 174.2 | 106.0 | 43.1 | 75.0 | 53.4 | 185.1 | 134.8 | 114.6 | 64.6 |
| April | 485.1 | 304.7 | 10.2 | 170.2 | 106.7 | 43.8 | 77.6 | 56.0 | 187.3 | 139.1 | 113.5 | 65.8 |
| 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 (r) | 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 (r) | 433.7 | 264.2 | 11.0 | 158.5 | 100.4 | 40.4 | 70.3 | 50.1 | 171.4 | 118.7 | 91.5 | 54.9 |
| December (p) | 412.9 | 247.1 | 10.5 | 155.2 | 98.9 | 39.5 | 65.0 | 46.1 | 160.7 | 108.9 | 88.3 | 52.6 |
| Average RSE (%) ¹ | 3 | 4 | 10 | 5 | 7 | 9 | 7 | 10 | 4 | 6 | 7 | 9 |

(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 |
| | | 1 unit | 2 to 4 units | 5 units or more | | | | | | | | |
| Seasonally adjusted annual rate | | | | | | | | | | | | |
| 2009: December | 752 | 495 | (S) | 236 | 79 | 59 | 127 | 98 | 390 | 237 | 156 | 101 |
| 2010: January | 662 | 440 | (S) | 205 | 86 | 50 | 82 | 69 | 296 | 208 | 198 | 113 |
| February | 668 | 455 | (S) | 204 | 85 | 51 | 87 | 66 | 328 | 234 | 168 | 104 |
| March | 643 | 489 | (S) | 145 | 66 | 47 | 82 | 74 | 340 | 261 | 155 | 107 |
| April | 747 | 554 | (S) | 181 | 94 | 60 | 105 | 78 | 407 | 310 | 141 | 106 |
| May | 705 | 516 | (S) | 184 | 93 | 59 | 120 | 80 | 312 | 262 | 180 | 115 |
| June | 879 | 682 | (S) | 189 | 84 | 70 | 171 | 135 | 391 | 333 | 233 | 144 |
| July | 576 | 475 | (S) | 93 | 66 | 45 | 107 | 93 | 288 | 250 | 115 | 87 |
| August | 606 | 480 | (S) | 120 | 84 | 53 | 100 | 72 | 299 | 262 | 123 | 93 |
| September | 631 | 485 | (S) | 135 | 88 | 57 | 94 | 76 | 305 | 245 | 144 | 107 |
| October (r) | 602 | 481 | (S) | 114 | 87 | 59 | 115 | 86 | 287 | 246 | 113 | 90 |
| November (r) | 562 | 439 | (S) | 118 | 72 | 51 | 123 | 75 | 267 | 232 | 100 | 81 |
| December (p) | 585 | 463 | (S) | 111 | 54 | 43 | 89 | 75 | 311 | 258 | 131 | 87 |
| Average RSE (%) ¹ | 6 | 6 | (X) | 19 | 16 | 18 | 11 | 12 | 8 | 8 | 12 | 11 |
| Percent Change: | | | | | | | | | | | | |
| <i>December 2010 from November 2010</i> | <i>4.1%</i> | <i>5.5%</i> | <i>(S)</i> | <i>-5.9%</i> | <i>-25.0%</i> | <i>-15.7%</i> | <i>-27.6%</i> | <i>0.0%</i> | <i>16.5%</i> | <i>11.2%</i> | <i>31.0%</i> | <i>7.4%</i> |
| <i>90% Confidence Interval²</i> | <i>± 17.7</i> | <i>± 15.3</i> | <i>(X)</i> | <i>± 71.3</i> | <i>± 30.2</i> | <i>± 35.6</i> | <i>± 37.5</i> | <i>± 28.2</i> | <i>± 17.5</i> | <i>± 16.1</i> | <i>± 62.1</i> | <i>± 46.0</i> |
| <i>December 2010 from December 2009</i> | <i>-22.2%</i> | <i>-6.5%</i> | <i>(S)</i> | <i>-53.0%</i> | <i>-31.6%</i> | <i>-27.1%</i> | <i>-29.9%</i> | <i>-23.5%</i> | <i>-20.3%</i> | <i>8.9%</i> | <i>-16.0%</i> | <i>-13.9%</i> |
| <i>90% Confidence Interval²</i> | <i>± 11.3</i> | <i>± 9.7</i> | <i>(X)</i> | <i>± 21.7</i> | <i>± 23.1</i> | <i>± 22.4</i> | <i>± 16.6</i> | <i>± 13.4</i> | <i>± 14.2</i> | <i>± 17.0</i> | <i>± 35.4</i> | <i>± 18.9</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: (p) | 653.5 | 497.1 | 9.0 | 147.5 | 79.9 | 54.0 | 106.8 | 82.0 | 317.7 | 258.6 | 149.1 | 102.5 |
| RSE (%) | 2 | 2 | 15 | 5 | 4 | 4 | 3 | 2 | 3 | 3 | 3 | 2 |
| Year to Year Percent Change³ | -17.7% | -4.4% | -38.3% | -43.2% | -15.1% | 0.4% | -10.4% | -8.1% | -19.3% | -0.1% | -20.4% | -13.2% |
| <i>90% Confidence Interval²</i> | <i>± 2.9</i> | <i>± 2.8</i> | <i>± 18.1</i> | <i>± 6.3</i> | <i>± 10.1</i> | <i>± 8.9</i> | <i>± 5.4</i> | <i>± 4.9</i> | <i>± 5.2</i> | <i>± 4.7</i> | <i>± 4.6</i> | <i>± 6.1</i> |
| 2009: December | 72.4 | 48.0 | 2.0 | 22.5 | 8.1 | 6.2 | 12.3 | 9.5 | 37.2 | 22.7 | 14.8 | 9.6 |
| 2010: January | 46.3 | 30.0 | 1.3 | 15.1 | 5.8 | 3.2 | 5.5 | 4.5 | 21.2 | 14.7 | 13.9 | 7.6 |
| February | 45.4 | 30.7 | 0.6 | 14.1 | 5.6 | 3.2 | 5.7 | 4.3 | 23.0 | 16.5 | 11.2 | 6.8 |
| March | 48.6 | 37.6 | 0.6 | 10.4 | 4.4 | 3.0 | 5.7 | 5.2 | 26.0 | 20.4 | 12.5 | 9.0 |
| April | 57.7 | 42.9 | 0.9 | 13.9 | 7.2 | 4.6 | 7.9 | 5.8 | 32.1 | 24.7 | 10.5 | 7.9 |
| 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 (r) | 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 (r) | 48.6 | 38.9 | 0.4 | 9.3 | 6.5 | 4.9 | 11.0 | 7.2 | 22.4 | 19.6 | 8.6 | 7.1 |
| December (p) | 56.2 | 44.6 | 1.1 | 10.5 | 5.3 | 4.3 | 8.5 | 7.2 | 30.0 | 24.9 | 12.4 | 8.2 |
| Average RSE (%) ¹ | 6 | 6 | 40 | 19 | 16 | 18 | 11 | 12 | 8 | 8 | 12 | 11 |

(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