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NEW RESIDENTIAL CONSTRUCTION IN AUGUST 2016

The U.S. Census Bureau and the Department of Housing and Urban Development jointly announced the following new residential construction statistics for August 2016:

BUILDING PERMITS

Privately-owned housing units authorized by building permits in August were at a seasonally adjusted annual rate of 1,139,000. This is 0.4 percent ($\pm 1.6\%$)* below the revised July rate of 1,144,000 and is 2.3 percent ($\pm 1.5\%$) below the August 2015 estimate of 1,166,000.

Single-family authorizations in August were at a rate of 737,000; this is 3.7 percent ($\pm 3.0\%$) above the revised July figure of 711,000. Authorizations of units in buildings with five units or more were at a rate of 370,000 in August.

HOUSING STARTS

Privately-owned housing starts in August were at a seasonally adjusted annual rate of 1,142,000. This is 5.8 percent ($\pm 9.7\%$)* below the revised July estimate of 1,212,000, but is 0.9 percent ($\pm 12.5\%$)* above the August 2015 rate of 1,132,000.

Single-family housing starts in August were at a rate of 722,000; this is 6.0 percent ($\pm 8.2\%$)* below the revised July figure of 768,000. The August rate for units in buildings with five units or more was 403,000.

HOUSING COMPLETIONS

Privately-owned housing completions in August were at a seasonally adjusted annual rate of 1,043,000. This is 3.4 percent ($\pm 10.9\%$)* below the revised July estimate of 1,080,000, but is 8.3 percent ($\pm 11.8\%$)* above the August 2015 rate of 963,000.

Single-family housing completions in August were at a rate of 752,000; this is 0.3 percent ($\pm 10.2\%$)* below the revised July rate of 754,000. The August rate for units in buildings with five units or more was 283,000.

New Residential Construction data for September 2016 will be released on Wednesday, October 19, 2016, at 8:30 A.M. EDT.

Our Internet site is: <http://www.census.gov/starts>

To learn more about this release and the other indicators the U.S. Census Bureau publishes, join us for the Investigating Economic Indicators Webinar Series. For more information, visit www.census.gov/econ/webinar.

To receive the latest updates on the Nation's key economic indicators, download the America's Economy app for Apple and Android smartphones and tablets.

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, 6 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 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 two 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												
2015: August	1,166	710	30	426	110	60	177	104	589	380	290	166
September	1,129	708	38	383	115	55	173	104	562	389	279	160
October	1,175	725	35	415	130	54	176	106	601	400	268	165
November	1,286	735	29	522	124	57	209	108	635	396	318	174
December	1,201	738	35	428	180	58	167	112	582	399	272	169
2016: January	1,188	727	35	426	87	54	208	113	576	390	317	170
February	1,162	733	33	396	125	52	186	121	566	384	285	176
March	1,077	725	34	318	101	52	183	120	540	387	253	166
April	1,130	741	32	357	103	56	195	113	558	396	274	176
May	1,136	731	28	377	96	51	177	112	545	399	318	169
June	1,153	738	29	386	108	58	172	112	585	396	288	172
July (r)	1,144	711	29	404	98	51	189	107	587	390	270	163
August (p)	1,139	737	32	370	103	51	197	116	567	404	272	166
Average RSE (%) ¹	2	2	6	2	3	4	4	5	1	2	2	2
Percent Change:												
<i>August 2016 from July 2016</i>	<i>-0.4%</i>	<i>3.7%</i>	<i>10.3%</i>	<i>-8.4%</i>	<i>5.1%</i>	<i>0.0%</i>	<i>4.2%</i>	<i>8.4%</i>	<i>-3.4%</i>	<i>3.6%</i>	<i>0.7%</i>	<i>1.8%</i>
<i>90% Confidence Interval³</i>	<i>± 1.6</i>	<i>± 3.0</i>	<i>± 12.7</i>	<i>± 2.5</i>	<i>± 3.3</i>	<i>± 5.1</i>	<i>± 5.0</i>	<i>± 12.1</i>	<i>± 2.4</i>	<i>± 2.7</i>	<i>± 2.1</i>	<i>± 3.0</i>
<i>August 2016 from August 2015</i>	<i>-2.3%</i>	<i>3.8%</i>	<i>6.7%</i>	<i>-13.1%</i>	<i>-6.4%</i>	<i>-15.0%</i>	<i>11.3%</i>	<i>11.5%</i>	<i>-3.7%</i>	<i>6.3%</i>	<i>-6.2%</i>	<i>0.0%</i>
<i>90% Confidence Interval³</i>	<i>± 1.5</i>	<i>± 2.2</i>	<i>± 12.3</i>	<i>± 1.6</i>	<i>± 4.5</i>	<i>± 7.6</i>	<i>± 7.7</i>	<i>± 10.8</i>	<i>± 1.5</i>	<i>± 1.7</i>	<i>± 2.4</i>	<i>± 3.8</i>
Not seasonally adjusted												
2014:	1,052.1	640.3	29.9	382.0	118.5	54.6	165.2	101.0	524.1	347.7	244.3	137.1
2015:	1,182.6	696.0	32.1	454.5	162.0	52.4	170.6	104.7	572.8	378.2	277.2	160.7
RSE (%)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2015: Year to Date ²	794.8	471.2	21.4	302.2	115.6	33.7	110.9	71.1	382.0	256.3	186.3	110.1
2016: Year to Date ²	788.7	510.7	21.9	256.0	70.9	35.6	126.0	78.1	393.6	277.3	198.2	119.7
RSE (%)	2	2	2	1	2	3	4	5	1	1	1	2
Year to Date Percent Change⁴	-0.8%	8.4%	2.3%	-15.3%	-38.7%	5.6%	13.6%	9.9%	3.0%	8.2%	6.4%	8.7%
<i>90% Confidence Interval³</i>	<i>± 0.6</i>	<i>± 0.5</i>	<i>± 5.0</i>	<i>± 1.5</i>	<i>± 1.1</i>	<i>± 2.4</i>	<i>± 2.4</i>	<i>± 1.9</i>	<i>± 0.7</i>	<i>± 0.4</i>	<i>± 0.9</i>	<i>± 1.3</i>
2015: August	98.4	62.0	2.7	33.7	9.6	5.2	16.0	9.8	48.6	32.7	24.1	14.3
September	98.3	60.3	3.5	34.5	10.5	5.1	17.6	9.9	47.0	32.1	23.2	13.2
October	99.3	60.3	3.2	35.9	10.6	4.8	17.1	10.1	50.4	32.2	21.2	13.2
November	91.0	50.0	2.1	39.0	9.7	4.3	15.6	7.4	43.6	26.7	22.2	11.5
December	97.5	51.3	2.8	43.5	16.2	4.1	11.1	6.5	47.7	28.6	22.4	12.2
2016: January	74.8	45.7	2.1	27.0	5.0	3.0	9.6	4.9	40.2	27.2	19.9	10.6
February	84.5	53.0	2.3	29.1	7.3	3.1	9.7	6.6	45.2	30.6	22.3	12.8
March	97.7	67.5	2.9	27.3	8.0	4.5	15.4	10.4	50.8	37.2	23.6	15.4
April	99.7	68.0	2.6	29.1	8.5	5.1	17.9	10.8	48.8	36.0	24.5	16.0
May	107.7	70.2	2.7	34.9	9.1	5.0	17.8	11.7	50.9	36.9	29.9	16.6
June	114.4	74.7	2.8	36.9	12.3	5.9	17.5	12.1	55.2	38.3	29.3	18.4
July (r)	95.1	61.0	2.5	31.6	8.4	4.5	16.8	9.7	47.8	32.6	22.1	14.2
August (p)	107.0	71.3	3.2	32.5	9.8	4.9	20.0	12.4	51.9	38.2	25.3	15.9
Average RSE (%) ¹	2	2	6	2	3	4	4	5	1	2	2	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								
Seasonally adjusted												
2015: August	146	63	(S)	80	28	6	16	9	72	35	30	13
September	135	63	(S)	70	25	7	18	9	65	34	27	13
October	143	67	(S)	74	26	7	18	9	73	38	26	13
November	143	65	(S)	76	25	6	20	9	70	37	28	13
December	149	66	(S)	80	27	6	20	10	73	37	29	13
2016: January	152	70	(S)	80	23	6	22	10	72	40	35	14
February	150	66	(S)	82	25	6	19	9	72	37	34	14
March	146	66	(S)	78	22	6	17	9	75	37	32	14
April	143	66	(S)	76	20	6	15	8	73	36	35	16
May	142	68	(S)	73	21	6	15	8	69	37	37	17
June (r)	137	67	(S)	68	19	5	14	8	67	37	37	17
July (r)	130	65	(S)	63	18	5	15	8	62	35	35	17
August (p)	130	69	(S)	59	17	6	15	8	63	39	35	16
Average RSE (%) ¹	6	6	(X)	10	15	16	17	14	9	9	10	12
Percent Change:²												
<i>August 2016 from July 2016</i>	<i>0.0%</i>	<i>6.2%</i>	<i>(S)</i>	<i>-6.3%</i>	<i>-5.6%</i>	<i>20.0%</i>	<i>0.0%</i>	<i>0.0%</i>	<i>1.6%</i>	<i>11.4%</i>	<i>0.0%</i>	<i>-5.9%</i>
<i>90% Confidence Interval³</i>	<i>±4.8</i>	<i>±5.1</i>	<i>(X)</i>	<i>±7.9</i>	<i>±11.8</i>	<i>±14.3</i>	<i>±8.4</i>	<i>±10.9</i>	<i>±7.5</i>	<i>±9.0</i>	<i>±7.5</i>	<i>±7.5</i>
<i>August 2016 from August 2015</i>	<i>-11.0%</i>	<i>9.5%</i>	<i>(S)</i>	<i>-26.3%</i>	<i>-39.3%</i>	<i>0.0%</i>	<i>-6.3%</i>	<i>-11.1%</i>	<i>-12.5%</i>	<i>11.4%</i>	<i>16.7%</i>	<i>23.1%</i>
<i>90% Confidence Interval³</i>	<i>±12.7</i>	<i>±9.6</i>	<i>(X)</i>	<i>±16.5</i>	<i>±17.4</i>	<i>±24.5</i>	<i>±21.9</i>	<i>±20.0</i>	<i>±17.2</i>	<i>±12.1</i>	<i>±32.6</i>	<i>±25.5</i>
Not seasonally adjusted												
2015: August	148.7	63.8	2.6	82.4	28.8	6.3	16.1	9.3	74.4	35.2	29.4	13.0
September	135.3	63.6	1.9	69.8	25.2	6.9	19.4	9.4	64.7	34.3	26.1	13.0
October	139.9	65.3	2.0	72.6	23.6	6.3	20.1	8.7	71.0	37.0	25.1	13.3
November	133.1	60.2	2.0	70.9	23.1	5.5	18.4	7.6	66.2	34.7	25.4	12.3
December	146.3	63.6	2.5	80.1	27.2	5.9	17.5	8.4	72.2	35.8	29.4	13.5
2016: January	146.4	66.1	2.3	78.0	22.6	5.5	19.3	8.8	72.8	38.1	31.7	13.8
February	146.8	62.4	2.0	82.4	25.9	5.8	17.0	7.8	70.7	35.3	33.1	13.5
March	151.5	70.1	1.8	79.5	21.8	6.0	19.3	10.6	76.1	38.8	34.3	14.7
April	144.4	68.2	1.2	75.0	19.4	6.2	15.9	8.2	72.3	37.7	36.9	16.1
May	145.1	70.4	1.5	73.3	20.7	6.4	15.0	9.0	68.9	37.9	40.5	17.0
June (r)	146.1	72.8	1.8	71.5	21.0	5.4	13.9	9.0	70.6	39.3	40.6	19.2
July (r)	130.7	64.5	1.8	64.4	18.9	5.4	13.6	7.6	63.0	35.0	35.2	16.4
August (p)	131.0	70.2	1.8	59.0	16.7	5.8	15.8	8.6	64.1	39.7	34.4	16.1
Average RSE (%) ¹	6	6	85	10	15	16	17	14	9	9	10	12

(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.

Z Relative standard error is less than 0.5 percent.

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	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Seasonally adjusted annual rate												
2015: August	1,132	731	(S)	394	113	55	146	105	625	427	248	144
September	1,189	743	(S)	435	127	56	137	112	630	408	295	167
October	1,073	714	(S)	347	136	59	176	116	515	374	246	165
November	1,171	786	(S)	379	125	66	169	109	609	423	268	188
December	1,160	765	(S)	378	156	63	164	112	591	420	249	170
2016: January	1,128	775	(S)	335	148	64	155	129	579	425	246	157
February	1,213	845	(S)	356	80	57	211	161	612	429	310	198
March	1,113	751	(S)	353	154	58	159	116	540	400	260	177
April	1,155	764	(S)	378	119	55	203	130	596	423	237	156
May	1,128	737	(S)	386	81	56	191	108	587	412	269	161
June (r)	1,195	763	(S)	414	113	71	190	114	589	410	303	168
July (r)	1,212	768	(S)	433	131	58	162	109	637	426	282	175
August (p)	1,142	722	(S)	403	141	50	171	116	543	370	287	186
Average RSE (%) ¹	5	4	(X)	12	14	12	10	9	7	6	10	9
Percent Change:												
<i>August 2016 from July 2016</i>	-5.8%	-6.0%	(S)	-6.9%	7.6%	-13.8%	5.6%	6.4%	-14.8%	-13.1%	1.8%	6.3%
<i>90% Confidence Interval²</i>	± 9.7	± 8.2	(X)	± 25.2	± 34.7	± 30.6	± 18.0	± 16.1	± 15.3	± 11.5	± 20.2	± 12.3
<i>August 2016 from August 2015</i>	0.9%	-1.2%	(S)	2.3%	24.8%	-9.1%	17.1%	10.5%	-13.1%	-13.3%	15.7%	29.2%
<i>90% Confidence Interval²</i>	± 12.5	± 8.5	(X)	± 31.2	± 42.3	± 25.4	± 18.6	± 13.3	± 12.9	± 9.6	± 36.8	± 33.3
Not seasonally adjusted												
2014:	1,003.3	647.9	13.7	341.7	109.6	51.3	162.5	105.7	496.3	345.9	235.0	145.1
2015:	1,111.8	714.5	11.5	385.8	138.1	54.8	152.6	107.3	555.5	387.1	265.6	165.2
RSE (%)	2	1	15	5	5	3	4	3	2	2	3	2
2015: Year to Date	741.3	483.5	7.6	250.2	91.9	34.6	99.0	70.4	368.5	263.8	181.9	114.5
2016: Year to Date	786.9	527.6	8.4	250.9	79.4	39.0	118.3	80.0	401.2	287.3	188.0	121.2
RSE (%)	2	1	20	5	4	5	3	3	2	2	4	3
Year to Date Percent Change³	6.1%	9.1%	10.8%	0.3%	-13.6%	12.7%	19.5%	13.6%	8.9%	8.9%	3.3%	5.8%
<i>90% Confidence Interval²</i>	± 4.0	± 2.9	± 30.8	± 10.8	± 7.7	± 10.3	± 8.3	± 5.7	± 6.2	± 4.6	± 7.8	± 6.0
2015: August	99.2	66.4	0.5	32.2	9.9	5.2	13.7	10.3	54.2	38.0	21.4	12.9
September	111.6	65.0	1.1	45.5	12.4	5.0	13.6	11.1	58.3	35.1	27.2	13.9
October	90.9	58.9	1.1	30.9	12.3	5.4	16.5	11.2	42.2	29.7	19.7	12.6
November	89.9	57.0	0.5	32.5	10.4	5.3	13.6	8.4	45.8	29.8	20.2	13.3
December	78.1	50.2	1.2	26.7	11.0	4.4	9.9	6.2	40.7	28.6	16.5	10.9
2016: January	74.3	50.2	1.3	22.9	9.5	3.7	7.5	5.7	40.4	29.9	17.0	10.9
February	84.1	58.0	0.8	25.3	4.6	3.0	10.8	7.3	46.8	33.8	21.9	13.9
March	90.7	62.2	0.7	27.8	11.9	4.3	11.4	8.0	45.7	34.6	21.8	15.2
April	106.2	72.5	1.1	32.6	10.8	5.3	19.3	13.0	54.1	39.2	22.0	15.0
May	105.0	70.2	0.5	34.3	7.5	5.3	18.6	11.1	54.1	38.5	24.9	15.2
June (r)	111.6	75.0	1.6	35.0	10.8	7.2	18.6	12.2	54.1	38.9	28.2	16.7
July (r)	114.2	72.7	1.0	40.4	12.4	5.5	16.3	11.3	58.3	38.7	27.2	17.3
August (p)	100.7	66.7	1.4	32.7	12.0	4.6	15.8	11.4	47.7	33.6	25.2	17.0
Average RSE (%) ¹	5	4	45	12	14	12	10	9	7	6	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. Z Relative standard error is less than 0.5 percent.

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												
2015: August	917	392	(S)	514	167	46	126	65	396	194	228	87
September	935	398	(S)	526	169	46	120	65	410	199	236	88
October	943	404	(S)	528	172	47	123	66	411	202	237	89
November	964	415	(S)	538	173	48	128	69	423	205	240	93
December	976	419	(S)	546	179	49	130	68	429	208	238	94
2016: January	976	421	(S)	544	181	49	130	70	428	209	237	93
February	987	428	(S)	549	181	49	136	74	431	212	239	93
March	991	427	(S)	554	187	49	131	73	430	209	243	96
April	995	430	(S)	555	187	49	134	74	432	212	242	95
May	1,009	429	(S)	570	190	50	136	72	436	211	247	96
June (r)	1,011	428	(S)	572	187	50	136	71	439	211	249	96
July (r)	1,029	429	(S)	589	191	50	137	70	447	212	254	97
August (p)	1,038	428	(S)	599	194	50	138	71	446	208	260	99
Average RSE (%) ¹	3	2	(X)	5	8	5	4	5	4	4	5	3
Percent Change:												
<i>August 2016 from July 2016</i>	<i>0.9%</i>	<i>-0.2%</i>	<i>(S)</i>	<i>1.7%</i>	<i>1.6%</i>	<i>0.0%</i>	<i>0.7%</i>	<i>1.4%</i>	<i>-0.2%</i>	<i>-1.9%</i>	<i>2.4%</i>	<i>2.1%</i>
<i>90% Confidence Interval²</i>	<i>± 1.0</i>	<i>± 1.2</i>	<i>(X)</i>	<i>± 1.6</i>	<i>± 1.7</i>	<i>± 2.2</i>	<i>± 2.1</i>	<i>± 1.7</i>	<i>± 1.8</i>	<i>± 2.1</i>	<i>± 1.5</i>	<i>± 2.7</i>
<i>August 2016 from August 2015</i>	<i>13.2%</i>	<i>9.2%</i>	<i>(S)</i>	<i>16.5%</i>	<i>16.2%</i>	<i>8.7%</i>	<i>9.5%</i>	<i>9.2%</i>	<i>12.6%</i>	<i>7.2%</i>	<i>14.0%</i>	<i>13.8%</i>
<i>90% Confidence Interval²</i>	<i>± 4.3</i>	<i>± 3.3</i>	<i>(X)</i>	<i>± 7.6</i>	<i>± 9.3</i>	<i>± 10.3</i>	<i>± 8.3</i>	<i>± 7.7</i>	<i>± 6.8</i>	<i>± 5.3</i>	<i>± 9.3</i>	<i>± 8.3</i>
Not seasonally adjusted												
2015: August	932.6	412.3	11.3	509.0	167.7	47.7	129.5	69.1	403.0	202.6	232.4	92.9
September	953.1	417.4	11.3	524.4	170.2	47.6	124.2	69.3	418.1	207.7	240.6	92.9
October	951.7	415.0	11.2	525.5	171.7	47.5	126.7	70.2	414.3	205.8	239.0	91.5
November	967.7	416.3	10.7	540.7	174.4	48.4	129.9	70.8	424.1	205.2	239.4	92.0
December	950.8	397.6	11.0	542.3	176.8	48.0	127.8	66.3	415.9	196.0	230.4	87.2
2016: January	950.2	399.0	10.9	540.3	178.7	47.4	125.1	66.0	416.1	198.3	230.4	87.4
February	958.6	404.7	10.1	543.8	178.2	47.2	128.7	67.3	419.5	202.4	232.2	87.7
March	969.4	408.6	9.9	550.8	184.9	47.8	125.0	67.7	421.6	201.9	237.9	91.3
April	994.2	424.1	10.2	559.9	187.7	48.5	132.0	71.1	431.4	210.1	243.1	94.5
May	1,018.4	432.2	10.0	576.2	191.2	49.7	136.8	71.7	441.6	214.0	248.9	96.7
June (r)	1,028.6	440.7	10.8	577.1	189.4	51.1	138.4	73.0	446.4	217.0	254.3	99.6
July (r)	1,053.8	450.5	11.1	592.1	193.5	52.0	141.6	73.8	457.5	221.5	261.2	103.2
August (p)	1,055.0	450.2	11.4	593.5	194.4	51.7	141.9	75.5	453.3	217.6	265.5	105.3
Average RSE (%) ¹	3	2	14	5	8	5	4	5	4	4	5	3

(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.

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												
2015: August	963	664	(S)	292	76	49	155	106	482	358	250	151
September	1,010	644	(S)	359	116	48	211	113	450	330	233	153
October	984	640	(S)	335	116	48	154	100	487	343	227	149
November	973	642	(S)	317	106	54	113	84	497	364	257	140
December	1,033	708	(S)	316	90	49	153	115	504	381	286	163
2016: January	1,056	691	(S)	348	98	60	144	103	539	383	275	145
February	1,025	732	(S)	272	80	57	140	91	529	388	276	196
March	1,063	730	(S)	324	110	65	170	118	553	403	230	144
April	952	708	(S)	235	85	57	149	118	500	381	218	152
May	1,015	724	(S)	282	69	47	173	125	538	394	235	158
June (r)	1,129	755	(S)	365	126	62	187	139	567	393	249	161
July (r)	1,080	754	(S)	318	92	50	177	124	536	417	275	163
August (p)	1,043	752	(S)	283	120	58	156	106	549	423	218	165
Average RSE (%) ¹	5	5	(X)	13	16	15	13	11	7	7	11	11
Percent Change:												
<i>August 2016 from July 2016</i>	<i>-3.4%</i>	<i>-0.3%</i>	<i>(S)</i>	<i>-11.0%</i>	<i>30.4%</i>	<i>16.0%</i>	<i>-11.9%</i>	<i>-14.5%</i>	<i>2.4%</i>	<i>1.4%</i>	<i>-20.7%</i>	<i>1.2%</i>
<i>90% Confidence Interval²</i>	<i>± 10.9</i>	<i>± 10.2</i>	<i>(X)</i>	<i>± 28.2</i>	<i>± 48.6</i>	<i>± 30.8</i>	<i>± 20.1</i>	<i>± 20.3</i>	<i>± 16.5</i>	<i>± 16.1</i>	<i>± 21.3</i>	<i>± 20.4</i>
<i>August 2016 from August 2015</i>	<i>8.3%</i>	<i>13.3%</i>	<i>(S)</i>	<i>-3.1%</i>	<i>57.9%</i>	<i>18.4%</i>	<i>0.6%</i>	<i>0.0%</i>	<i>13.9%</i>	<i>18.2%</i>	<i>-12.8%</i>	<i>9.3%</i>
<i>90% Confidence Interval²</i>	<i>± 11.8</i>	<i>± 12.2</i>	<i>(X)</i>	<i>± 29.1</i>	<i>± 76.3</i>	<i>± 53.7</i>	<i>± 26.5</i>	<i>± 19.1</i>	<i>± 20.4</i>	<i>± 21.9</i>	<i>± 13.0</i>	<i>± 27.2</i>
Not seasonally adjusted												
2014:	883.8	619.5	8.7	255.6	88.5	49.3	148.8	103.4	441.0	329.0	205.5	137.7
2015:	968.2	647.9	10.0	310.3	92.6	46.6	154.4	102.7	489.8	351.9	231.5	146.7
RSE (%)	2	2	18	6	8	5	3	4	3	3	3	2
2015: Year to Date	609.7	405.6	6.7	197.3	53.6	27.2	95.0	62.6	318.8	224.8	142.3	91.0
2016: Year to Date	669.8	463.5	7.0	199.3	62.7	35.0	102.1	71.3	347.7	255.8	157.4	101.4
RSE (%)	2	2	19	6	8	8	4	2	3	3	3	4
Year to Date Percent Change³	9.9%	14.3%	4.2%	1.0%	17.1%	28.6%	7.5%	13.8%	9.1%	13.8%	10.6%	11.5%
<i>90% Confidence Interval²</i>	<i>± 4.6</i>	<i>± 4.2</i>	<i>± 33.0</i>	<i>± 10.2</i>	<i>± 23.5</i>	<i>± 14.9</i>	<i>± 9.5</i>	<i>± 7.5</i>	<i>± 5.4</i>	<i>± 5.3</i>	<i>± 8.1</i>	<i>± 8.9</i>
2015: August	92.1	58.6	0.8	32.7	6.9	4.0	15.3	9.8	45.3	31.4	24.6	13.5
September	92.6	58.0	0.7	33.9	11.6	5.1	19.9	10.6	40.0	28.8	21.1	13.5
October	89.5	60.0	0.8	28.7	10.7	4.9	14.7	10.1	43.6	31.2	20.5	13.8
November	80.9	55.2	1.1	24.6	8.5	4.5	10.2	7.9	40.3	30.0	21.8	12.7
December	95.6	69.0	0.8	25.8	8.2	4.8	14.6	11.5	47.1	37.1	25.7	15.6
2016: January	72.5	46.7	1.2	24.6	6.8	4.1	9.3	6.4	37.7	26.7	18.7	9.5
February	71.2	51.4	1.4	18.3	5.0	3.4	9.5	6.2	38.0	28.4	18.8	13.4
March	78.8	55.4	0.7	22.7	7.3	4.2	11.7	8.0	42.4	31.8	17.5	11.4
April	73.8	55.6	0.7	17.6	6.5	4.4	11.5	9.2	39.0	30.2	16.8	11.8
May	83.5	60.2	0.7	22.6	5.6	3.8	14.0	10.2	44.4	33.0	19.5	13.3
June (r)	97.9	65.9	0.8	31.2	11.3	5.8	15.5	11.5	49.7	34.8	21.3	13.8
July (r)	93.7	62.0	0.7	31.0	8.2	4.2	15.8	10.7	45.3	33.7	24.3	13.4
August (p)	98.3	66.2	0.8	31.3	12.0	5.1	14.7	9.2	51.2	37.2	20.5	14.7
Average RSE (%) ¹	5	5	39	13	16	15	13	11	7	7	11	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. Z Relative standard error is less than 0.5 percent.

¹Average RSE for the latest 6-month period.

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

³Computed using unrounded data.